

Resolution # 02-4

Resolution Certifying that the)
County of Monterey Redevelopment)
Plan is Consistent with the Fort Ord)
Base Reuse Plan.)

THIS RESOLUTION is adopted with reference to the following facts and circumstances:

- A. On June 13, 1997, the Fort Ord Reuse Authority ("FORA") adopted the Final Base Reuse Plan prepared in accordance with the requirements of Government Code Section 67675, et seq.
- B. Section 67675, et seq., of the Government Code, provide that, after FORA has adopted a reuse plan, each county or city within the territory occupied by Fort Ord is required to submit to FORA its general plan or amended general plan and zoning ordinances satisfying the requirements of said statutes.
- C. By Resolution No. 98-1, the Authority Board of FORA adopted policies and procedures that address how the Authority Board will implement the provisions of the Government Code referenced in Paragraph B.
- D. The County of Monterey is a member agency of FORA and has property that falls within the territory occupied by Fort Ord and falls within the jurisdiction of FORA.
- E. After conducting a duly noticed public meeting on February 12, 2002 and February 19, 2002, the Board of Supervisors of the County of Monterey (the "County"), approved the County's Redevelopment Plan for Fort Ord which is consistent with land use designations in the County General Plan, and which adopted policies and programs, for all of the territory of the County within the jurisdiction of FORA. A copy of the County's Redevelopment Plan is attached as Exhibit A and made a part of this Resolution.
- F. The County made findings that the Fort Ord Base Reuse Plan Final Environmental Impact Report, certified by the Board on June 13, 1997, and the Environmental Impact Report Addendum prepared by the County for the amendments to its General Plan ("Amendments"), previously approved by the FORA Board, adequately studied the potential environmental impacts of the Amendments and were prepared in compliance with the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines. The County adopted and imposed mitigation measures and a mitigation monitoring program for identified potential significant environmental impacts; with respect to environmental impacts that could not be reduced to less than significant level, the County determined that overriding considerations justified the approval of the Amendments. The County's Redevelopment Plan is submitted as consistent with the Amendments.
- G. The County made findings that the Amendments are consistent with the Fort Ord Base Reuse Plan, are consistent with FORA's plans and policies and are otherwise consistent with the Fort Ord Reuse Authority Act. Further, the County considered the Fort Ord Base Reuse Plan EIR and adopted Addenda to the EIR, and other evidence supporting the findings.

- H. On December 5, 2001, the County provided FORA with a complete copy of the General Plan Amendments, the resolutions and ordinance approving the Amendments, a staff report and materials relating to the Amendments, a copy of the EIR Addendum and/or CEQA findings, and findings and evidence supporting its determination that the Amendments are consistent with the Fort Ord Base Reuse Plan and the Fort Ord Reuse Authority Act (collectively, "Supporting Material"). The County requested that FORA certify the Amendments as being consistent with the Fort Ord Base Reuse Plan for those portions of the County that lie within the jurisdiction of the Fort Ord Reuse Authority which occurred on January 11, 2002. On February 1, 2002, the County provided FORA with a copy of the approved Redevelopment Plan for Fort Ord.
- I. The Executive Officer of FORA has reviewed the Plan and Supporting Materials with the Administrative Committee of FORA and has submitted a report recommending that the Board find that the County Redevelopment Plan for those portions of the County that lie within the jurisdiction of the Fort Ord Reuse Authority, are consistent with the Fort Ord Base Reuse Plan.
- J. Chapter 8, Section 8.02.010(a)(4) guides the determination of use consistency and reads: "(a) In the review, evaluation, and determination of consistency regarding legislative land use decisions, the Authority Board shall disapprove any legislative land uses decision for which there is substantial evidence supported by the record, that [it] (4) Provides uses which conflict or are incompatible with uses permitted or allowed in the Reuse Plan for the affected property..."
- K. Planning determinations of land use consistency with planning documents do not require a perfect match within the State of California. For example, the State Office of Planning and Research definition in the General Plan Guidelines cited with approval by courts states: "An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment."
- L. FORA needs to determine consistency based upon the overall plan submittal and a fuller variety of review factors, not predicated on precise matches or failure of one or two possible areas of concern.

NOW THEREFORE the Board hereby resolves as follows:

1. The Board has reviewed and considered the Fort Ord Base Reuse Plan Final Environmental Impact Report and the County's Environmental Material Addendum (collectively, the "Environmental Documentation") and finds that in the independent judgment of the Board, the Environmental Documentation are adequate and in compliance with the California Environmental Quality Act and the same documents are hereby determined sufficient for purposes of FORA's determination of consistency of County's Redevelopment Plan.
2. The Board has considered the County's Redevelopment Plan and Supporting Material provided by the County of Monterey and the recommendation of the Executive Officer and Administrative Committee.

3. The Board finds that, in regard to the County's Redevelopment Plan, the County has followed the procedures and fulfilled the requirements of the Implementation Process and Procedures of the Fort Ord Base Reuse Plan and the Master Resolution and has met the requirements of Government Code section 67675, and following.
4. The Board finds that the County has provided substantial evidence that the Plan is consistent with the Fort Ord Base Reuse Plan. The Board further finds that the legislative decision made hereto has been based in part upon the substantial evidence submitted regarding allowable land uses, a weighing of the Base Reuse Plan's emphasis on a resource constrained sustainable reuse that evidences a balance between jobs created and housing provided, and that the cumulative land uses contained in the County General Plan and Redevelopment Plan are not more intense or dense than those contained in the Base Reuse Plan.
5. The County's Redevelopment Plan will, considering all its aspects, further the objectives and policies of the Final Base Reuse Plan and is hereby approved and certified as meeting the requirements of Title 7.85 of the Government Code and the Fort Ord Base Reuse Plan.
6. The Board acknowledges citizen concern over the effect of the Monterey County Redevelopment Plan on housing opportunities. The Board finds that the County's Redevelopment Plan enables affordable housing units to be constructed and offers other compensating opportunities for persons of color in and around the former Fort Ord.

Upon motion of Supervisor Calcagno, seconded by Supervisor Johnsen, the foregoing resolution was passed on this 8th day of March, 2002, by the following vote:

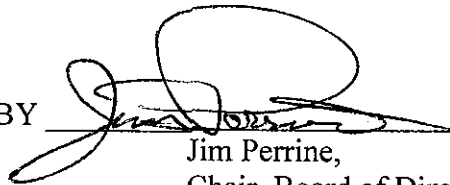
AYES: 9
NOES: 0
ABSENT: 4 (Mayor Smith arrived after the vote.)
ABSTENTIONS: 0

I, JIM PERRINE, Chair of the Board of Directors of the Fort Ord Reuse Authority of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of the said Board of Directors duly made and entered in the minutes of the board meeting of March 8, 2002, thereof, which are kept in the Minute Book resident in the offices of the Fort Ord Reuse Authority.

DATED

5/10/02

BY



Jim Perrine,
Chair, Board of Directors
Fort Ord Reuse Authority

**COUNTY OF MONTEREY
REDEVELOPMENT AGENCY**

REDEVELOPMENT PLAN

FOR THE

FORT ORD

REDEVELOPMENT

PROJECT AREA

Prepared by:
Monterey County
Redevelopment and Housing Division
ADOPTED ON FEBRUARY 12, 2002

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February 2002

COUNTY OF MONTEREY

REDEVELOPMENT PLAN

For the

Fort Ord

Redevelopment Project

ARTICLE I

INTRODUCTION

SECTION 100 Legal Foundation

- 100.1 This Redevelopment Plan for the Fort Ord Redevelopment Project (Plan) has been prepared by the Redevelopment Agency of the County of Monterey, pursuant to the Community Redevelopment Law of the State of California, the California Constitution, and all applicable local laws and ordinances. This Plan consists of the text including Exhibits A. (Project Area Boundary Map); B. (Project Boundary Legal Description); C. (Land Use Map); D. (Land Use Intensity Table); Attachment 1. (List of Public Improvements) and Attachment 2 (Illustrative Transportation Map)
- 100.2 The proposed Redevelopment Plan conforms to the General Plan for the County of Monterey revised and adopted by the Board of Supervisors on November 20, 2001, and to the Fort Ord Reuse Plan adopted in June 1997 by the Fort Ord Reuse Authority.
- 100.3 This Plan is based on a Preliminary Plan approved by the Monterey County Planning Commission on July 26, 2000.
- 100.4 This Plan sets forth the powers, duties and obligations of the Agency to implement the program generally formulated herein, in order to accomplish the redevelopment and revitalization of the area within the boundaries of the Project. This Plan describes a process and basic framework within which specific activities will be presented, evaluated and taken to achieve the objectives of the Plan.
- 100.5 The definitions of general terms, which are contained in the California Community Redevelopment Law, govern the construction of this Plan, unless more specific terms and definitions are specified in this Plan. The term "Board" means the Board of Supervisors of Monterey County which is the elected legislative body of the County, and the term "Agency" means the Monterey County Redevelopment Agency.

100.6 The proposed redevelopment area shall be known as the MONTEREY COUNTY FORT ORD PROJECT AREA and this Plan shall be titled the: "MONTEREY COUNTY FORT ORD REDEVELOPMENT PROJECT."

SECTION 110 Project Objectives

The primary objectives of the Redevelopment Plan are to ameliorate and eliminate blighting conditions found within the Project Area through actions of the Agency and in cooperation with other public and private parties. Specific objections include:

- Mitigating the economic and social degradation caused by the closure or realignment of military bases.
- Alteration, improvement, modernization, reconstruction and rehabilitation of existing obsolete and/or deteriorated sites and buildings, including unreinforced buildings and buildings contaminated with hazardous substances such as lead paint and asbestos;
- Assembly and subdivision of land into parcels suitable for modern residential, commercial, office, retail and visitor-serving development with proper vehicular and pedestrian circulation;
- Elimination of buildings and uses for recycling of land where economics do not support the investment to upgrade deteriorated, dilapidated, or obsolete facilities;
- Participation in the revitalization and redevelopment of properties by members of the community and the private sector;
- Re-planning, redesign and upgrading of inadequate sewer, water and drainage facilities in connection with remedying obsolete site conditions;
- Increasing and improving the supply of affordable housing for very low, low, and moderate-income persons and families by assisting in the development and rehabilitation of housing meeting all income needs;
- Amelioration of the current housing-jobs imbalance by the creation of additional and varied housing opportunities, along with appropriate recreation opportunities and expansion of small businesses.
- Assisting in the implementation of habitat management programs intended to protect and preserve areas set aside as habitat preserves.
- Protecting, preserving and promoting scenic vistas and a pleasing aesthetic in design and construction.

110.1 Specific objectives include:

Residential Land Use Objectives:

- Establish a range of permissible housing densities for the project area that ensures that housing attainable to the residents and workers of Monterey County is provided.
- Ensure compatibility between residential development and surrounding land uses.
- Encourage the best use of residential land to enhance and maximize the residential development attainable to the residents and workers of Monterey County and realize the economic opportunities associated with redevelopment at the former Fort Ord.
- Provide public facilities and services that will support revitalization of existing Army housing and new housing construction on the former Fort Ord.
- Coordinate the location, intensity and mix of land uses with alternative transportation goals and transportation infrastructure.
- Balance the needs of the homeless population in the community with the economic development needs.
- Improve access for people with disabilities by creating a barrier-free environment.
- Provide General Plan consistency between land use and housing elements.
- Provide for Community Design principles and guidelines to ensure quality of life for Fort Ord residents and surrounding communities.

Commercial Land Use Objectives:

- Designate sufficient area for a variety of commercial centers to meet the retail and business needs of the Fort Ord community.
- Establish visitor-serving hotel and golf course designations within suitable former Fort Ord land.
- Ensure that various types of commercial land use categories are balanced, and that business and industry enhance employment opportunities in and the self-sufficiency of Fort Ord communities.

- Encourage commercial development in close proximity to major residential areas and transportation routes.
- Provide for adequate access to commercial developments.
- Provide for Community Design principles and guidelines for commercial development at the former Fort Ord.

Recreation/Open Space Land Use Institutional Objectives and Institutional Land Use Objectives

- Encourage proper planning on and adjacent to public lands so that uses on these lands are compatible.
- Consider special needs of schools in developing land and infrastructure.
- Provide for Community Design principles and guidelines for institutional development at the former Fort Ord.

Circulation Objectives

- Develop a transportation system that supports the planned land use development patterns.
- Develop an efficient regional network of roadways that provides access to the former Fort Ord.
- Provide direct and efficient linkages from former Fort Ord land to the regional transportation system.
- Provide a safe and efficient street and pedestrian system at the former Fort Ord.
- Provide an adequate supply of on-street parking.

Transit Objectives

- Provide convenient and comprehensive bus service.
- Promote passenger rail service that addresses transportation needs for the former Fort Ord.
- Promote inter-modal connections that address the transportation needs for the former Fort Ord.

Pedestrian and Bicycle Objectives

- Provide a pedestrian system that supports the needs of residents, employees, students, and visitors.
- Provide a bicycle system that supports the needs of residents, employees, students, and visitors.
- De-emphasize the need for vehicle travel to and within the Project Area.

SECTION 120 Compliance and Cooperation

120.1 The Agency, in cooperation with other public agencies will, through the redevelopment process, remove the blighted conditions; install needed public improvements, and provide the catalyst to achieve the desired improvement and revitalization of the Project Area. All development in the Project Area will be done in accordance with the provisions of this Plan, applicable County codes, ordinances and/or development agreements that control building construction, as well as limit the type, size, height, and use of buildings in the County, and all other appropriate elements of the County's General Plan.

ARTICLE II

GENERAL DEFINITIONS

SECTION 200 Definitions

200.1 The following definitions are used in this Plan unless otherwise noted in the text:

- A. **Affected Taxing Agency:** any taxing entity (sometimes referred to as "Taxing Agency") that levied property taxes, or for which taxes were levied, within the Project Area prior to the adoption of this Plan.
- B. **County:** the County of Monterey, California.
- C. **CSUMB:** California State University at Monterey Bay.
- D. **FORA:** the Fort Ord Reuse Authority.
- E. **MBEST:** Monterey Bay Educational, Science and Technology Center.
- F. **Plan:** this Redevelopment Plan for the portion of the former Fort Ord, which lies within the unincorporated territory of the County of Monterey.
- G. **Planning Commission:** the Planning Commission of the County of Monterey.
- H. **Project Area:** the area included within the boundaries of The Fort Ord Redevelopment Project.
- I. **Project:** the Monterey County Fort Ord Redevelopment Project.
- J. **Redevelopment Law:** The Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000, et seq.), including Chapter 4.5, Article 4 Sections 33492.70 through and including 33492.78 (Redevelopment Agency of Fort Ord)
- K. **State:** the State of California.
- L. **UC:** University of California.

ARTICLE III

PROJECT AREA BOUNDARIES

SECTION 300 Boundaries

- 300.1 The boundaries of the entire Project Area are shown on the Redevelopment Project Area Boundary Map attached hereto as Exhibit A and made by reference a part hereof, and are described in the Legal Description attached hereto as Exhibit B and made by reference a part hereof.

ARTICLE IV

PROPOSED REDEVELOPMENT ACTIVITIES

SECTION 400 General Redevelopment Actions

400.1 The Agency proposes to eliminate and prevent the spread of blight and blight causing factors; to strengthen the economic base of the Project Area; and to obtain the objectives of the Plan as set forth in Section 110, through the following implementing actions:

- A. Acquisition of property.
- B. Surveying, mapping and creation of parcels for subsequent disposal to public and private parties.
- C. Demolition, clearance, moving of structures, site preparation and construction of buildings, and public improvements.
- D. Disposition of land, buildings and facilities, to private parties and public agencies for uses in accordance with this plan.
- E. Relocation assistance to displaced occupants.
- F. Development of transportation concepts and related facilities.
- G. Participation by owners and businesses.
- H. Rehabilitation and or moving of structures.
- I. Other actions as appropriate.

400.2 In order to accomplish these purposes and activities in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now and hereafter permitted by law, which are not expressly limited by this Plan.

SECTION 410 Acquisition of Property

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

410.2 It is in the public interest and is necessary, in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area. However, the Agency shall not exercise the power of eminent domain to acquire any parcel of real property for which proceedings in eminent domain have not commenced within twelve (12) years after the effective date of the ordinance approving and adopting this Plan, unless this Plan is amended to extend such period.

- 410.3 The Agency may, but is not required to acquire interests in oil, gas or other mineral substances within the Project Area.
- 410.4 The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition.
- 410.5 The Agency is authorized to acquire personal property by any lawful means in the Project Area where necessary in the execution of this Plan.
- 410.6 The Agency is authorized to acquire structures and/or improvements to real property without acquiring the land upon which those structures are located. The Agency is further authorized to acquire any other interest in real property that is less than a fee interest.
- 410.7 The Agency shall not acquire any 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 building site or lot requires modification in size shape or use, or (3) it is necessary to impose the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Redevelopment Plan by executing a participation agreement.

SECTION 420 Rehabilitation and Moving of Structures

- 420.1 The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation of property in the Project Area not owned or acquired by the Agency.
- 420.2 As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any standard structure or building, or any structure or building which can be rehabilitated, to a location within or outside the Project Area.

SECTION 430 Re-entry by Businesses and Participation by Owners

- 430.1 The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the redeveloped area if they otherwise met the requirements and rules adopted pursuant to Section 430.6 of this Plan.
- 430.2 Persons who are owners of real property in the Project Area shall be given the opportunity to participate in redevelopment if they otherwise meet the requirements prescribed by this Plan and the rules, adopted pursuant to Section 430.6 of Plan, by rehabilitation, by retention of improvements, or by new development, by retaining all or a portion of their properties, by acquiring and developing adjacent or other properties in the Project Area, or by selling their

properties to the Agency and purchasing and developing other properties in the Project Area.

- 430.3 In the event an owner participant fails or refuses to maintain, or rehabilitate or newly develop his or her real property pursuant to this Plan and a participation agreement (as defined in Sec. 430.6), the real property or any interest therein may be acquired by the Agency.
- 430.4 If conflicts develop between the desires of potential participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among them.
- 430.5 In addition to opportunities for participation by individual persons and firms, participation to the extent it is feasible shall be available for two or more persons, firms or institutions, to join together in partnerships, corporations, or other joint entities.
- 430.6 The Agency shall promulgate and, as appropriate, amend rules for owner participation and preference for businesses to reenter into the Project Area.
- 430.7 Participation opportunities are necessarily subject to and limited by factors such as the following:
- A. Changes in land uses in the area and elimination of land uses inimical to the redevelopment of the Project Area;
 - B. Availability, capacity, removal, relocation or installation of public utilities, infrastructure and facilities;
 - C. Market conditions and project feasibility;
 - D. Necessity for reduction in the number of parcels in the Project Area, land assembly and the possibility of subdivisions or re-subdivision of land area;
 - E. Long term land planning and Agency resources;
 - F. Allocation and application of Agency funds and staff;
 - G. Ability of community resources to support an activity;
 - H. The impact of a proposed development on the community and its environment;
 - I. Conformance to the Redevelopment Plan and the implementation plans of the Agency
 - J. The relationship of a proposed development to the surrounding community, its quality, configuration, appearance and service of community needs.
 - K. The contribution of the proposed development to the tax base of the community; and
 - L. The experience and financial capability of the participant.
- 430.8 Each potential participant who has submitted an acceptable proposal to the Agency shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop or use and maintain the property in conformance with the Plan and to be subject to the provisions hereof. In such

agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

- 430.9 Whether or not a person, firm or institution 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.

SECTION 440 Relocation Assistance to Displaced Occupants

- 440.1 The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), if any, displaced from their respective places of residence by the Project, the Agency shall assist such persons in finding new locations that are decent, safe, sanitary, in reasonably convenient locations, and otherwise suitable to their respective needs.
- 440.2 The Agency shall make relocation payments to persons (including individuals and families), business concerns, and others displaced by the Project, for moving expenses and direct losses of personal property, for which reimbursement or compensation is not otherwise made, and shall make such additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to Agency rules and regulations, the California Relocation Assistance Law (Government Code Sections 7260, et seq.) and the guidelines of the California Department of Housing and Community Development adopted and promulgated pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.
- 440.3 No persons or families of low or moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by the displaced person or family at rents comparable to those at the time of their displacement. The housing units shall be suitable to the needs of the displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

SECTION 450 Provision for Low and Moderate-Income Housing

- 450.1 Whenever the Project affects existing housing or whenever new housing is undertaken, the Agency shall comply with all applicable provisions of the Redevelopment Law with respect to low and moderate-income housing.
- 450.2 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 a part of the redevelopment of the Project Area which is subject to a

written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units at affordable housing cost within the Project Area and/or the County in accordance with the provision of applicable law, including the preparation of required replacement housing plans. One Hundred percent (100%) of such replacement dwellings units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, low income households, and person and families of low and moderate income, as persons displaced from those units destroyed or removed.

SECTION 460 Creation of Parcels for Disposition

- 460.1 The Agency may, or may require others to, plan, survey, subdivide, and record property parcel maps in preparation to the conveyance of property to private and public parties.
- 460.2 The Agency may cause or may require to be caused the demolition, clearance, and moving of building, structures or other improvements, from any real property in the Project Area as necessary to carry out the objectives of this Plan. To the extent and in the manner permitted by law, the Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. The Agency is also authorized (to such extent and in such manner permitted by law) to construct foundations, platforms, and other like structural forms necessary for the provision or utilization of air rights for buildings to be used for industrial, commercial, public and other uses provided for in this Plan.

SECTION 470 Hazardous Waste Remedy and Removal

- 470.1 To the extent and in the manner authorized by law, the Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove hazardous waste on, under, or from property in the Project Area in accordance with the requirements of Health and Safety Code Sections 33459-33459.8 or any other or successor legislation.

SECTION 480 Disposition and Redevelopment of Property for Uses in Accordance with this plan

- 480.1 The Agency may dispose of both real and personal property for uses in accordance with this plan. The Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage, deed of trust or otherwise dispose of any interest in real or personal property.

- 480.2 To the extent and in the manner permitted by law, the Agency is authorized to dispose of real or personal property by negotiated lease or sale or transfer without public bidding.
- 480.3 All real property acquired by the Agency in the Project Area shall be sold or leased for development for prices that shall not be less than fair value for the uses in accordance with this Plan. Property acquired by the Agency may be conveyed by the Agency without charge to the County of Monterey or any other public body. Property acquired by the Agency for rehabilitation, and resale shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required under law.
- 480.4 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 developments are carried out pursuant to this Plan, any adopted Design for Development, and the Redevelopment Law.
- 480.5 All purchasers or lessees of property acquired from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.
- 480.6 To provide adequate safeguards that the work of redevelopment will be carried out in compliance with this Plan and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as property subject to participation agreements, shall be made subject to the provisions of this Plan and appropriate documentation. As determined by the Agency, documents or portions thereof may be recorded in the office of the County Recorder.
- 480.7 The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.
- 480.8 All property in the Project Area is subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, sex, marital status, religion, national origin, or ancestry, in the sale, lease, sublease, transfer, use occupancy, tenure, or enjoyment of property. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deed, leases, or contracts for the sale, lease, sublease, or transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law.

480.9 To the extent and in the manner now or hereafter permitted by law, the Agency is authorized to pay for, install, or construct, and may undertake, cause, provide or make provision with other agencies for the installation, or construction, expansion, rehabilitation or modernization of any building, facility, structure or other improvement, which is publicly owned, is of benefit for carrying out this Redevelopment Plan, and/or is located within or outside the Project Area and for which no other reasonable means of financing is available. The Agency may enter into contracts, leases, and agreements with the County or other public body or entity pursuant to this Section and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Section 33670 of the Redevelopment Law and under this Plan or out of any other available funds.

Without limiting the generality of the foregoing, the Agency may pay for, install, or construct the facilities described in Attachment No. 1 (List of Public Improvements).

480.10 All development plans, whether public or private, shall be submitted to the Agency for review and approval based upon conformity to and consistency with the Plan and any adopted Designs for Development. The Agency may enter into a cooperative agreement with appropriate County departments and reviewing bodies to facilitate such review. All development in the Project Area must conform to the requirements of this Plan as well as all applicable Federal, State, and local laws, and must receive the approval of the appropriate public agencies.

480.11 All development must abide by the Habitat Management Plan as adopted by the County. Compliance language shall be included in all Agency disposition agreements, leases, and or participation documents.

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

SECTION 490 Development of Public Improvements

490.1 The Agency, in cooperation with the County, and (as appropriate) with other entities, may explore concepts and develop facilities to increase transportation efficiency and encourage alternative means of transportation. Possible concepts are: creation of new streets; realignment or widening of streets; bridges; improvements to state highways; including on-and-off-ramps and bypasses; bike paths; and mass transit improvements.

490.2 The Agency 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 this Plan. Such public improvements may include, but are not limited to, over-and under-passes, bridges, light rail, streets, roads, curbs, gutters, sidewalks, street lights, sanitary and storm sewers, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, parks, telecommunication systems, off-street parking facilities, pedestrian walks, bicycle paths, plazas, schools or school-related facilities, libraries, permitted government buildings, playgrounds and landscaped areas.

SECTION 495 Other Appropriate Actions

- 495.1 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.
- 495.2 During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management, maintenance, and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.
- 495.3 The Agency is authorized, but not required, in any year during which it owns property in the Project Area, to make payments from tax increments, actually received by the Agency (in lieu of property taxes), to taxing agencies for whose benefit a tax would have been levied upon such property had it not been exempt by reason of the Agency's ownership.

ARTICLE V

USES PERMITTED AND PLANNING CONSIDERATIONS

SECTION 500 Land Use and Plan Development Considerations

500.1 The Land Use Map (Exhibit C) sets forth the proposed public rights-of-way and land uses permitted in the Project Area. All development will conform to the requirements of the Redevelopment Plan, adopted Designs for Development, and to the requirements of applicable State statutes and local codes as they now exist or are hereafter amended.

500.2 The Land Use Intensity Table (Exhibit D) provides additional land use information. Specific Zoning and land use regulations including densities allowance, lot coverage, property line set backs, height restrictions, open space and other requirements and regulations will be prepared by the County and/or the Agency prior to disposition of any property to private or public parties.

500.3 The following summarizes the allowed land uses by Planning Area:

500.3.1 Reservation Road

- Office R&D
- Planned Development Mixed Use
- Public Facilities
- Habitat Management

500.3.2 Eucalyptus (Parker Flats)

- University & University Corporate Center
- Residential
- Recreation
- Light Industrial
- Public Facilities

500.3.3 Bureau of Land Management (BLM)

- BLM lands
- Public safety training center
- York School
- Park/Recreation

500.3.4 University (California State University at Monterey Bay) (CSUMB)

- Schools/University

- Parks/Recreation
- Habitat Management
- Commercial/Retail/Recreation

500.3.5 Public Streets and Roads

The major public streets to be located in the Project Area are indicated on the Illustrative Transportation Map (Attachment 2). They are:

North – South Transportation Network

- Highway One
- General Jim Moore Boulevard
- Imjin Road
- Blanco Road
- Multi-modal Corridor

East – West Transportation Network

- Reservation Road
- 12th Street
- Imjin Road
- 8th Street
- Gigling Road
- Eastside Road
- Highway 68

The above streets and roads may be constructed, altered and improved as traffic conditions warrant. All streets, roads, and alleys may be widened, altered, realigned, abandoned, depressed, decked or closed as necessary for the proper development of the Project Area. Additional public and private streets, right-of-ways and easements may be created for appropriate development purposes. In addition to surface streets and roads, the Project Area is served by State Highways 1 and 68. The Agency may participate in improving existing deficiencies if determined such improvements are necessary to serve the Project Area and to meet environmental mitigations.

- 500.4 Sewer, water, gas, electrical and communication lines and any other public utility facilities may be replaced, removed, or realigned as necessary for development purposes to serve the Project Area.
- 500.5 Air rights over public rights of way may be used for private uses, buildings, platform decks, transportation systems, vehicular and pedestrian traffic and other public improvements, utilities, and activities subject to Agency approval. The public rights-of-way may further be used for transportation systems, 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.

500.6 The Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or non-profit uses in any portion of the Project Area.

ARTICLE VI

GENERAL CONDITIONS

SECTION 600 General Controls and Limitations

- 600.1 All real property in the Project Area is hereby made subject to redevelopment pursuant to the controls and requirements of this Plan and any adopted Design for Development. No real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of the Plan, contrary to the provisions of any implementing agreements, plans or other documents pertaining to such property.
- 600.2 All new construction and/or rehabilitation of existing structures within the Project Area shall comply with all applicable State and local laws in effect from time to time including, without limitation, this Plan, any adopted Design for Development requirements, all applicable codes and zoning regulations of the County of Monterey.
- 600.3 The Plan calls for approximately 16,500 acres to be set aside for open space and habitat preserves. In addition, the approximate amount of open space to be provided for individual developments, exclusive of public rights-of-way, will not be less than that found sufficient to meet setback, parking and loading space requirements. Landscaping shall be developed in the Project Area to ensure the optimum use of living plant material. In all areas sufficient space shall be maintained between buildings to provide adequate light, air and privacy. The amount of open space in specific developments will be determined by the requirements of local codes, ordinances, adopted Designs for Development, and other applicable planning documents.
- 600.4 The number of dwelling units existing within the Project Area is approximately 1,800. The total number of dwelling units estimated within the Project Area shall not exceed 6,277.
- 600.5 Except as may be set forth in other sections of this Plan, the height, type and size of buildings shall be limited by applicable state statutes, local codes and ordinances and such Designs for Development which may be adopted by the Agency pursuant to this Plan.
- 600.6 The estimated number of buildings within the Project Area shall not exceed 8,000.
- 600.7 All signs shall conform to County ordinances as they now exist or are hereafter amended and to any Designs for Development which may be adopted by the Agency pursuant to this Plan.

- 600.8 The Agency is authorized to permit an existing use to remain in an existing building if in good condition, which use may not conform to this Plan but is found to be in general compliance with this Redevelopment Plan, provided that such use is generally compatible with the development and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to protect the development and use of the Project Area.
- 600.9 The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan, but are found to be in general compliance with the Redevelopment Plan, where such improvements are within a portion of the Project Area where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and developments.
- 600.10 In approving of any implementing agreement, plans or other documents, the Agency may require that all utilities be placed underground when physically and economically feasible, as determined by the Agency.
- 600.11 Uses or structures, which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors shall be located and developed so as to be as compatible as possible with the surrounding areas or structures. Within the Project Area, except with the approval of the Agency, there shall be no extraction of oil, gas, or other mineral substances, nor any opening or penetration for any purpose connected there within 500 feet of the surface of any property in the Project Area.
- 600.12 After rehabilitation and development pursuant to the Plan, no such parcel in the Project Area, including any parcel retained by a confirming owner or participant, shall be subdivided without Agency approval.
- 600.13 The Agency is authorized to permit a variation from the limits, restrictions, and controls established by the Plan. In order to permit such variation, the Agency must determine that:
- A. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships, which would make development inconsistent with the general purposes and intent of the Plan.
 - B. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property, which do not apply generally to other properties having the same standards, restrictions, and controls.
 - C. Permitting a variation will not materially detrimental to the public welfare or injurious to property or improvements in the Project Area or contrary to the objectives of the Plan and the County General Plan.

600.14 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 variations, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan.

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

ARTICLE VII

DESIGN FOR DEVELOPMENT

SECTION 700 Design for Development

- 700.1 Within the limits, restrictions and controls established in this Plan, the Agency is authorized to develop criteria for heights of buildings, land coverage, setback requirements, landscaping 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.
- 700.2 No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated in the case of property which is the subject of an implementing agreement, plan or other document, except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency.
- 700.3 It is an intent of this Plan is to create an attractive environment throughout 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 or an adopted Design for Development.
- 700.4 It is the intent of this Plan to create an attractive environment that compliments the reuse of the historical buildings in the East Garrison area of the former base.

ARTICLE VIII

PERMITS

SECTION 800 Building and Other Permits

- 800.1 No zoning variance, conditional use permit, building permit, demolition permit, or other land development entitlement shall be issued for the construction of any new building or structure, or any addition to an existing building or structure, in the Project Area from the date of the adoption of this Plan until the application for such permit has been reviewed and approved by the Agency. Any permit that is issued hereunder must be in conformance with the provisions and intent of this Plan and any applicable Design for Development. The Agency may adopt guidelines to implement this Section, including but not limited to, establishing criteria as to the type and extent of entitlements or development for which review may be required or exempted.
- 800.2 No new improvements shall be constructed and no existing improvements shall be substantially modified, altered, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency.

ARTICLE IX

METHODS FOR FINANCING THE PROJECT

SECTION 900 General Description of the Proposed Financing Methods

- 900.1 The Agency is authorized to finance this Project with financial assistance from the County, State, and Federal governments, property tax increments, special assessment districts, donations, interest income, Agency bonds, loans from private financial institutions, the lease of Agency owned property, sale of Agency owned property, and/or any other available source. The Agency is authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.
- 900.2 Advances and loans for planning and for administration of this Project may be provided by the County. Additional funds may be obtained from any of the sources identified above until adequate tax increments or other funds are available or sufficiently assured to permit the borrowing of adequate working capital and to repay the loans. The County may supply additional assistance by obtaining loans and grants for various public facilities.
- 900.3 As available, gas tax funds from the State and County may be used for street improvements and public transit facilities. A portion of transit and or public parking facilities may be installed through a parking or transit authority or other public or private entities.
- 900.4 Any other loans, grants, or financial assistance from the government, or any other public or private source, will be utilized if available.

SECTION 910 Agency Bonds, Advances and Indebtedness

- 910.1 The Agency is authorized to issue bonds or other debt instruments if appropriate and feasible in an amount sufficient to finance all or any part of the Project. Bonded indebtedness secured by a pledge of tax increments from the Project shall not exceed one hundred twenty seven million two hundred thousand dollars (\$127,200,000) in principal amount outstanding at any one time without an amendment to this Plan.
- 910.2 Neither the members of the Agency nor any persons executing the bonds are personally liable for the bonds by reason of their issuance.
- 910.3 The bonds and other obligations of the Agency are not a debt of the County or the State, nor are any of its political subdivisions liable for them. In no event shall the bonds or obligations be payable out of any funds or properties other than those

of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

- 910.4 To the extent provided by law, the time limits on the establishment of indebtedness shall not prevent the Agency from refinancing, refunding or reconstructing indebtedness after these time limits if no increase in indebtedness is involved and the time to repay such indebtedness is not increased. These time limits shall not prevent the Agency from incurring debt to be paid from the Agency's low-and-moderate-income Housing Trust Fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33413 of the Redevelopment Law.

SECTION 920 Tax Increments

- 920.1 The project assessed valuation base will be established in accordance with State law as described herein. Any tax increments will be used to defray Project expenses to the extent allowable from the increment itself or from the sale of tax allocation bonds.
- 920.2 Pursuant to Health & Safety Code Section 33492.75 (d), the Fort Ord Reuse Plan adopted by FORA on June 13, 1997 is deemed to be a redevelopment plan for the area of the former Fort Ord base. Accordingly, all taxes levied upon taxable property within the Project each year by or for the benefit of the State, County, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the date on which FORA adopted the Fort Ord Reuse Plan shall be divided as follows:
- A. 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 the 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 that property by the taxing agency, last equalized prior to the effective date of the Fort Ord Reuse Plan, shall be allocated to and when collected shall be paid into, the funds of the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid. For the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project Area on the effective date of such Fort Ord Reuse Plan but to which that territory has been annexed or otherwise included after that effective date, the assessment roll of the county last equalized on the effective date of said Fort Ord Reuse Plan shall be used in determining the assessed valuation of the taxable property in the Project on the effective date; and
 - B. Except as provided for in paragraph C. hereof, that portion of the levied taxes each year in excess of that 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 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 A hereof, all the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective taxing agencies. When the 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 Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

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

920.3 The portion of taxes mentioned in paragraph 920.2 (B) above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

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

920.5 No tax increment, generated pursuant to Health & Safety Code Section 33670, may be allocated to and received by the Agency more than forty five (45) years from the date the County auditor certifies to the Director of Finance, pursuant to Health & Safety Code Section 33492.9, the date of the final day of the first fiscal year in which One Hundred Thousand Dollars (\$100,000) or more of tax increment funds from the Project area are paid to the Agency.

920.6 The total number of dollars of taxes which may be divided and allocated to the Agency for the Project pursuant to Section 920.2 shall not exceed the amount of one billion seven hundred million dollars (\$1,700,000,000), except by amendment of this Plan.

920.7 Allocations of tax increment revenues will be made pursuant to applicable law, including Health & Safety Code Sections 33492.71 and 33492.78.

SECTION 930 Time Limits on Financing the Project

930.1 No loan, advance or other indebtedness to finance the Project and to be repaid from the division and allocation of taxes to the Agency pursuant to Section 920.2 shall be established or incurred by the Agency after twenty (20) years from the date the County Auditor certifies to the Director of Finance, pursuant to Health & Safety Code Section 33492.9, the date of the final day of the first fiscal year in which One Hundred Thousand Dollars (\$100,000) or more of tax increment funds from the Project Area is paid to the Agency. However such loans, advances or other indebtedness may be repaid over a period of time which extends beyond such date. This time limitation may be extended only by amendment of this Plan.

SECTION 940 Cooperation with Other Entities

940.1 The Agency will work cooperatively with FORA and taxing agencies regarding the implementation of the redevelopment plan.

SECTION 950 Economic Development Loans

950.1 The Agency is authorized to establish and implement loan programs to assist owners or tenants in the rehabilitation and or development of commercial buildings or structures located within the Project Area.

950.2 To the extent and manner permitted by law, including Health and Safety Code Section 33444.6, the Agency is authorized to assist in financing facilities or capital equipment including, but not limited to, pollution control devices, removal of dangerous or hazardous material.

**ARTICLE X
ACTIONS BY THE COUNTY**

SECTION 1000 Actions by the County

1000.1 The County, shall aid and cooperate with the Agency in carrying out this Plan and shall take in its discretion all actions necessary to ensure the fulfillment of the purposes of this Plan and to prevent the recurrence or spread of conditions causing blight. Actions by the County may include, but are not necessarily limited to, the following:

- A. Acquisition of any real or personal property inside or outside the Project Area required for public use, demolition and removal of structures on such acquired property. The costs to the County of such acquisition, demolition and site preparation may be reimbursed by the Agency from project revenues to the extent and in the manner permitted by law.
- B. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grade 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-ways in the Project. Such action by the County may include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.
- C. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities or facilities within or affecting the Project.
- D. Revision of zoning within the Project to permit the land uses and development authorized by this Plan.
- E. Imposition wherever necessary (by covenant or restrictions, conditional use permits, zoning 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. Provisions for administrative enforcement of this Plan shall be made by the County after development.
- G. Performance of the above, and all other functions and services relating to public health, safety, and physical development which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

ARTICLE XI
ADMINISTRATION AND IMPLEMENTATION OF THE PLAN

SECTION 1100 Administration and Implementation of the Plan

1100.1 The County and/or Agency shall perform the administration and implementation of this Plan or other documents implementing the Plan. The provisions of this Plan or other documents formulated pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the County. Such remedies may include, but are not limited to specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

1100.2 Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, and the repayment of loans, advances, and other indebtedness incurred under this Plan, which shall run for the period of the operative documents, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for thirty (30) years from the date the County Auditor certifies to the Director of Finance, pursuant to Health & Safety Code Section 53492.9, the date of the final day of the first fiscal year in which One Hundred Thousand Dollars (\$100,000) or more of tax increment funds from the Project Area are paid to the Agency.

After the period set forth above in this Section, the Agency shall have no authority to act pursuant to this Plan except to repay previously incurred debt and enforce existing covenants or contracts.

**ARTICLE XII
PROCEDURE FOR AMENDMENT**

SECTION 1200 Procedure for Amendment

1200.1 This Plan may be amended by means of the procedures established under the Redevelopment law, or by any other procedures hereafter established by law.

ARTICLE XIII

SEVERABILITY

SECTION 1300 Severability

1300.1 If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan.

EXHIBITS

- A. Project Area Boundary Map
- B. Project Boundary Legal Description
- C. Land Use Map
- D. Land Use Intensity Table

ATTACHMENTS

- 1. List of Public Improvements
- 2. Proposed Transportation Network