

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

Prepared by the
Redevelopment Agency of the City of Rio Vista

Adopted on May 20, 2010
By Ordinance No. 652

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

TABLE OF CONTENTS

SECTION 100 - INTRODUCTION	1
SECTION 200 - GENERAL DEFINITIONS.....	1
SECTION 300 - PROJECT AREA BOUNDARIES	3
SECTION 400 - REDEVELOPMENT GOALS AND OBJECTIVES.....	3
SECTION 500 - REDEVELOPMENT ACTIONS	4
(501) General.....	4
(502) Property Acquisition	5
(505) Participation by Owners and Persons Engaged in Business.....	6
(509) Cooperation with Public Bodies	8
(510) Property Management.....	8
(511) Payments to Taxing Agencies.....	8
(512) Relocation of Persons Displaced by a Project.....	9
(515) Demolition, Clearance, Public Improvements, Site Preparation and Removal of Hazardous Waste.....	9
(520) Rehabilitation, Moving of Structures by the Agency and Seismic Repairs	10
(525) Property Disposition and Development.....	11
(533) Low and Moderate Income Housing	14
SECTION 600 – USES PERMITTED IN THE PROJECT AREA	15
(601) Land Use Map	15
(602) Public Uses	15
(604) General Controls and Limitations.....	15
(614) Design for Development.....	17
(615) Building Permits	18
SECTION 700 - METHODS FOR FINANCING THE PROJECT.....	18
(701) General Provisions.....	18
(702) Tax Increment	19
(703) Bonds	20
(704) Other Loans, Grants and Advances.....	20
(705) Rehabilitation Loans, Grants, and Rebates	20
SECTION 800 - ACTIONS BY THE CITY	20
SECTION 900 – ADMINISTRATION AND ENFORCEMENT	21
SECTION 1000 – PLAN LIMITATIONS	22
(1001) Amount of Tax Increment Revenue	22
(1002) Amount of Bonded Indebtedness.....	22
(1003) Debt Incurrence Time Limits	22

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

(1004) Plan Effectiveness Time Limits 22

(1005) Tax Increment Receipt and Debt Repayment Time Limits 23

SECTION 1100 - PROCEDURE FOR AMENDMENT 23

SECTION 1200 - SEVERABILITY 23

SECTION 1300 - AUTHORITY OF THE AGENCY 23

EXHIBIT A PROJECT AREA MAP 24

EXHIBIT B LEGAL DESCRIPTION OF PROJECT AREA 25

EXHIBIT C LAND USE DIAGRAM OF PROJECT AREA 26

EXHIBIT D PROPOSED PROJECTS 28

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

SECTION 100 - INTRODUCTION

This is the Redevelopment Plan for the Rio Vista Army Reserve Center Redevelopment Project Area ("Plan"). This Plan consists of text (Section 100 through Section 1300), Boundary Map of the Rio Vista Army Reserve Center Redevelopment Project Area ("Project Area") (Exhibit A), Legal Description of the Project Area (Exhibit B), Land Use Map (Exhibit C), and a list of Initially Proposed Actions and Projects (Exhibit D).

This Plan has been prepared by the Redevelopment Agency of the City of Rio Vista (the "Agency") pursuant to the Constitution of the State of California, the Community Redevelopment Law of the State of California (the "Redevelopment Law"), and all applicable laws and local ordinances.

This Plan provides the Agency with powers, duties and obligations to implement the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

Many of the requirements contained in this Plan are necessitated by and in accordance with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such statutory changes affect this Plan's terms, and would be applicable to the Agency, the Project Area, or this Plan, the terms of this Plan that are so affected shall be automatically superseded by such statutory changes, to the extent necessary to be in conformity with such statutory changes (and all other terms of the Plan shall remain in full force and effect).

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

SECTION 200 - GENERAL DEFINITIONS

The definition of general terms contained in the Redevelopment Law shall govern the construction of this Plan, unless more specific terms and definitions therefore are otherwise provided in this Plan. In addition, the following specific definitions are used in this Plan:

- A. "Agency" means the Redevelopment Agency of the City of Rio Vista.
- B. "Annual Work Program" means that portion of the Agency's annual budget that sets forth programs and goals to be accomplished by the Agency during the fiscal year.
- C. "Army Base" means the former Rio Vista Army Reserve Center.
- D. "Auditor Certification Date" means the date of the certification by the County Auditor to the Director of Finance, pursuant to Health and Safety Code Section 33492.9 to the effect that One

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

Hundred Thousand Dollars (\$100,000) or more of tax increment funds from the Project Area have been paid to the Agency.

- E. "City" means the City of Rio Vista, California.
- F. "City Council" means the City Council of the City of Rio Vista, California.
- G. "County" means the County of Solano, California.
- H. "Disposition and Development Agreement" means an agreement between a developer and the Agency that sets forth terms and conditions for improvement and redevelopment.
- I. "General Plan" means the City of Rio Vista General Plan, as it now exists or may hereafter be amended, and any specific plan(s) applicable to all or portions of the Project Area that may hereafter be in effect from time to time.
- J. "Land Use Map" means the map setting forth the currently permitted land uses and major circulation routes in the Project Area. The Land Use Map is attached to this Plan as Exhibit C.
- K. "Legal Description" means the metes and bounds legal description of the Project Area attached hereto as Exhibit B.
- L. "Map" means the map of the Project Area attached hereto as Exhibit A.
- M. "Method of Relocation" means the methods or plans adopted by the Agency pursuant to Sections 33352(f) and 33411 of the Redevelopment Law for the relocation of families, persons and businesses to be temporarily or permanently displaced by actions of the Agency.
- N. "Owner" means any person owning fee title to, or a long-term leasehold interest in Real Property (as defined below) within the Project Area.
- O. "Owner Participation Agreement" means an agreement between the Agency and an Owner, which sets forth terms and conditions for use of property, and/or its improvement and/or its redevelopment as to a specific property.
- P. "Participant" means an Owner who has entered into a Participation Agreement with the Agency.
- Q. "Person" means any individual, or any public or private entity.
- R. "Personal Property" means moveable property, chattels and any other property not part of Real Property.
- S. "Plan" means this Redevelopment Plan for the Rio Vista Army Reserve Center Redevelopment Project Area, as it now exists or may hereafter be amended.
- T. "Planning Commission" means the City of Rio Vista Planning Commission.

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

- U. "Project" means the redevelopment activities undertaken in or for the benefit of the Project Area pursuant to this Plan.
- V. "Real Property" means land, including land under water and waterfront property; buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; and every estate, interest, privilege, easement, franchise and right in land, including but not limited to rights-of-way, terms of years and liens, charges or encumbrances by way of judgment, mortgages or otherwise and the indebtedness secured by such liens.
- W. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code Section 33000 et seq.).
- X. "Reuse Plan" means the Rio Vista Army Base Reuse Plan, completed by Economic & Planning Systems on December 10, 1998.
- Y. "State" means the State of California.
- Z. "State Law" means an enactment of State of California, and includes such regulations as have the force of law.
- AA. "Zoning Code" means the Zoning Code of the City of Rio Vista, California, as it now exists or may hereafter be amended in the Municipal Code.

SECTION 300 - PROJECT AREA BOUNDARIES

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

SECTION 400 - REDEVELOPMENT GOALS AND OBJECTIVES

As emphasized throughout this document, the Plan is designed to provide an effective set of legal and financial tools and techniques that will enable the City, the Agency, and the Rio Vista community to build upon the strengths of the Project Area, including its historic, social and cultural resources and heritage, while overcoming its adverse physical and economic conditions, to achieve the fundamental goals of the General Plan as they relate to the Project Area, as described below.

The redevelopment goals and objectives for the Project Area include:

1. Develop new, significant Citywide-serving recreation uses and amenities at the Army Base, consistent with the conveyance regulations for the Army Base.
2. Orient and integrate the reuse of the Army Base with the Sacramento River and Delta environment.

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

3. Encourage a public/private approach to redevelopment of the Army Base and implementation of the Reuse Plan.
4. Encourage redevelopment that allows for expansion of the City's economic base through the creation of new employment opportunities for local residents, new demand for local goods and services, and the attraction of new visitors to Rio Vista.
5. Ensure that the Army Reserve Center is free of all environmental hazards, and that all toxics and other environmental problems have been remediated consistent with State and Federal standards and the final Reuse Plan, and that the existing buildings, foundations, and the related asbestos are removed from the site.
6. If environmental hazards exist, work with the Army to develop a remediation plan for the site that will be consistent with the Reuse Plan and take advantage of opportunities such as the creation of a public marina.
7. Rehabilitating, preserving, developing and constructing affordable housing in compliance with State law and local zoning code, both inside and outside of the Project Area.
8. Eliminate blighting conditions in the Project Area by completing economic development and capital improvement activities.

The redevelopment goals and objectives set forth in this Section 400 are subject to modification and refinement through the periodic adoption and amendment of the Agency's five-year implementation plans in accordance with Health and Safety Code Section 33490.

SECTION 500 - REDEVELOPMENT ACTIONS

(501) General

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

1. The installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks, traffic control devices, flood control facilities, buildings, structures, parks, playgrounds, and other public improvements.
2. The rehabilitation, remodeling, demolition, or removal of buildings, structures, and improvements.
3. Providing the opportunity for participation by owners and tenants located in the Project Area and the extension of preferences to persons engaged in business desiring to remain or relocate within the redeveloped Project Area.
4. The development or redevelopment of land by private enterprise or public agencies for purposes and uses consistent with the objectives of this Plan.

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

5. The acquisition of real property, personal property, any interest in property, and improvements on the property by purchase, lease, option, grant, bequest, gift, devise, or any other lawful means, after conducting appropriate public hearings and making appropriate findings.
6. Site preparation and development and construction of necessary off-site improvements.
7. Improving open space.
8. Managing property acquired by the Agency.
9. Providing financing for the assistance of commercial and industrial development that increases the economic base of both the Project Area and the City, and the number of temporary and permanent jobs.
10. The disposition of real property, personal property, any interest in property, and improvements on the property through methods such as sale, lease, exchange, subdivision, transfer, assignment, pledge, encumbrance or any other lawful means of disposition in accordance with any deed restrictions.
11. Recommending standards to ensure that property will continue to be used in accordance with this Plan and deed restrictions.
12. The closure or vacation of certain streets and the dedication of other areas for public purposes.
13. Applying for, receiving and utilizing grants and loans from federal or state governments or any other source.
14. Clearing or moving buildings, structures or other improvements from any real property acquired by the Agency.

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

(502) Property Acquisition

(503) Acquisition of Real Property

The Agency may acquire real property by any means authorized by law, including by purchase, lease, obtain option upon, acquire by gift, grant, bequest, devise, exchange, or cooperative negotiations.

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

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

pursuant to Sections 506 through 508 of this Plan and applicable provisions of the Redevelopment Law.

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

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

(505) Participation by Owners and Persons Engaged in Business

(506) Owner Participation

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

Participation methods include: (i) remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency or joining with another person or entity for the rehabilitation or development of the Owner's property and, if appropriate, other property, or (ii) submitting to the Agency for its consideration another method of participation proposal. An Owner who participates in the same location may be required, among other actions, to rehabilitate or demolish all or a part of his/her existing buildings. The Agency may also acquire the buildings only and then remove or demolish the buildings. Participation methods also include but are not limited to the Agency buying land and improvements at fair market value from Owners and offering other parcels for purchase and rehabilitation or development by such Owners, or offering an opportunity for such Owners to rehabilitate or develop property jointly with other persons or entities.

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

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

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

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

(507) Owner Participation Agreements

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

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

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

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

(508) Implementing Rules

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

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

(509) Cooperation with Public Bodies

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

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

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

(510) Property Management

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

(511) Payments to Taxing Agencies

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

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

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

(512) Relocation of Persons Displaced by a Project

(513) Relocation Program

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

(514) Relocation Benefits and Assistance

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

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

(516) Demolition and Clearance

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

(517) Public Improvements

To the greatest extent permitted by law, 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 the purposes of this Plan. Specifically, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Exhibit D, attached hereto, and may acquire or pay for land required therefore. Additionally, 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 facilities, including, but not limited to: over or underpasses; bridges; streets; bikeways; curbs; gutters; sidewalks; street lights; sewers; storm drains; traffic signals; electrical distribution systems; natural gas distribution systems; wastewater treatment facilities; cable TV and fiber optic communication systems; water distribution systems; parks; windbreaks; trails; plazas; playgrounds; motor vehicle parking facilities; landscaped areas; schools; civic, cultural and recreational facilities; camping facilities; and pedestrian improvements.

The Agency, as it deems necessary to carry out the Plan and subject to the consent of the Board of Supervisors, as may be required by the Redevelopment Law, may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement which is publicly owned either within or outside the Project Area, upon both

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

the Agency and the Board of Supervisors making the applicable determinations required pursuant to the Redevelopment Law.

When the value of such land or the cost of the installation and construction of such building, facility, structure or other improvement, or both, has been, or will be, paid or provided for initially by the County or other public corporation, the Agency may enter into a contract with the County or other public corporation under which it agrees to reimburse the County or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure or other improvements, or both, by periodic payments over a period of years. Any obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purposes of carrying out this Plan.

(518) Preparation of Building Sites

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

(519) Removal of Hazardous Waste

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

(520) Rehabilitation, Moving of Structures by the Agency and Seismic Repairs

(521) Rehabilitation and Conservation

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

The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Project Area.

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

1. Compatibility of rehabilitation with land uses as provided for in this Plan.
2. Economic feasibility of proposed rehabilitation and conservation activity.

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

3. Structural feasibility of proposed rehabilitation and conservational activity.
4. The undertaking of rehabilitation and conservation activities in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency.
5. The need for expansion of public improvements, facilities and utilities.
6. The assembly and development of properties in accordance with this Plan.

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

(522) Clearing or Moving Structures

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

(523) Seismic Repairs

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

(524) Graffiti Removal

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

(525) Property Disposition and Development

(526) Real Property Disposition

(527) General

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

The real property acquired by the Agency in the Project Area, except property conveyed by it to the City or any other public body, shall be sold or leased to public or private persons or entities for improvement and use of the property in conformance with this Plan. Real property may be

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

conveyed by the Agency to the City, and where beneficial to the Project Area, to any other public body without charge or for an amount less than fair market value.

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

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

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

(528) Purchase and Development Documents

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

Leases, deeds, contracts, agreements, and declarations of restrictions of the 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.

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

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

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

(529) Personal Property Disposition

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

(530) Prevention of Discrimination

(531) Redevelopment

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

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

(532) Deeds, Leases, and Contracts

The Agency shall obligate lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as a part of a redevelopment project to refrain from restricting the rental, sale, or lease of the property on 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.

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

In deeds, the following language shall appear:

"The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of 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 the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

In leases, the following language shall appear:

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

That there shall be no discrimination against or segregation of any person or group of persons, on account of 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 leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

Contract preparation:

"In contracts entered into by the agency relating to the sale, transfer, or leasing of land or any interest therein acquired by the agency within any survey area or redevelopment project the foregoing provisions in substantially the forms set forth shall be included and the contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument."

(533) Low and Moderate Income Housing

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

No less than twenty percent of all tax increment funds allocated to the Agency shall be used for the purposes of increasing, improving, and preserving the supply of low- and moderate-income housing available at affordable housing costs to persons and families of low or moderate income and very low income households that is occupied by these persons and families, unless the Agency makes annual findings by resolution as required under Redevelopment Law.

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

Whenever dwelling units housing persons and families of low or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the 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

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

moderate-income an equal number of replacement dwelling units at affordable housing costs within the Project Area or within the jurisdiction of the Agency in accordance with Redevelopment Law.

SECTION 600 – USES PERMITTED IN THE PROJECT AREA

(601) Land Use Map

The Land Use Map (Exhibit C) shows the current permitted land uses, major circulation routes and street layout, as well as the location of property proposed to be devoted to public purposes within the Project Area. The specific types of uses and activities (including size, height, and number of buildings and dwelling units) permitted or conditionally permitted in each land use category mapped on the Land Use Map are those types of uses and activities (including size, height and number of buildings and dwelling units) described in the General Plan for the relevant land use category. The land uses shown on the Land Use Map are drawn from the Land Use Element of the General Plan and shall be deemed to be automatically modified as the Land Use Element of the General Plan may be revised from time to time in order to maintain conformance of this Plan with the General Plan.

(602) Public Uses

(603) Public Streets and Rights-of-Way

New public streets, alleys and easements may be created in the Project Area as appropriate, for proper development. The anticipated configuration of streets and public rights-of-way within the Project Area is shown on the Land Use Map (Exhibit C). These public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

Any public streets, alleys and easements shall be in accordance with the General Plan, the objectives of this Plan, and the City's design standards, and shall be effectuated in the manner prescribed by State and local law.

(604) General Controls and Limitations

All real property in the Project Area is hereby subject to the goals, objectives, policies, controls and requirements of this Plan (which expressly incorporates the goals, objectives, policies, controls and requirements of the General Plan and the Development Code). No real property shall be developed, rehabilitated, or otherwise changed after the date of adoption of the Plan except in conformance with the provisions of this Plan, the General Plan, the Development Code, and all other applicable State and local laws and standards in effect from time to time.

(605) New Construction

All new construction shall comply with all applicable State and local laws and standards in effect from time to time. Parking facilities shall be provided in accordance with the criteria set forth in the General Plan and the Development Code, as they now exist or may hereafter be amended, and any additional standards adopted by the Agency pursuant to Section 614 below. All parking

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

shall be paved and drained so that storm and surface water drainage from parcels will not cross public sidewalks. All parking spaces visible from the street shall be landscaped as necessary to prevent unsightly barren appearances. Off-street loading facilities, trash areas and any outdoor storage of materials approved by the City and/or Agency shall be adequately enclosed or screened by walls, landscaping, or other such enclosure consistent with the applicable City ordinances.

(606) Non-Conforming Uses

The existence, continuation, renovation, repair, expansion, and replacement of nonconforming uses in the Project Area shall be governed by the applicable City land use regulations in effect from time to time.

(607) Rehabilitation

Any structure within the Project Area which will be retained as part of the Plan shall not be altered, constructed, or rehabilitated unless it is done so in conformance with the General Plan, the Development Code, all applicable codes, and any guidelines which may be adopted by the Agency to assist in the implementation of the Plan. This conformity shall extend to the architectural character, the public spaces and other elements as required by the City and/or Agency.

(608) Open Space/Landscaping

The standards for open space to be provided within the Project Area are set forth in the General Plan and the Development Code, as they now exist and may hereafter be amended, and are included as part of the goals and objectives of this Plan. The precise amount of open space, if any, to be provided in the Project Area will depend on the particular plans for development submitted by developers of private property in the Project Area and approved by the City. Landscaping plans for development projects shall be submitted to the City for review and approval.

(609) Height and Bulk

The height and bulk of structures shall be regulated as provided in the General Plan and the Development Code, as they now exist or as they may hereafter be amended, and such additional standards as may be adopted by the Agency pursuant to Section 614 below.

(610) Density

The maximum permitted density of development on any building site shall be regulated as provided in the General Plan and the Development Code, as they now exist or may hereafter be amended, and such additional standards as may be adopted by the Agency pursuant to Section 614 below.

(611) Signs

Exterior signs necessary for the identification of buildings and premises shall be as permitted by the General Plan and the Development Code, as they now exist or may hereafter be amended, provided that they comply with any design criteria established for the Project Area. The Agency

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

may require that the complete sign program for a development and such additional standards as may be adopted by the Agency pursuant to Section 614 below be reviewed by the Agency staff, as well as the Planning Commission, prior to the erection or installation of signs in any part of the Project Area.

(612) Resubdivision of Parcels

After rehabilitation and development pursuant to this Plan, no parcel in the Project Area, including any parcel retained by a conforming owner or participant shall be subdivided without the approval of the City.

(613) Variances

In the event the City grants a variance from applicable City land use regulations for development of a parcel within the Project Area, such grant of variance shall be deemed to constitute a comparable variance from the land use standards of this Plan without additional action by the Agency.

In addition, the Agency is authorized to permit variances from any development standards adopted by the Agency pursuant to Section 614 below or any low and moderate income housing regulations or policy guidelines adopted by the Agency pursuant to Section 533 of this Plan. In order to permit such a variance the Agency must determine that:

- The application of one or more of the provisions of such Agency development standards, regulations or policy guidelines would result in unnecessary hardship to the property owner;
- 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;
- Permitting a variance from the limits, restrictions, or controls of such Agency development standards, regulations or policy guidelines will not be materially detrimental to the public welfare or injurious to property or improvements in the area;
- Permitting a variance from the limits, restrictions or controls of such Agency development standards, regulations or policy guidelines will not be contrary to the objectives of this Plan; and
- The grant of variance by the Agency will not result in development that conflicts with applicable City land use standards.

No such variance shall be granted which changes a basic land use pursuant to this Plan or which permits other than a minor departure from the provisions of this Plan. In permitting any variance, the Agency shall impose such conditions as are necessary to protect the public health, safety, and welfare and to assure compliance with the objectives of the Plan.

(614) Design for Development

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

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 except as permitted by Section 613 of this Plan.

Within the limits, restrictions and controls established in the General Plan, the Development Code, and this Plan, and subject to the provisions of Sections 601 and 604 herein, the Agency is authorized to establish land use, height of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

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

The General Plan references a standard for design characteristics within the special district, which includes "building character, scale, and massing complementary to waterfront and 'historic/wharf industrial.'"

(615) Building Permits

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

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

SECTION 700 - METHODS FOR FINANCING THE PROJECT

(701) General Provisions

The Agency is authorized to finance the Project with financial assistance from the City, the State of California, the Federal Government, property tax increment, interest income, Agency notes and bonds, assessment district or special tax district revenues, or any other available source. Advances for survey and planning and operating capital for administration of the Project may come through loans from the City or other entities. The City may also supply additional assistance through City loans and grants for various public facilities and other redevelopment activities. As available, gas tax funds from the State of California and the City may be used toward the cost of the street system and related improvements. It is anticipated that there may also be some revenue accruing to the Project from interest earned on investments of Agency funds.

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

The Agency is hereby authorized to borrow funds, obtain advances, and create contractual indebtedness and other obligations in carrying out this Plan, pursuant to applicable law. The principal and interest on such borrowed funds, advances and other obligations may be paid from tax increments or any other funds available to the Agency.

(702) Tax Increment

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, the County, the City, any district, or other public corporation (hereinafter called "taxing agencies" or "Taxing Agency") after the effective date of the respective original adopting ordinance, shall be divided as follows:

1. That portion of the taxes which would be provided 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 such property by such Taxing Agency, last equalized prior to the effective date of the original adopting ordinance for the Project Area, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by, or for, said taxing agencies on all other property are paid. For the purpose of allocating taxes levied by, or for, any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance(s) but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of said ordinance(s) shall be used in determining the assessed valuation of the taxable property in the Project on the effective date.
2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project and this Plan. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in paragraph (1) above which is attributable to a tax rate levied by a Taxing Agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal and interest on 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 (3) shall only apply to taxes levied to repay bonded indebtedness approved by the voters on or after January 1, 1989.

The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. The portion of taxes allocated and paid to the Agency pursuant to

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

paragraph (2) above is irrevocably pledged to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment program for the Project Area.

(703) Bonds

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

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

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

(704) Other Loans, Grants and Advances

Any other available loans, grants, or financial assistance from any other public or private source may be utilized by the Agency for purposes of the Project.

Among other financing techniques that may be employed to encourage private sector financial support for Project Area redevelopment, the Agency may, consistent with the Redevelopment Law, facilitate the formation and financing of, and may cooperate with, community development financing institutions and land trusts involved in Project Area redevelopment activities.

(705) Rehabilitation Loans, Grants, and Rebates

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

SECTION 800 - ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of the Plan to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but shall not be limited to, the following:

- A. Acquisition of any real and personal property inside or outside the Project Area required for public use; demolition and removal of structures on such acquired property; and preparation of such

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

property for construction. The costs to the City of such acquisition, demolition and site preparation may be reimbursed by the Agency from Project revenues.

- B. Construction of any public improvements serving the purposes of this Plan. The costs to the City of such construction may be reimbursed by the Agency from Project revenues.
- C. Establishment of an assessment district mechanism, to the extent permitted by applicable law including receipt of any required voter or property owner approval, to collect assessments, fees or other charges from property owners and developers within the Project Area for purposes of Project financing.
- D. Initiation and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public right-of-ways, as appropriate to carry out this Plan.
- E. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
- F. Imposition wherever necessary (by subdivision approval, 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.
- G. Provision for administrative enforcement of this Plan.
- H. Imposition of conditions or other requirements upon parcels in the Project Area to implement the regulations or policy guidelines adopted by the Agency pursuant to Section 615 of this Plan in satisfaction of the requirements of Health and Safety Code Section 33413(b).
- I. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered by the City, in accordance with a schedule that will permit the development of the Project Area to be commenced and carried to completion without unnecessary delay.

SECTION 900 – ADMINISTRATION AND ENFORCEMENT

The administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

The provisions of the Plan do not in any way limit or restrict the City's authority or power to enforce any local land use regulations or any provisions of the municipal code.

SECTION 1000 – PLAN LIMITATIONS

Except for any other authority in excess of the following limits that may from time to time be granted by the Redevelopment Law (which authority shall be deemed to be incorporated into the provisions of the Plan by this reference and shall supersede the following limits), the following limits shall apply with respect to the Project Area.

(1001) Amount of Tax Increment Revenue

The cumulative number of dollars of taxes which may be divided and allocated to the Agency shall not exceed \$50.0 million, except as necessary to comply with the Agency's housing obligations under Section 33333.8 of the Redevelopment Law.

(1002) Amount of Bonded Indebtedness

The amount of bonded indebtedness that may be outstanding at one time shall not exceed \$15.0 million.

(1003) Debt Incurrence Time Limits

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

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

(1004) Plan Effectiveness Time Limits

The effectiveness of this Plan (including, without limitation, the effectiveness of the Agency's land use controls for the Project Area under this Plan) shall continue until, and shall expire thirty (30) years after the Auditor Certification Date.

After expiration of this Plan, the Agency shall have no authority to act pursuant to the Plan with respect to the Project Area affected by such expiration, except to pay previously incurred indebtedness, to enforce existing covenants, contracts and other obligations, and to complete any unfulfilled obligations under Health and Safety Code Section 33413.

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

(1005) Tax Increment Receipt and Debt Repayment Time Limits

The Agency shall not pay indebtedness or receive property taxes pursuant to Health and Safety Code Section 33670 beyond forty-five (45) years after the Auditor Certification Date.

SECTION 1100 - PROCEDURE FOR AMENDMENT

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

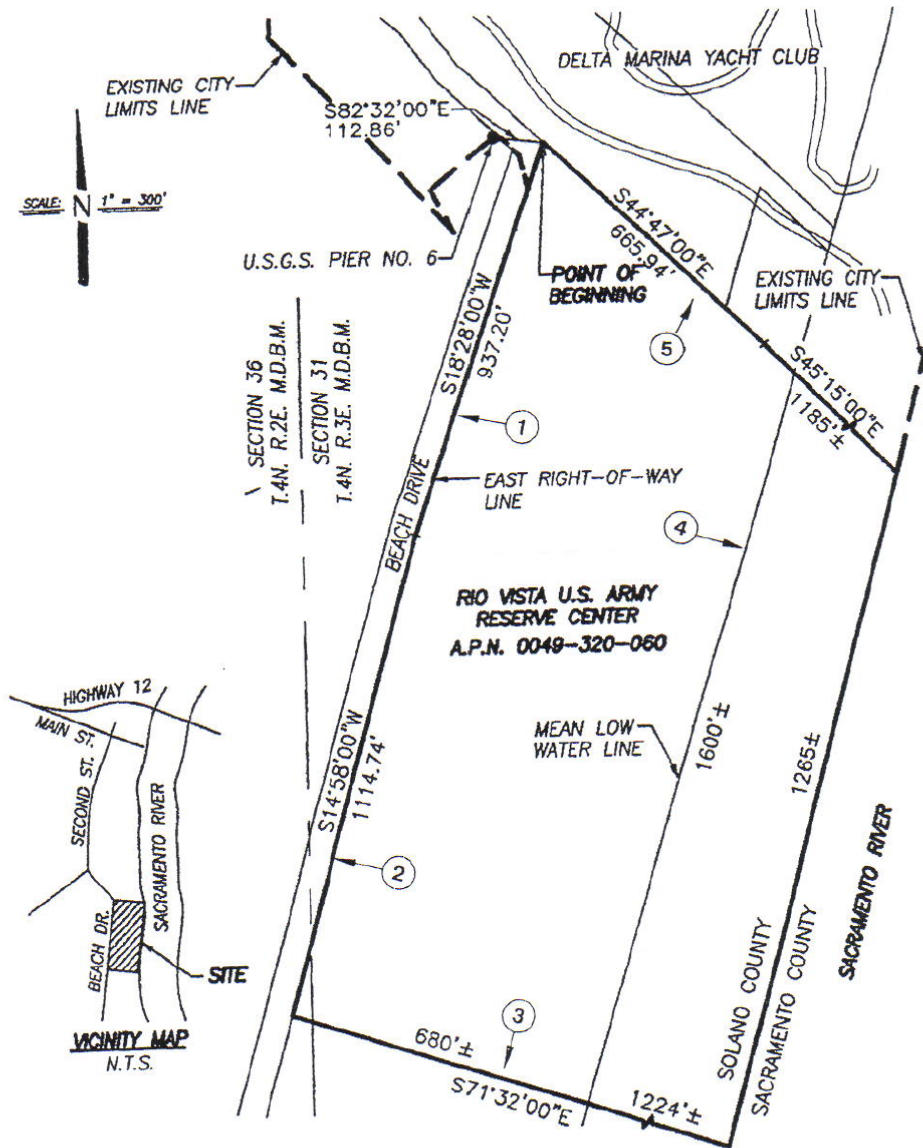
SECTION 1200 - SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan. In the event that any portion of the Project Area shall be determined to have been invalidly or incorrectly included in the Project Area that is the subject of this Plan, such portion of the Project Area shall be deemed severable from the remainder of the Project Area and the remainder of the Project Area shall remain fully subject to the provisions of this Plan.

SECTION 1300 - AUTHORITY OF THE AGENCY

To the extent legally permissible, the Agency is hereby authorized to undertake any redevelopment activity or exercise any power not already included herein, provided such action is not inconsistent with this Plan.

EXHIBIT A PROJECT AREA MAP



Total Acres = 28.16 +/-*

*Acreage Data as referenced in Quitclaim Deed No. DACA05-9-02-536, Exhibit A, of Solano County Records, Recorded April 16, 2003 and as shown on Book 49, Page 32, Parcel 6, of Solano County Tax Assessor's Maps, last revision May 31, 2007

Course No. in Geographic Description 2 →

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

EXHIBIT B
LEGAL DESCRIPTION OF PROJECT AREA

July 21, 2006
Project R9613

LEGAL DESCRIPTION
RIO VISTA ARMY BASE
ANNEXATION

ALL THAT REAL PROPERTY SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF SOLANO, CITY OF RIO VISTA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT EIGHT OF THE MAP ENTITLED "MAP OF THE RANCHO LOS ULPINOS," RECORDED IN BOOK 1 OF PATENTS PAGES 342 AND 343, SOLANO COUNTY RECORDS, AND ALSO BEING A PORTION OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN AND SECTION 31, TOWNSHIP 4 NORTH, RANGE 3 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED AS A POST MARKED "I" WHICH IS ON THE EAST RIGHT-OF-WAY LINE OF BEACH DRIVE AND ON THE CITY OF RIO VISTA CITY LIMITS LINE APPROXIMATELY SOUTH 44°47'00" EAST 594.00 FEET FROM THE SOUTHERLY FENCE LINE OF COUNTY ROAD 189, SAID POST ALSO LYING SOUTH 82°32'00" EAST 112.86 FEET FROM U. S. GEOLOGICAL SURVEY PIER NO. 6; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF BEACH DRIVE SOUTH 18°28'00" WEST 937.20 FEET; THENCE CONTINUING ALONG, SAID EAST RIGHT-OF-WAY LINE OF BEACH DRIVE SOUTH 14°58'00" WEST 1114.74 FEET TO A POST MARKED "III" ON THE LINE DIVIDING THE RIO VISTA ARMY BASE AND THE U. S. COAST GUARD PROPERTY; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND CONTINUING ON SAID ARMY BASE AND U. S. COAST GUARD LINE SOUTH 71°32'00" EAST APPROXIMATELY 680 FEET TO THE MEAN LOW WATER LINE ON THE SACRAMENTO RIVER; THENCE CONTINUING SOUTH 71°32'00" EAST APPROXIMATELY 1224 FEET TO THE COUNTY LINE COMMON TO SACRAMENTO COUNTY AND SOLANO COUNTY; THENCE NORTHERLY ALONG SAID SACRAMENTO/SOLANO COUNTY LINE APPROXIMATELY 1265 FEET TO THE EASTERN EXTENSION OF THE LINE BETWEEN THE LAND OF JOSEPH HEIRS AND THE LAND OF W. G. JOSEPH, ALSO BEING SAID CITY LIMITS LINE OF THE CITY OF RIO VISTA; THENCE LEAVING SAID SACRAMENTO/SOLANO COUNTY LINE AND ALONG SAID CITY LIMITS LINE AND THE EASTERN EXTENSION OF THE LINE BETWEEN HEIRS AND JOSEPH NORTH 45°15'00" WEST APPROXIMATELY 1185 FEET TO A POINT ON SAID CITY LIMITS LINE; THENCE CONTINUING ALONG SAID CITY LIMITS LINE NORTH 44°47'00" WEST 665.94 FEET TO THE TRUE POINT OF BEGINNING.

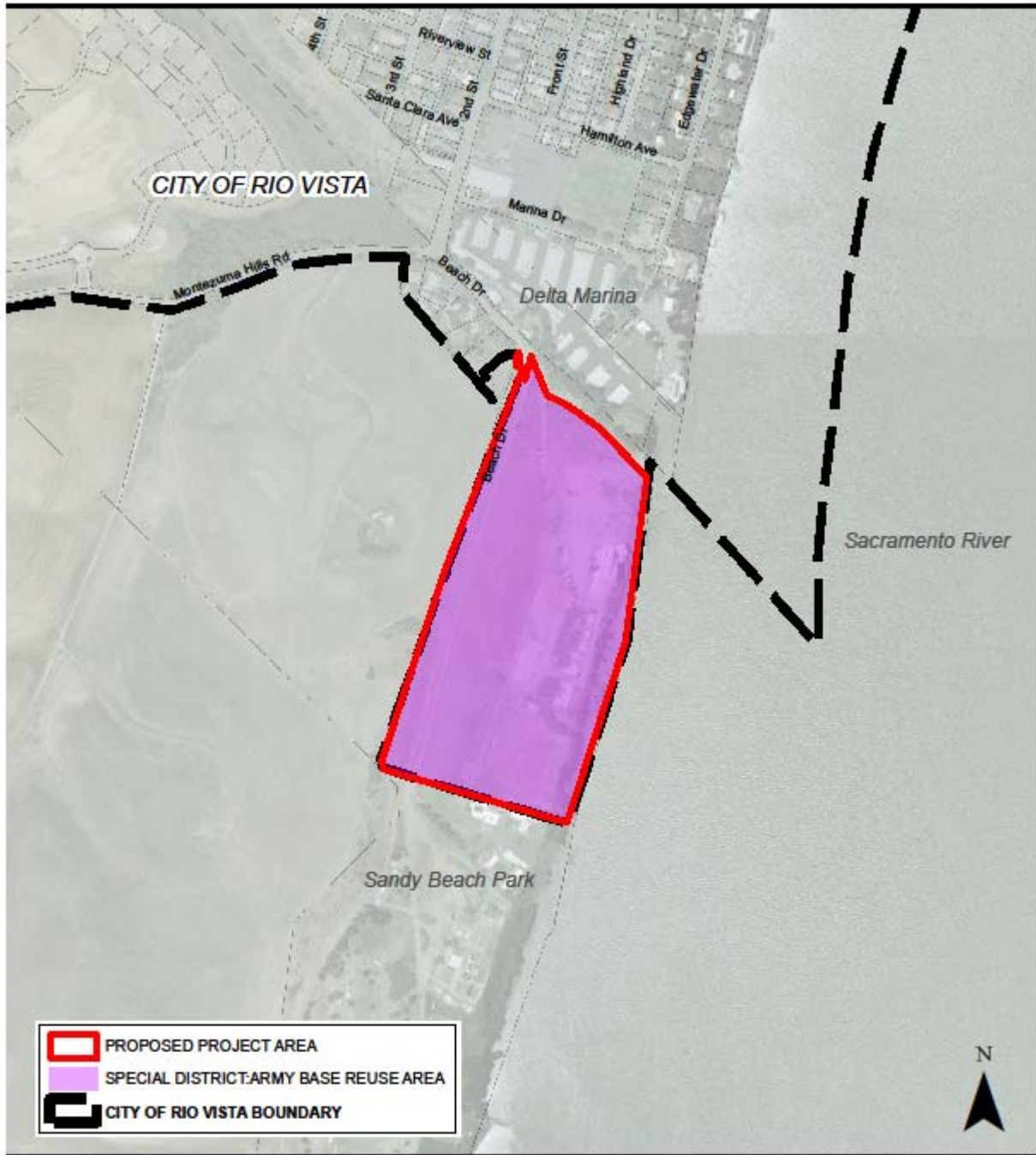


c:R9613Wd

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

EXHIBIT C
LAND USE DIAGRAM OF PROJECT AREA

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA



REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

**EXHIBIT D
PROPOSED PROJECTS**

The following actions and projects are an initial compilation of proposed programs and projects that the Agency may undertake to achieve the goals and objectives of this Plan. These programs and projects are not listed in order of priority and may change from time to time.

Public Infrastructure Projects

- Sanitary sewer collection system
- Sanitary sewer pump station & force main
- Sanitary sewer system improvements
- Water distribution system (Fire and Domestic)
- Storm water drain improvements

Utilities

- Electricity
- Gas
- Telephone
- Cable TV

Street Projects

- On-site concrete work
- Roads/parking
- Off-site road widening and overlay
- Street construction
- Street repair/replacement
- Landscaping and irrigation
- Street signage
- Street light additions/repair
- Sidewalk, curb, and gutter installation
- Street tree planting

Low and Moderate Income Housing Programs and Projects

- Developer assistance for new housing construction
- Housing rehabilitation/reconstruction

Community Facilities

- Marina docks and berths
- Pier extension and improvements
- Marina walkway and river's edge treatment
- Marina plaza area/promenade
- Retaining walls
- Parks and recreational facilities

REDEVELOPMENT PLAN FOR THE
RIO VISTA ARMY RESERVE CENTER REDEVELOPMENT PROJECT AREA

Development Assistance

Site Preparation

Building demolition

Concrete removal

Asbestos/lead paint removal