

**AMENDED AND RESTATED
REDEVELOPMENT PLAN
FOR THE
CENTRAL CHICO
REDEVELOPMENT PROJECT**

**Prepared by the
CHICO REDEVELOPMENT AGENCY**



**Approved and Adopted by
Chico City Council
Ordinance No. 2291,
Adopted June 14, 2004**



Table of Contents

	<u>Page</u>
I. [§100] Introduction	1
II. [§200] Description of Project Area.....	2
III. [§300] Proposed Redevelopment Actions	3
A. [§301] General	3
B. [§302] Participation Opportunities; Extensions of Preferences for Reentry Within Redeveloped Project Area	3
1. [§303] Opportunities for Owners and Tenants	3
2. [§304] Rules for Participation Opportunities, Priorities and Preferences	4
3. [§305] Participation Agreements	4
4. [§306] Conforming Owners	5
C. [§307] Cooperation with Public Bodies.....	5
D. [§308] Property Acquisition	5
1. [§309] Real Property	5
2. [§310] Personal Property	6
E. [§311] Property Management	6
F. [§312] Payments to Taxing Agencies to Alleviate Financial Burden.....	6
G. [§313] Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project.....	7
1. [§314] Assistance in Finding Other Locations	7
2. [§315] Relocation Payments	7
H. [§316] Demolition, Clearance, and Building and Site Preparation	7
1. [§317] Demolition and Clearance	7
2. [§318] Preparation of Building Sites	7
I. [§319] Property Disposition and Development	8
1. [§320] Real Property Disposition and Development	8
a. [§321] General	8
b. [§322] Disposition and Development Documents	8
c. [§323] Development by the Agency	9
d. [§324] Development Plans.....	9
2. [§325] Personal Property Disposition.....	9
J. [§326] Rehabilitation, Conservation and Moving of Structure	9
1. [§327] Rehabilitation and Conservation	9
2. [§328] Moving of Structure	10
K. [§329] Low and Moderate-Income Housing.....	10
1. [§330] Replacement Housing	10
2. [§331] Increased and Improved Housing Supply	10
IV. [§400] Uses Permitted in the Project Area	11
A. [§401] Redevelopment Plan Map	11
B. [§402] Designated Land Uses.....	11
1. [§403] Commercial Uses	11

2.	[§404] Industrial Uses.....	11
3.	[§405] Residential Uses	11
C.	[§406] Other Land Uses.....	12
1.	[§407] Public Rights-of-Way.....	12
a.	North-South Streets.....	12
b.	East-West Streets	12
2.	[§408] Other Public, Semi-Public, Institutional and Nonprofit Uses.....	13
3.	[§409] Interim Uses	13
4.	[§410] Nonconforming Uses.....	13
D.	[§411] General Controls and Limitations	13
1.	[§412] Construction	13
2.	[§413] Rehabilitation and Retention of Properties	13
3.	[§414] Limitation on the Number of Buildings	14
4.	[§415] Number of Dwelling Units.....	14
5.	[§416] Limitation on Type, Size and Height of Buildings	14
6.	[§417] Open Spaces, Landscaping, Light, Air and Privacy.....	14
7.	[§418] Signs	14
8.	[§419] Utilities	14
9.	[§420] Incompatible Uses	14
10.	[§421] Nondiscrimination and Nonsegregation.....	14
11.	[§422] Subdivision of Parcels.....	16
12.	[§423] Minor Variations	16
E.	[§424] Design for Development	16
F.	[§425] Building Permits.....	17
V.	[§500] Methods of Financing the Project	17
A.	[§501] General Description of the Proposed Financing Method.....	17
B.	[§502] Tax Increment Funds.....	17
C.	[§503] Other Loans and Grants.....	20
VI.	[§600] Actions by the City.....	20
VII.	[§700] Enforcement	21
VIII.	[§800] Duration of this Plan	21
IX.	[§900] Procedure for Amendment	21
X.	[§1000] Merger	22
Exhibit 1	Legal Description of the Project Area Boundaries	
Exhibit 2	Boundary Map of Central Chico Redevelopment Project Area	
Exhibit 3	Zoning Map of Central Chico Redevelopment Project Area	
Exhibit 4	Proposed Public Improvements	
Exhibit 5	Overarching Redevelopment Goals	

I. [§100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Central Chico Redevelopment Project (the "Project") in the City of Chico (the "City"), County of Butte, State of California, and consists of the Text, the Legal Description of the Project Area Boundaries (Exhibit A), the Project Area Map (Exhibit B) the Redevelopment Plan Zoning Map (Exhibit C), the Proposed Public Improvements (Exhibit D) and the Overarching Redevelopment Goals within the Chico Amended and Merged Redevelopment Project (Exhibit E). This Plan was prepared by the Chico Redevelopment Agency (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), the California Constitution and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to those uses in the General Plan for the City of Chico as it currently exists and as subsequently amended from time to time.

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City of Chico (the "Planning Commission") by Resolution No. 512 on November 5, 1984.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project (the "Project Area"). Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, 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.

The purposes of the Community Redevelopment Law will be attained through, and the major goals of this Plan are:

- A. The elimination of environmental deficiencies in the Project Area, including, among others, small and irregular lots, obsolete and aged building types, substandard alleys and deteriorated public improvements.
- B. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- C. The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.
- D. The strengthening of retail and other commercial functions in the Project Area.

- E. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new commercial/light industrial expansion, employment and economic growth.
- F. The provision of adequate land for parking and open spaces.
- G. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.
- H. The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- I. The preservation of buildings and structures of historical significance.
- J. The expansion of the community's supply of low- and moderate-income housing.

In 2004, this Plan was amended to fiscally merge this Project Area, the project area of the Amended Redevelopment Plan for the Southeast Chico Redevelopment Project and project area of the Redevelopment Plan for the Chico Municipal Airport Redevelopment Project with the project area for the Greater Chico Urban Area Redevelopment Project. A fiscal merger allows the Agency to allocate the tax increment revenue received from each of the constituent project areas to repay indebtedness incurred in the merged project areas as a whole. The 2004 amendment additionally consolidated the limits on receipt of taxes pursuant to the four redevelopment plans, thereby establishing a single limit for all four plans, and additionally consolidated the limits on the permissible amount of bonded indebtedness that may be outstanding as set forth in the four plans, to establish a single limit on bonded indebtedness for the four plans. The 2004 amendment further established overarching redevelopment goals that are reflective and inclusive of the goals identified in each of the four Redevelopment Plans. These overarching redevelopment goals are attached hereto as Exhibit E, and incorporated herein by reference. The City additionally amended this Plan in 2004 by two separate ordinances to make changes as permitted by law. By Ordinance No. 2278, adopted December 16, 2003, the City extended the time on the effectiveness of this Plan by one year, pursuant to Section 33681.9 of the Health and Safety Code, which was added by Senate Bill 1045. By Ordinance No. 2291, adopted June 14, 2004, the City eliminated the time limit on incurring indebtedness in the Project Area, as allowed by Section 33333.6(e)(2) of the Health and Safety Code, which was added by Senate Bill 211. These amendments are incorporated into this Amended and Restated Redevelopment Plan.

II. [§200] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Legal Description of the Project Area Boundaries," attached hereto as Exhibit A and incorporated herein by reference, and are shown on the "Project Area Map," attached hereto as Exhibit B and incorporated herein by reference.

III. [§300] PROPOSED REDEVELOPMENT ACTIONS

A. [§301] General

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

1. The acquisition of certain real property;
2. The demolition or removal of certain buildings and improvements;
3. Providing for participation by owners and tenants presently located in the Project Area and extending preferences to business occupants and other tenants desiring to remain or relocate within the redeveloped Project Area;
4. The management of any property acquired by and under the ownership and control of the Agency;
5. Providing relocation assistance to displaced Project Area occupants;
6. The installation, construction or reconstruction of streets, utilities and other public improvements;
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors and the Agency; and
10. The assembly of adequate sites for the development and construction of residential, commercial or industrial facilities.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

B. [§302] Participation Opportunities; Extension of Preferences for Reentry Within Redeveloped Project Area

1. [§303] Opportunities for Owners and Tenants

In accordance with this Plan and the rules for owner and tenant participation adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in redevelopment by: (1) retaining all or a portion of their properties; (2) acquiring adjacent or other properties in the Project Area; (3) rehabilitation of existing

buildings or improvements; (4) new development; or (5) selling their properties to the Agency and purchasing other properties in the Project Area.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to participate in the redevelopment of the Project Area, or to reenter into business within the redeveloped Project Area, if they otherwise meet the requirements prescribed in this Plan. The Agency shall also extend reasonable preferences to tenants other than business tenants in the Project Area to reenter within the redeveloped Project Area, if they otherwise meet the requirements prescribed by this Plan. Such business, residential, institutional and semi-public tenants shall be given a reasonable opportunity, if they so desire, to purchase and develop real property in the Project Area in accordance with this Plan.

2. [§304] Rules for Participation Opportunities, Priorities and Preferences

In order to provide opportunities to owners and tenants to participate in the redevelopment of the Project Area, the Agency shall promulgate rules for owner and tenant participation and the extension of preferences for reentry within the redeveloped Project Area. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors to be considered in establishing these priorities and preferences may include a participant's length of occupancy in the area, accommodation of as many participants as possible, similarity of land use, the necessity to assemble sites for integrated, modern development and conformity of a participant's proposal with the intent and objectives of this Plan.

In addition to opportunities for participation by individual persons and firms, participation shall be available for two or more persons, firms or institutions to join together in partnerships, corporations or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as: (1) the elimination and changing of some land uses; (2) the construction, widening or realignment of some streets; (3) the ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan; (4) the reduction in the total number of individual parcels in the Project Area; and (5) the construction or expansion of public facilities.

3. [§305] Participation Agreements

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

In the event an owner or tenant participant fails or refuses to rehabilitate, develop and use and maintain its real property pursuant to this Plan and a participation agreement, the provisions of this Plan shall be enforced by the Agency and/or the City as set forth in Section 700 of this Plan.

4. [§306] Conforming Owners

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

C. [§307] Cooperation with Public Bodies

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

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

The Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures or other improvements (within or without the Project Area) which land, buildings, facilities, structures or other improvements are or would be of benefit to the Project.

D. [§308] Property Acquisition

1. [§309] Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law, except eminent domain.

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

2. [§310] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, except eminent domain.

E. [§311] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

F. [§312] Payments to Taxing Agencies to Alleviate Financial Burden

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

A proportionate share of any amount of money paid by the Agency to any city and county pursuant to the preceding paragraph shall be disbursed by the city and county to any school district with territory located within the Project Area in the city and county.

"Proportionate share," as used in this Section 312, means the ratio of the school district tax rate, which is included in the total tax rate of the city and county, to the total tax rate of the city and county.

The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City) any amounts of money which the Agency has found are appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

The payments specified in the preceding paragraph were authorized by Health and Safety Code Section 33401, as that section existed at the time the Original Plan was adopted in 1985. Nothing in the 2004 Plan Amendment is intended to affect the validity of any existing agreement between the Agency and any taxing entity that was executed prior to January 1, 1994. However, as a result of a change in the law as of January 1, 1994, payments to taxing entities are established by specific provisions within the Community Redevelopment Law.

G. [§313] Relocation of Persons (Including Individuals and Families),
Business Concerns and Others Displaced by the Project

1. [§314] Assistance in Finding Other Locations

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), business concerns and others, if any, displaced from their respective places of residence or business by the Project, the Agency shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

2. [§315] Relocation Payments

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 and additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

H. [§316] Demolition, Clearance, and Building and Site Preparation

1. [§317] Demolition and Clearance

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

2. [§318] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for or undertake the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for residential, commercial, public and other uses provided in this Plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities or other improvements which an owner or operator of the site would otherwise be obliged to provide.

I. [§319] Property Disposition and Development

1. [§320] Real Property Disposition and Development

a. [§321] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or 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, sale or transfer without public bidding. Property containing buildings or structures rehabilitated by the Agency 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 by law.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project Area, without charge to any public body. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

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.

b. [§322] Disposition and Development Documents

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

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

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

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the

restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

c. [§323] Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly-owned building, facility, structure or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install or construct the buildings, facilities, structures and other improvements identified in Exhibit D, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefore.

In addition to the public improvements authorized under Section 318 and the specific publicly-owned improvements identified in Exhibit D of this Plan, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to, the following: (1) over and underpasses; (2) sewers and storm drains; (3) natural gas distribution systems; (4) water distribution systems; (5) parks, plazas and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section 323, 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 subdivision (b) of Section 33670 of the Community Redevelopment Law and subdivision 2 of Section 502 of this Plan or out of any other available funds.

d. [§324] Development Plans

All development plans (whether public or private) shall be submitted to the City on Agency's behalf for architectural and site planning review and approval. All development in the Project Area must conform to City design review standards.

2. [§325] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

J. [§326] Rehabilitation, Conservation and Moving of Structures

1. [§327] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency.

The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

2. [§328] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. [§329] Low- and Moderate-Income Housing

1. [§330] Replacement Housing

In accordance with Section 33334.5 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of the 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 moderate-income an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the Agency in accordance with all of the provisions of Sections 33413 and 33413.5 of said Community Redevelopment Law.

2. [§331] Increased and Improved Housing Supply

Pursuant to Section 33334.2 of the Community Redevelopment Law, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and subdivision 2 of Section 502 of this Plan shall be used by the Agency for the purposes of increasing and improving the City's supply of housing for persons and families of very low, low or moderate income unless certain findings are made as required by that section to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise any or all of its powers, including the following:

- a. Acquire land or building sites;
- b. Improve land or building sites with on-site or off-site improvements;
- c. Donate land to private or public persons or entities;
- d. Construct buildings or structures;
- e. Acquire buildings or structures;
- f. Rehabilitate buildings or structures;

- g. Provide subsidies to or for the benefit of persons or families of very low, low or moderate income; and
- h. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges.

The Agency adopted Resolution No. RDA 9-85, finding that such use of funds outside the Project will be of benefit to the Project and is therefore empowered to use tax increment funds outside the Project Area. The City Council has determined, prior to the adoption of this Plan, that the provision of low and moderate income housing outside the Project Area is of benefit to the Project.

The funds for this purpose shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing fund shall accrue to the Fund.

IV. [§400] USES PERMITTED IN THE PROJECT AREA

A. [§401] Redevelopment Plan Map

The "Redevelopment Plan Map," attached hereto as Exhibit C and incorporated herein by reference, illustrates the location of the Project Area boundaries, major streets within the Project Area and the proposed land uses to be permitted in the Project for all land—public, semi-public and private.

B. [§402] Designated Land Uses

1. [§403] Commercial Uses

The areas shown on the Redevelopment Plan Map (Exhibit C) for commercial uses shall be used for general commercial uses consistent with the General Plan of the City of Chico, as it currently exists or as it may be amended from time to time.

2. [§404] Industrial Uses

The areas shown on the Redevelopment Plan Map (Exhibit C) for industrial uses shall be used for general industrial uses consistent with the General Plan of the City of Chico, as it currently exists or as it may be amended from time to time.

3. [§405] Residential Uses

The areas shown on the Redevelopment Plan Map (Exhibit C) for residential uses shall be used for general residential uses consistent with the General Plan of the City of Chico, as it currently exists or as it may be amended from time to time.

C. [§406] Other Land Uses

1. [§407] Public Rights-of-Way

As illustrated on the Redevelopment Plan Map (Exhibit C), the major public streets within the Project Area include:

a. North-South Streets

Park Avenue, Locust Street, Walnut Street, Orange Street, Cherry Street, Normal Avenue, Salem Street, Broadway Street, Main Street, Wall Street, Flume Street, and Orient Street.

b. East-West Streets

Second, Third, Fourth, Fifth, Sixth, Seventh, Eighth, Ninth, Sixteenth and Twentieth Streets and Humboldt Avenue.

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

Any changes in the existing interior or exterior street layout shall be in accordance with the General Plan, as amended from time to time, the objectives of this Plan and the City's design standards, shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

2. [§408] Other Public, Semi-Public, Institutional and Nonprofit Uses

In any area shown on the Redevelopment Plan Map (Exhibit C), the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

3. [§409] Interim Uses

Pending the ultimate development of land by developers and participants, City on Agency's behalf is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

4. [§410] Nonconforming Uses

The City on behalf of the Agency may authorize additions, alterations, repairs or other improvements in the Project Area for existing uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the City on behalf of the Agency, such improvements would be compatible with surrounding Project uses and development. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

D. [§411] General Controls and Limitations

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

1. [§412] Construction

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

2. [§413] Rehabilitation and Retention of Properties

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

3. [§414] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number of buildings permitted under the Municipal Code of the City of Chico.

4. [§415] Number of Dwelling Units

The number of dwelling units presently in the Project Area is approximately 800 and shall not exceed the number of dwelling units permitted under the Municipal Code of the City of Chico.

5. [§416] Limitation on Type, Size and Height of Buildings

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

6. [§417] Open Spaces, Landscaping, Light, Air and Privacy

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

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

7. [§418] Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. The design of all proposed new signs shall be submitted to the Agency and/or City prior to installation for review and approval pursuant to the procedures of this Plan.

8. [§419] Utilities

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

9. [§420] Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

10. [§421] Nondiscrimination and Nonsegregation

Restricting the rental, sale or lease of property on the basis of race, color, religion, sex, marital status, ancestry or national origin of any person by lessees and purchasers

of real property acquired in redevelopment projects and owners of property improved as a part of a redevelopment project is prohibited. The Redevelopment Agency, in accordance with Section 33435 of the California Health and Safety Code, shall obligate said lessees and purchasers to refrain from discriminatory practices.

In accordance with Section 33436 of the California Health and Safety Code, 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 real property in the Project Area shall include the following provisions:

In deeds the following language shall appear:

"The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

In leases the following language shall appear:

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

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

In contracts 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 Area, the foregoing provisions in substantially the forms

set forth shall be included and such 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.

11. [§422] Subdivision of Parcels

No parcel in the Project Area, including any parcel retained by a participant, shall be subdivided without the approval of the City on Agency's behalf.

12. [§423] Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the City on behalf of the Agency may determine that:

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

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

E. [§424] Design for Development

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

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

any such controls and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency and/or City. 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 City on Agency's behalf shall not approve any plans that do not comply with this Plan.

F. [§425] 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.

V. [§500] METHODS OF FINANCING THE PROJECT

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

The Agency is authorized to finance this Project with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also 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. Advances and loans for survey and planning and for the operating capital for nominal administration of this Project may be provided by the City until adequate tax increment or other funds are available, or sufficiently assured, to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

B. [§502] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Butte, the City of Chico, any district or any

other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Butte last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and
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 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 Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

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

The limitation on receipt of taxes by the Agency pursuant to subdivision 2 of this Section 502 is hereby consolidated with the limitation on receipt of taxes by the Agency pursuant to the Redevelopment Plan for the Chico Municipal Airport Redevelopment Project, the Amended Redevelopment Plan for the Southeast Chico Redevelopment Project and the Redevelopment Plan for the Greater Chico Urban Area Redevelopment Project.

The limitations on collection of tax increment contained in each of the Redevelopment Plans are as follows:

1.	Greater Chico Urban Area Redevelopment Plan:	\$1,600,000,000
2.	Amended Southeast Chico Redevelopment Plan:	\$192,000,000
3.	Chico Municipal Airport Redevelopment Plan:	\$192,000,000
4.	Central Chico Redevelopment Plan:	<u>\$80,000,000</u>
	Total:	\$2,064,000,000

Therefore, the portion of taxes divided and allocated to the Agency pursuant to the four redevelopment plans shall not exceed an aggregate and cumulative total of \$2,064,000,000.

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

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

The limitation on the amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes described in subdivision 2 above which can be outstanding at any one time is hereby consolidated with the limitations on bonded indebtedness set forth in the Redevelopment Plan for the Chico Municipal Airport Redevelopment Project, the Amended Redevelopment Plan for the Southeast Chico Redevelopment Project and the Redevelopment Plan for the Greater Chico Urban Area Redevelopment Project.

The limitations on outstanding bonded indebtedness contained in each of the Redevelopment Plans are as follows:

1.	Greater Chico Urban Area Redevelopment Plan:	\$340,000,000
2.	Amended Southeast Chico Redevelopment Plan:	\$60,000,000

3.	Chico Municipal Airport Redevelopment Plan:	\$60,000,000
4.	Central Chico Redevelopment Plan:	<u>\$30,000,000</u>
	Total:	\$490,000,000

Therefore, the total amount of bonded indebtedness to be repaid in whole or in part from the allocation of taxes from the four redevelopment plans which can be outstanding at any one time shall not exceed \$490,000,000.

The Agency shall not receive, and shall not repay loans, advances or other indebtedness to be paid with the proceeds of property taxes from the Project Area pursuant to Section 33670 of the Community Redevelopment Law and this Section 502 beyond 51 years from the date of the original adoption of this Plan.

C. [\$503] Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States, the State of California or any other public or private source will be utilized if available.

VI. [\$600] ACTIONS BY THE CITY

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

- A. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by others than those legally required to bear such cost.
- B. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.

- D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- F. Preservation of historical sites.
- G. Performance of the above actions and of all other functions and services relating to public peace, health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

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

VII. [§700] ENFORCEMENT

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

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

VIII. [§800] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 41 years from the date of the original adoption of this Plan by the City Council.

IX. [§900] PROCEDURE FOR AMENDMENT

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

X. [§1000] MERGER

This Project Area is hereby fiscally merged with the project areas of the Amended Redevelopment Plan for the Amended Southeast Chico Redevelopment Project, the Redevelopment Plan for the Chico Municipal Airport Redevelopment Project and the Redevelopment Plan for the Greater Chico Urban Area Redevelopment Project. The fiscal merger of the Redevelopment Project Areas in accordance with this section, the consolidation of the limits on receipt of taxes from the Redevelopment Project Areas and the consolidation of the limits on the amount of outstanding bonded indebtedness, as set forth in Section 502, will further the Overarching Redevelopment Goals set forth in Exhibit E, which are reflective and inclusive of the goals identified in each of the four Redevelopment Plans.

S:\CJP\RDA\Plan Amendment\Plans\Final CCRPA.DOC

EXHIBIT A
LEGAL DESCRIPTION OF THE PROJECT AREA BOUNDARIES

All that certain real property situated in the County of Butte, State of California, more particularly described as follows:

BEGINNING at the intersection of the southwesterly line of Cedar Street and the southeasterly line of West 9th Street; thence southerly along the southwesterly line of said Cedar Street to the centerline of Little Chico Creek; thence easterly along the centerline of Little Chico Creek to its intersection with the southwesterly line of Salem Street; thence southerly along the southwesterly line of said Salem Street a distance of 234 feet, more or less; thence easterly and perpendicular to the southwesterly line of said Salem Street a distance of 206 feet; thence southerly and parallel with the southwesterly line of said Salem Street to the southeasterly line of West 11th Street; thence easterly along the southeasterly line of said West 11th Street to the southwesterly line of Oakdale Street; thence southerly along the southwesterly line of said Oakdale Street to the southeasterly line of West 18th Street; thence easterly along the southeasterly line of said West 18th Street a distance of 204 feet to the southwesterly line of an unnamed alley; thence southerly and perpendicular to the southwesterly line of said West 18th Street, along the southwesterly line of said unnamed alley, a distance of 130 feet to the northwesterly line of the unnamed alley; thence westerly along the northwesterly line of said unnamed alley a distance of 81 feet; thence southerly and perpendicular to the northwesterly line of West 19th Street a distance of 230 feet to the southeasterly line of said West 19th Street; thence westerly along the southeasterly line of said West 19th Street a distance of 13.4 feet; thence southerly and perpendicular to the southeasterly line of said West 19th street a distance of 300 feet to the northwesterly line of West 20th street; thence westerly along the northwesterly line of said West 20th Street a distance of 220.8 feet; thence southerly and perpendicular to the northwesterly line of said West 20th Street a distance of 217 feet, more or less, to the southeasterly line of an unnamed alley, which southeasterly line lies parallel with West 21st Street; thence easterly along the southeasterly line of said unnamed alley a distance of 5.8 feet, more or less; thence southerly and perpendicular to the southeasterly line of said West 21st Street a distance of 215 feet to the southeasterly line of said West 21st Street; thence easterly along the southeasterly line of said West 21st a distance of 132 feet; thence southerly and perpendicular to the southeasterly line of said West 21st Street a distance of 186 feet, more or less, to the southeasterly line of that certain unnamed alley which lies southerly and adjacent to Crouch Ditch; thence westerly and parallel with the southeasterly line of said West 21st Street to the northerly extension of the southwesterly line of Oakdale Street; thence southerly along the southwesterly line of said Oakdale Street a distance of 323 feet, more or less, to the southerly terminus of said Oakdale Street and the present city limits; thence easterly along said city limits to the southwesterly line of Park Avenue; thence easterly and perpendicular to the southwesterly line of said Park Avenue to the northeasterly right-of-way line of the Sacramento Northern Railway; thence northerly along the northeasterly right-of-way line of said Sacramento Northern Railway a distance of 30.2 feet, more or less, to a point which lies South 54°10' East a distance of 1070.76 feet from the southeasterly corner of East 20th Street and said Park Avenue; thence North 35°50' East a distance of 58.5 feet; thence North 54°10' West a distance of 250.0 feet; thence North 35°50' East a distance of 46.16 feet; thence North 53°58' West a distance of 272.74 feet; thence North 5°05' West a distance of 52.2 feet; thence North 23°14' East a distance of 46.55 feet; thence North 71°27' East a distance of 172.18 feet; thence South 53°58' East a distance of 217.5 feet; thence North 35°50' East a distance of 194.84 feet;

thence South 54°10' East a distance of 250.0 feet; thence North 35°50' East a distance of 217.08 feet to the westerly line of Fair Street; thence along the westerly line of said Fair Street North 41°47' West to the northwesterly line of East 20th Street; thence easterly along the northwesterly line of said East 20th Street to the southwesterly line of Mulberry Street; thence northerly along the southwesterly line of said Mulberry Street to the southeasterly line of said East 19th Street; thence westerly along the southeasterly line of said East 19th Street a distance of 164 feet; thence southerly and perpendicular to the southeasterly line of said East 19th Street a distance of 120 feet; thence southerly and parallel with the southeasterly line of said East 19th Street a distance of 180 feet to the southwesterly line of Hemlock Street; thence southerly along the southwesterly line of said Hemlock Street a distance of 20 feet; thence westerly and perpendicular to the southwesterly line of said Hemlock Street a distance of 47 feet; thence northerly and parallel with the southwesterly line of said Hemlock Street a distance of 20 feet; thence westerly and perpendicular to the southwesterly line of said Hemlock Street a distance of 247 feet to the northeasterly line of Locust Street; thence northerly along the northeasterly line and its prolongation of said Locust Street to the northwesterly line of East 12th Street; thence westerly along the northwesterly line of East 12th Street to a point that lies 150 feet easterly of the intersection of the northeasterly line of Park Avenue and the northwesterly line of said East 12th Street; thence northerly and perpendicular to the northwesterly line of said East 12th Street a distance of 259.6 feet, more or less, to the southeasterly line of East 11th Street; thence easterly along the southeasterly line of said East 11th Street a distance of 46.3 feet, more or less; thence northerly and perpendicular to the southeasterly line of said East 11th Street to the centerline of Little Chico Creek; thence easterly along the centerline of said Little Chico Creek to a point which lies North 39° West a distance of 221 feet from the northwesterly line of East 11th Street; thence South 39° East a distance of 221 feet to a point on the northwesterly line of East 11th Street, which point lies 64.3 feet westerly of the intersection of the southeasterly line of Nelson Street and the northwesterly line of said East 11th Street; thence easterly along the northwesterly line of said East 11th Street a distance of 64.3 feet to the northeasterly line of Nelson Street; thence southerly along the northeasterly line of said Nelson Street a distance of 43 feet; thence easterly and perpendicular to the northeasterly line of said Nelson Street a distance of 264 feet; thence northerly and parallel with the northeasterly line of said Nelson Street to the southerly line of Little Chico Creek; thence westerly along the southerly line of said Little Chico Creek to the southerly prolongation of the northeasterly line of Orient Street; thence northerly along the southerly prolongation of the northeasterly line of said Orient Street to the southeasterly line of Humboldt Avenue; thence easterly along the southeasterly line of said Humboldt Avenue to the southerly prolongation of the east-west dividing line of the blocks between Orient Street and Olive Street; thence northerly along said east-west dividing line and its northerly prolongation to a point on the southeasterly line of an unnamed alley, which point lies 120 feet northerly of the northwesterly line of East 8th Street; thence easterly along the southeasterly line of said unnamed alley a distance of 33 feet; thence northerly and perpendicular to the northwesterly line of said East 8th Street a distance of 144 feet to the southeasterly line of East 7th Street; thence westerly along the southeasterly line of said East 7th Street a distance of 33 feet to the east-west dividing line of the blocks between Orient Street and Olive Street; thence northerly along said east-west dividing line a distance of 210 feet to the northwesterly line of an unnamed alley; thence westerly and parallel with the northwesterly line of said East 7th Street a distance of 9 feet; thence northerly and perpendicular to the northwesterly line of said East 7th Street to the northwesterly line of East 6th Street; thence easterly along the northwesterly line of said East 6th

Street to the east-west dividing line of the blocks between Orient Street and Olive Street; thence northerly along said east-west dividing line to the southeasterly line of East 3rd Street; thence westerly along the southerly line of East 3rd Street a distance of 47 feet; thence northerly and perpendicular to the southeasterly line of said East 3rd Street to the centerline of Big Chico Creek; thence westerly along the centerline of said Big Chico Creek to the easterly line of Camellia Way; thence northerly along the easterly line of said Camellia Way to the northerly line of Memorial Way; thence westerly along the northerly line of said Memorial Way a distance of 306.6 feet, more or less; thence southerly and perpendicular to the northerly line of said Memorial Way a distance of 149.6 feet thence South 89° 46' West a distance of 2.7 feet; thence South 00°14' East a distance of 90.00 feet; thence north 89°46' East a distance of 2.00 feet; thence South 00°14' East a distance of 31.00 feet to the northerly line of Big Chico Creek; thence westerly along the northerly line of said Big Chico Creek the following courses and distances: South 74°37' West, 52.20 feet; South 62°07' West, 166.70 feet; and South 73°27' West, 365.00 feet; thence leaving the northerly line of said Big Chico Creek North 05°14' West a distance of 235.00 feet; thence South 84°39' West a distance of 275.00 feet to the northeasterly line of Esplanade; thence westerly and perpendicular to the northeasterly line of said Esplanade to the southwesterly line of said Esplanade; thence southerly along the southwesterly line of said Esplanade to a point on the southerly line of Big Chico Creek, said point also being on the northwesterly line of Shasta Way; thence southerly and westerly along the northwesterly line of said Shasta Way to the northwesterly line of West 1st Street; thence westerly along the northwesterly line of said West 1st Street to the southwesterly line of Salem Street; thence southerly along the southwesterly line of said Salem Street a distance of 220.5 feet; thence westerly and perpendicular to the southwesterly line of said Salem Street a distance of 76.2 feet; thence southerly and parallel with the southwesterly line of said Salem Street a distance of 126 feet to the northwesterly line of West 2nd Street; thence westerly along the northwesterly line of said West 2nd Street to the northerly prolongation of the southwesterly line of Normal Avenue; thence southerly along the southerly prolongation and the southwesterly line of said Normal Avenue a distance of 214.50 feet; thence westerly and perpendicular to the southwesterly line of said Normal Avenue a distance of 132 feet to the east-west dividing line of the blocks between Normal Avenue and Chestnut Street; thence southerly along said east-west dividing line a distance of 330 feet; thence westerly and perpendicular to the southwesterly line of said Normal Avenue a distance of 12 feet; thence southerly and parallel with the southwesterly line of said Normal Avenue a distance of 198 feet to the southeasterly line of West 4th Street; thence easterly along the southeasterly line of said West 4th Street a distance of 25 feet; thence southerly and perpendicular to the southeasterly line of said West 4th Street a distance of 132 feet; thence westerly and parallel with the southeasterly line of said West 4th Street a distance of 13 feet; thence southerly and perpendicular to the southeasterly line of said West 4th Street a distance of 528 feet to the southeasterly line of West 6th Street; thence westerly along the southeasterly line of said West 6th Street a distance of 6 feet; thence southerly and perpendicular to the southeasterly line of said West 6th Street a distance of 66 feet; thence easterly and parallel with the southeasterly line of West 6th Street a distance of 6 feet to the east-west dividing line of the blocks between Normal Avenue and Chestnut Street; thence southerly along said dividing line and its southerly prolongation to the northwesterly line of West 9th Street; thence westerly along the northwesterly line of said West 9th Street to the northeasterly line of Ivy Street; thence northerly along the northeasterly line of said Ivy Street to the northwesterly line of West 4th Street; thence westerly, along the northwesterly line of said West 4th Street to the northeasterly

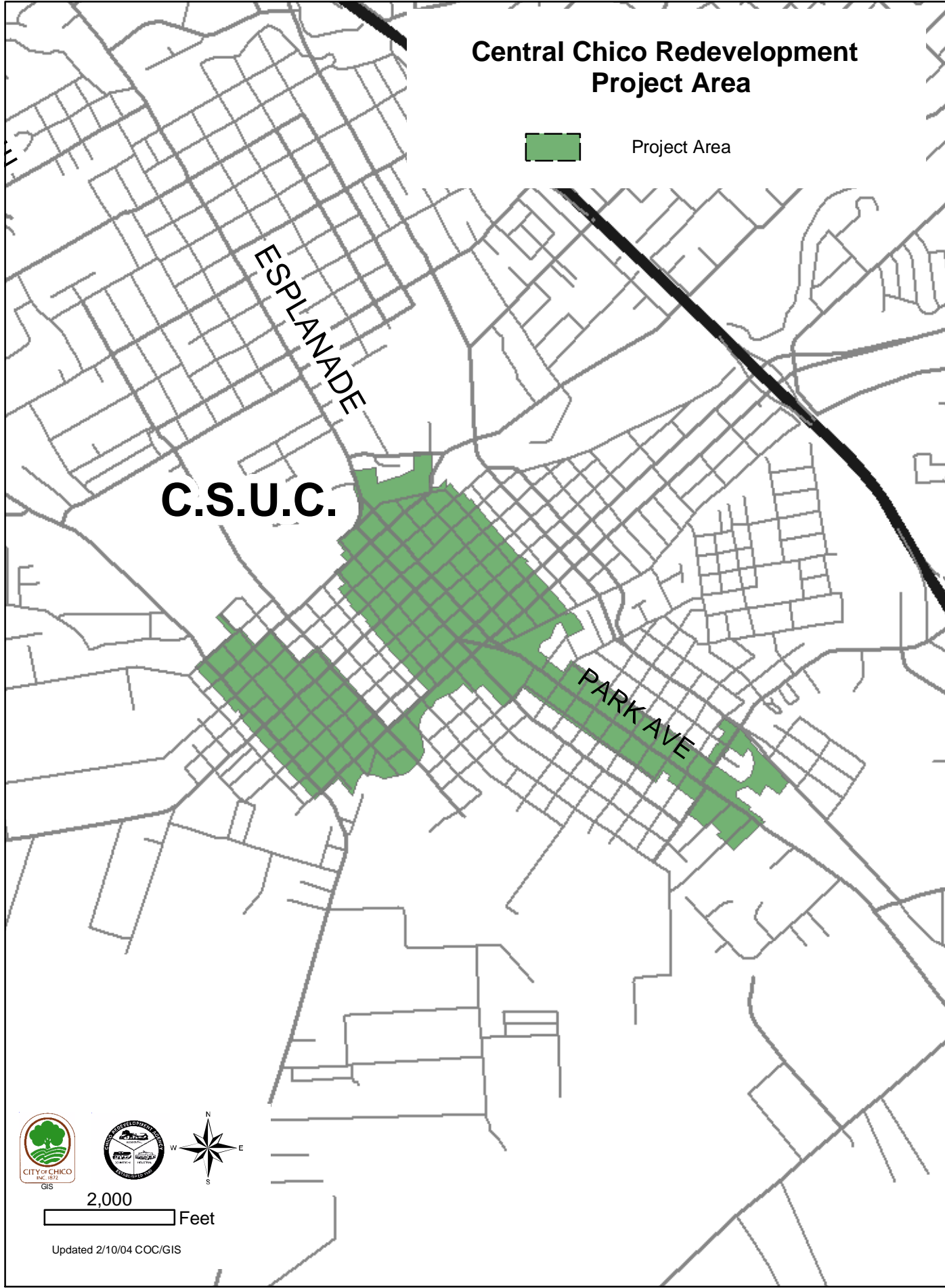
line of Cherry Street; thence northerly along the northeasterly line of said Cherry Street to the northwesterly line of West 2nd Street; thence westerly along the northwesterly line of said West 2nd Street to the northeasterly line of said Orange Street; thence northerly along the northeasterly line of said Orange Street to the northwesterly line of West 1st Street; thence westerly along the northwesterly line of said West 1st Street a distance of 63.5 feet to the northeasterly line of an unnamed alley; thence northerly and perpendicular to the northwesterly line of said West 1st Street along the northeasterly line of said unnamed alley to the northwesterly line of Rio Chico Way; thence westerly along the northwesterly line of Rio Chico Way and its westerly prolongation to the easterly right-of-way line of the Southern Pacific Railroad; thence southerly along the easterly right-of-way line of said Southern Pacific Railroad to the northwesterly line of West 1st Street; thence westerly along the northwesterly line of said West 1st Street to the northerly prolongation of the east-west dividing line of the blocks between Oak Street and Walnut Street; thence southerly along said east-west dividing line to a point 174 feet southerly of the southeasterly line of West 3rd Street; thence easterly and parallel with the southeasterly line of said West 3rd Street a distance of 45 feet; thence southerly and perpendicular to the southeasterly line of said West 3rd Street a distance of 90 feet to the northwesterly line of West 4th Street; thence westerly along the northwesterly line of said West 4th Street a distance of 45 feet to the east-west dividing line of the blocks between Oak Street and Walnut Street; thence southerly along said east-west dividing line to the southeasterly line of West 9th Street; thence easterly along the southeasterly line of said West 9th Street to the southeasterly line of Cedar Street and the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Commencing at the intersection of the centerline of East 20th Street and Locust Street; thence South 35°37'33" West along said centerline of said East 20th Street a distance of 4.65 feet; thence South 54°22'27" East a distance of 30.00 feet to the southeasterly right-of-way line of said East 20th Street, and the True Point of Beginning; thence North 35°37'33" East along the easterly right of way line of said East 20th Street a distance of 356.51 feet; thence South 54° 22'27" a distance of 278.28 feet; thence North 35°37'33" East a distance of 157.97 feet; thence South 41°58'00" East a distance of 5.69 feet to the beginning of a 317.46 foot radius curve to the right; thence along the arc of said curve through a central angle of 100°22'00" a distance of 556.10 feet; thence South 58°24'00" West a distance of 32.83 feet; thence South 68°48'00" West a distance of 65.77 feet; thence North 54°22'27" West a distance of 199.85 feet; thence North 35°37'33" East a distance of 5.00 feet; thence North 54°22'27" West a distance of 259.67 feet to the true point of beginning.

Central Chico Redevelopment Project Area

 Project Area



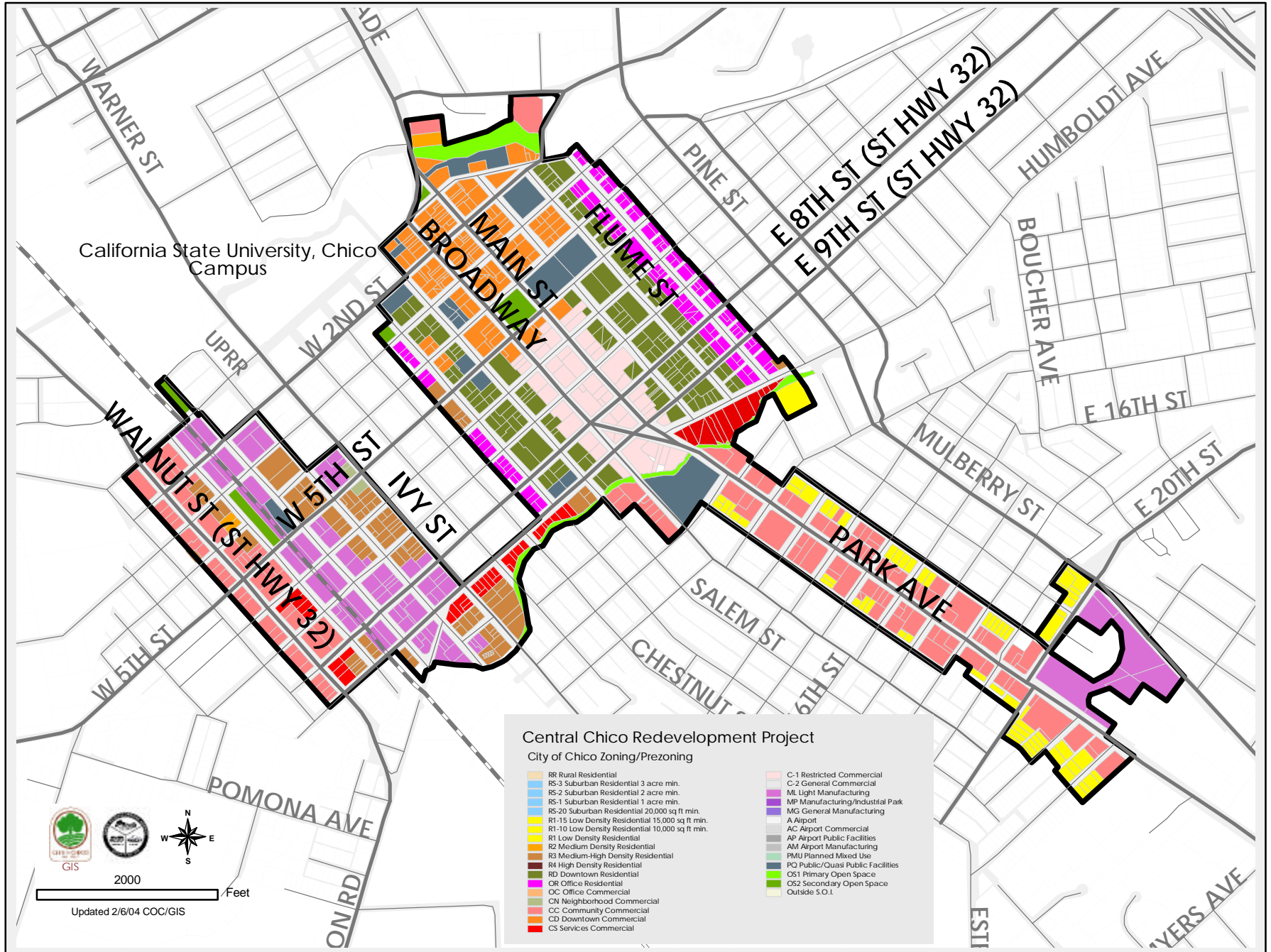


EXHIBIT D
PROPOSED PUBLIC IMPROVEMENTS

1. Street reconstruction and traffic circulation/pedestrian safety improvements, including, but not limited to: Camellia Way Bridge; secondary bridges; replacement or new installation of traffic signals; intersection "bulbing"; widening of 20th Street (Park Avenue to Mulberry Street); widening of Park Avenue (south of 20th Street); 2nd/4th Street couplet (Phase I); and Camellia/Memorial way reconstruction.
2. Street lighting and landscaping improvements.
3. Replacement or new installation of curbs, gutters, sidewalks and handicapped access ramps.
4. Parking structures, including, but not limited to, a structure at Third/Fourth and Salem Streets and a structure at Second and Wall Streets.
5. City administration building.
6. Storm drain reconstruction and drainage improvements, including, but not limited to: CBD storm drainage (Flume Street); and 7th and Orange storm drainage.
7. Creekside greenway improvements.
8. Utility undergrounding.

EXHIBIT E OVERARCHING REDEVELOPMENT GOALS

The 2004 Redevelopment Plan Amendments will help the Agency accelerate the achievement of goals identified in the Redevelopment Plans for the four constituent projects: the Southeast Chico Redevelopment Project, the Chico Municipal Airport Redevelopment Project, the Central Chico Redevelopment Project, and the Greater Chico Urban Area Redevelopment Project. These individual redevelopment projects constitute the Chico Amended and Merged Redevelopment Project ("CAMRP"). The Redevelopment Plans for the four individual redevelopment projects will further the following overarching merged redevelopment goals that reflect and are inclusive of the goals identified in each of the individual plans. The merged redevelopment goals will supplement the redevelopment goals established at the time of original plan adoption. The merged redevelopment goals are as follows:

1. Eliminate blighting influences and correct environmental deficiencies.
2. Provide a more diversified and stable economic base and revenue stream.
3. Improve employment opportunities within the CAMRP.
4. Promote economically viable use of parcels.
5. Provide a safer, more efficient, and economical movement of persons and goods and provide adequate parking facilities within the CAMRP.
6. Assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
7. Eliminate economic deterioration and underutilization of property.
8. Conserve and improve existing public facilities, and provide such new facilities as needed for the full and complete development of the CAMRP and the community as a whole.
9. Provide public improvements needed to support other redevelopment objectives.
10. Facilitate the development of projects that include scenic and visual amenities such as public art.
11. Establish and implement performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project.

The Agency will also further the City and Agency housing objectives by promoting the following goals:

12. Provide assistance to the residents of the CAMRP and the City in the improvement of their homes, and provide additional housing opportunities for all economic segments of the CAMRP, community, and region.
13. Encourage adequate supply of housing for persons regardless of income, age, religion, sex, sexual preference, race or ethnic background.
14. Provide housing diversity, by location, type, price and tenure.
15. Develop affordable housing utilizing all available resources and programs.
16. Maintain existing housing stock, including the preservation of existing neighborhoods and the quality of life.