ORDINANCE NO. 1211

AN ORDINANCE CONTINGENTLY AUTHORIZING
REDEVELOPMENT OF AN AREA IN SOLANO
COUNTY BY THE CITY OF VALLEJO

WHEREAS, the County of Solano has had submitted to it a
preliminary plan for the Southeast Vallejo Redevelopment Project
by the City of Vallejo and the Redevelopment Agency of the City
of Vallejo, which would require the authorization of Solano
County for the redevelopment of certain unincorporated territory
which is contiguous to the City of Vallejo;

NOW, THEREFORE, the Board of Supervisors of the County of
Solano, State of California, does ordain as follows:

SECTION I.

Pursuant to Health and Safety Code Section 33213, the County
of Solano hereby authorizes redevelopment by the City of Vallejo
of those certain redevelopment activities contained in the Prelim­
inary Plan for the Southeast Vallejo Redevelopment Project (a
copy of which is attached hereto as Exhibit "A" and incorporated
herein as though set forth in full) and which further authorizes
the redevelopment by the City of Vallejo of that certain area
located in Solano County which is contiguous to the City of
Vallejo, as shown in Exhibit "B" attached hereto and incorporated
herein as though set forth in full; all of which is subject to
the following terms and conditions;

1. That authorization of redevelopment in the unincorporated
area as set forth above shall not be finally approved by the
Solano County Board of Supervisors until after an agreement for
sharing property tax revenues from the proposed project area or
other mitigation measures have been developed between the City of
Vallejo, the Agency, the County and other taxing agencies within
the proposed redevelopment project area in order to address
detrimental effects of tax increment financing for the project,
if any;

2. Subject to formal approval by the Solano County Board
of Supervisors, by a further ordinance adopted by said body,
approving the final redevelopment plan for the Southeast Vallejo
Redevelopment Project as said redevelopment project plan would
relate to the unincorporated territory included in said plan and
contiguous to the City of Vallejo.

SECTION II.
This Ordinance shall be published once before the expiration
of FIFTEEN (15) DAYS after its final passage in the Vallejo Times,
a newspaper of general circulation, printed and
published in the County of Solano, State of California, and
shall be in full force and effect THIRTY (30) DAYS after its
passage.

ATTEST:

LINDA TERRA, Acting
Clerk of the Board
of Supervisors

By

OSBY DAVIS, Chairman
Board of Supervisors

I, LINDA TERRY, Acting Clerk of the Board of Supervisors of
the County of Solano, State of California, do hereby certify
that the foregoing Ordinance was introduced at a regular meet-
ing held Sep 6, 1983.

On motion of Supervisor Cunningham, seconded
by Supervisor (name), this Ordinance was
adopted at a regular meeting of said Board on Oct 4,
1983, by the following vote:

AYES: SUPERVISORS: (names)

NOES: SUPERVISORS: (names)

ABSTAINED: SUPERVISORS: (names)

ABSENT: SUPERVISORS: (names)

WITNESS my hand and the Seal of said Board this (day)

LINDA TERRA, Acting Clerk
of the Board of Supervisors

By

Deputy Clerk
A. Description of Boundaries of Project Area

Attached hereto is Exhibit A, a map which delineates the boundaries of the proposed redevelopment area.

B. Statement of Land Uses, Streets, Densities, and Standards

All activities undertaken under this plan will conform to the standards of the current Zoning Ordinance and the General Plan of the City of Vallejo. Land uses in the area are designated primarily as Low Density Residential. Other land uses include High Density Residential, Medium Density Residential, Recreational, Linear Commercial, Waterfront Shopping and Service, and Neighborhood Shopping and Service.

Proposed activities include the

1. installation of storm drains on Benicia Road, Fulton Street, Ridge Avenue, Bush Street, Valley Street, Lewis Street, Orchard Avenue, and an open ditch between Hanley and Cabrillo;

2. upgrading of sanitary sewers on Taylor Road, Hanley Street and in other locations;

3. installation of water lines on Woodrow Avenue, Reis Street, Taylor Street, Warren Street, Benicia Road, Glen Cove Road South, Glen Cove Road North, Belmont Street, Fulton Street, and Magazine Street;

4. curbs, gutters, sidewalks, overlay, and construction of new pavement on Benicia Road;

5. curbs, gutters, sidewalks and street improvements to various streets;

6. upgrading of the Glen Cove interchange at Highway 780;

7. construction of a school building;

8. landscaping and recreational improvements; and

9. other related improvements.

C. Purposes of Redevelopment Attained by This Project

The proposed redevelopment area includes blighted areas which constitute physical and economic liabilities which
require redevelopment in the interest of the health, safety, and general welfare of the residents. These blighted areas are characterized by properties which suffer from economic dislocation, deterioration, or disuse because of the existence of inadequate public improvements, public facilities, open spaces, and utilities which cannot be remedied by private or governmental action without redevelopment.

D. Conformance to General Plan

The 1983 Vallejo Comprehensive Plan (General Plan) contains sections on "Schools and Parks" and "Public Facilities and Services." The proposed redevelopment is in conformance to the policies and standards established in the Comprehensive Plan.

E. Impact Upon Residents and Surrounding Neighborhoods

The proposed activities will substantially improve the health, welfare, and safety of residents of the area and surrounding neighborhoods. The installation of storm drains will channel water runoff thereby conveniencing residents and improving safety. The upgrading and repair of sanitary sewers will improve the health and welfare of residents. The installation of curbs, gutters, sidewalks, and street improvements will increase pedestrian safety, enhance the neighborhood, and improve the drainage of water. The upgrading of the interchange will alleviate traffic congestion and smog. The construction of a school will assist in the education and growth of students. The installation of landscaping and recreational improvements will improve the aesthetics of the area and the health and well being of uses.
SOUTHEAST VALLEJO - PROPOSED REDEVELOPMENT PROJECT

(UNINCORPORATED AREA WITHIN PROJECT)  EXHIBIT 'B'