ORDINANCE OF THE BOARD OF SUPERVISORS OF
SOLANO COUNTY APPROVING AND ADOPTING THE
REDEVELOPMENT PLAN FOR THE COLLINSVILLE-
MONTEZUMA HILLS REDEVELOPMENT PROJECT

WHEREAS, the Solano County Redevelopment Agency, hereinafter referred to as the "Agency", formulated and prepared the Proposed Redevelopment Plan (the "Proposed Plan") for The Collinsville-Montezuma Hills Redevelopment Project (hereinafter referred to as the "Project Area"); and

WHEREAS, the Planning Commission of Solano County has submitted its report and recommendations on the Proposed Plan finding that the Proposed Plan is in conformity with the General Plan and recommending certain changes in the Proposed Plan; and

WHEREAS, the Agency submitted to the Board of Supervisors of Solano County hereinafter referred to as the "Board", the Proposed Plan accompanied by the Report of the Agency on the Proposed Plan, which Report contains, among other things, the Planning Commission's report and recommendations, the Environmental analysis of Project impacts, the Report of the County Fiscal Officer, the Report of the Fiscal Review Committee and Analysis thereof by the Agency; and

WHEREAS, the Agency adopted rules governing participation by and reasonable preferences to owners and tenants in the Project Area; and

WHEREAS, the Agency consulted with the taxing agencies which levy taxes, or for which taxes are levied, on property in the
Project Area with respect to the Plan and to allocation of taxes pursuant to Section 33670; and

WHEREAS, this Board considered and approved the response of the Agency to the Report of the Fiscal Review Committee; and

WHEREAS, the Agency, the Planning Commission and the Board reviewed and have considered the information contained in the Environmental Impact Reports prepared for the property located in the Project Area and have by resolution by this Board made certain findings with respect to the environmental impacts of the Project Area in compliance with the California Environmental Quality Act of 1970, and State and local regulations and guidelines adopted pursuant thereto; and

WHEREAS, after due notice, a Joint Public Hearing was held by this Board and the Agency to consider the Proposed Plan; and

WHEREAS, at said Joint Public Hearing, this Board heard and considered all oral and written objections; and

WHEREAS, all actions required by law have been taken by all appropriate public agencies;

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

SECTION 1.

The purpose and intent of the Board with respect to the Project Area is to:

(a) Eliminate the conditions of blight existing in the Project Area;

(b) Insure, as far as possible, that the causes of
blighting conditions in the Project Area will be either eliminated or protected against;

(c) Provide participation for owners and tenants and a reasonable preference for persons engaged in business in the Project Area;

(d) Encourage and insure the rehabilitation, rebuilding, and redevelopment of the Project Area;

(e) Encourage and foster the economic revitalization of the Project Area;

(f) Relocate the owners and occupants of the Project Area as needed; and

(g) Redevelop, rebuild, and construct the public facilities in the Project Area to provide safer and more efficient service for the people in the area and the general public as a whole.

SECTION II.

All written and oral objections to the Proposed Plan are hereby overruled.

SECTION III.

The Proposed Plan for the Collinsville-Montezuma Hills Redevelopment Project, is hereby approved and adopted and designated the official Redevelopment Plan for the Project Area (the "Redevelopment Plan").

SECTION IV.

The Proposed Redevelopment Plan is hereby incorporated herein by reference and made a part hereof as if fully set out
SECTION V.

This Board hereby finds and determines for the Project Area that:

(a) Upon the record accumulated during the redevelopment plan adoption process, the record of the joint public hearing on the Proposed Plan including all testimony received at the joint public hearing, the Report of the Agency to the Board, all studies and data supporting said records and Report, and the Final Environmental Impact Reports, the Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California; to wit:

   (i) The Project Area contains blight, as the same is defined in the California Redevelopment Law, which constitutes physical, social and economic liabilities requiring redevelopment in the interest of the health, safety, and general welfare of the people of Solano County;

   (ii) The Project Area is characterized by properties which suffer from economic dislocation and disuse because of the existence of:

          (1) Lots or other areas which are subject to severe flooding;

          (2) Inadequate public improvements, public
facilities, open spaces and utilities; all of which cannot be remedied by private or governmental action without redevelopment and a prevalence of depreciated values, impaired investments and social economic maladjustment, all contributing to the reduced capacity to pay taxes; and

(iii) The lack of proper utilization of the Project Area has resulted in a stagnant condition of land potentially useful and valuable for contributing to the public health, safety, and welfare by providing employment opportunities for jobless, underemployed and low income persons;

(b) The Redevelopment Plan will redevelop the Project Area in conformity with the Community Redevelopment Law of the State of California in the interests of the public peace, health, safety and welfare;

(c) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible;

(d) The Redevelopment Plan conforms to the General Plan and the General Plan Amendments of Solano County;

(e) The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of Solano County and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;

(f) The condemnation of real property as provided for
in the Redevelopment Plan, is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law;

(g) Agency has a feasible method and plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the Project Area;

(h) There are or are being provided in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents and prices within the financial means of the families and persons displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;

(i) Inclusion within the Redevelopment Area of any lands, buildings or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the area of which they are a part, any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion;
and

(j) The elimination of blight and the redevelopment of the Project Area cannot be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

SECTION VI.

In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved and adopted, it is found and determined that certain official actions must be taken by this Board with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly, this Board hereby:

(a) Declares its intention to undertake and complete any proceedings necessary to be carried out by Solano County under the provisions of the Redevelopment Plan.

(b) Requests the various officials, departments, boards, commissions, and agencies of Solano County having administrative responsibilities (in the Project Area) likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan.

(c) Provides for the expenditure of funds by the community to implement the Redevelopment Plan in such
amounts, for such purposes and under such conditions as
set forth in subsequent resolutions or ordinances by this
Board.

SECTION VII.

This Board is satisfied permanent housing facilities will
be available within three years from the time occupants of the
Project Area are displaced and that pending the development of
such facilities there will be available to such displaced
occupants adequate temporary housing facilities at rents com­
parable to those in the community at the time of their displace­
ment.

SECTION VIII.

This Board is convinced that the effect of tax increment
financing will not cause a severe financial burden or detriment
to any taxing agency deriving revenues from the Project Area.

SECTION IX.

The Clerk of the Board is hereby directed to send a certi­
fied copy of this Ordinance to the Agency and the Agency is
hereby vested with the responsibility for carrying out the
Redevelopment Plan, subject to the provisions of the Redevelop­
ment Plan.

SECTION X.

The Clerk of the Board is hereby directed to record with
the County Recorder of Solano County a description of the land
within the Project Area and a statement that the proceedings for
the redevelopment of the Project Area have been instituted under
the California Redevelopment Law. The Agency is hereby directed
to effectuate recordation in compliance with the provisions of
Section 27295 of the Government Code to the extent applicable.

SECTION XI.

The Clerk of the Board is hereby directed to transmit a
copy of the description and statement recorded by the County
pursuant to Section X of this Ordinance, a copy of this
Ordinance, and a map or plat showing the boundaries of the
Project Area to the Auditor and Tax Assessor of Solano County,
to the governing body of each of the taxing agencies which
levies taxes upon any property in the Project Area, and to the
State Board of Equalization.

SECTION XII.

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

OSBY DAVIS, Chairman of the
Board of Supervisors

ATTEST:

LINDA TERRA, Clerk of
the Board of Supervisors

Linda Terra
I, LINDA TERRA, 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 meeting held December 6, 1983.

On Motion of Supervisor Cunningham, Seconded by Supervisor Brann, this Ordinance was adopted at a regular meeting of said Board on December 13, 1983, by the following vote:

AYES: SUPERVISORS: CUNNINGHAM, HEWITT, PIPPO, and CHAIRMAN DAVIS

NOES: SUPERVISORS: BRANN

ABSTAINED: SUPERVISORS: NONE

ABSENT: SUPERVISORS: NONE

WITNESS my hand and Seal of said Board this 13th day of December, 1983.

LINDA TERRA, Clerk of the Board of Supervisors

[Signature]
STATE OF CALIFORNIA )
COUNTY OF SOLANO )

I, LINDA TERRA, Clerk of the Board of Solano County, do hereby certify that the foregoing ordinance, being Ordinance No. 1216, was passed and adopted by the Board of Supervisors of Solano County, signed by the Chairman of said Board, and attested by the Clerk of the Board, all at a regular meeting of the Board of Supervisors held on the day of December 13, 1983, and that the same was passed and adopted by the following vote, to wit:

AYES: CUNNINGHAM, HEWITT, PIPPO, and CHAIRMAN DAVIS

NAYES: BRANN

ABSENT: NONE

Linda Terra

Clerk of the Board
of Supervisors