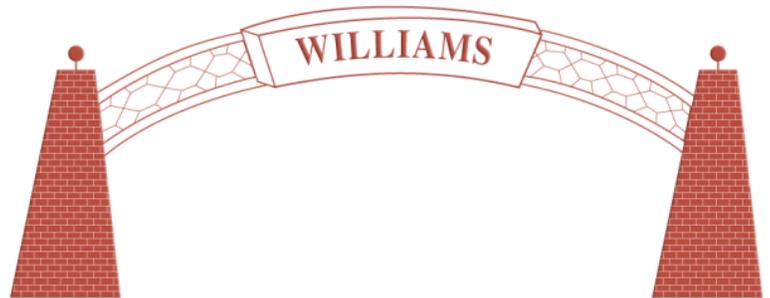


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**REDEVELOPMENT PLAN
FOR THE
WILLIAMS REDEVELOPMENT PROJECT AREA**

City of Williams Redevelopment Agency

April 20, 2011

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SECTION I. (100) INTRODUCTION

This is the Redevelopment Plan for the Williams Redevelopment Project (“Project”), located in the city limits of the City of Williams, California. It consists of the text (Sections 100 through 1100); the Map of the Williams Redevelopment Project Area (“Project Area”) (Exhibit A), the legal description of the Project Area boundaries (Exhibit B), a listing of the proposed public facilities and infrastructure improvement projects (Exhibit C), and a diagram of current permitted land uses (Exhibit D).

This Plan has been prepared by the City of Williams Redevelopment Agency (“Agency”) pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.), the California Constitution, and all applicable laws and ordinances.

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

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to the Agency, the Project Area, or this Plan, the terms of this Plan that are so affected shall be automatically superseded by such statutory changes, to the extent necessary to be in conformity with such statutory changes (and all other terms of the Plan shall remain in full force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

SECTION II. (200) GENERAL DEFINITIONS

The following definitions will be used generally in the context of this Plan unless otherwise specified herein:

1. “Agency” means the City of Williams Redevelopment Agency.
2. “Annual Work Program” means that portion of the Agency’s annual budget that sets forth programs and goals to be accomplished by the Agency during the fiscal year.
3. “City” means the City of Williams, California.
4. “City Council” means the legislative body of the City.
5. “County” means the County of Colusa, California.
6. “Disposition and Development Agreement” means an agreement between a developer and the Agency that sets forth terms and conditions for the disposition of property from the Agency to a developer for improvement and redevelopment.
7. “General Plan” means the General Plan of the City, the comprehensive and long-term general plan for the physical development of the City, as it exists today or is hereafter amended.
8. “Legal Description” means the metes and bounds legal description of the Project Area attached hereto as Exhibit B.
9. “Map” means the map of the Project Area attached hereto as Exhibit A.

10. "Method of Relocation" means the methods or plans adopted by the Agency pursuant to Sections 33352(f) and 33411 of the Redevelopment Law for the relocation of families, persons, and businesses to be temporarily or permanently displaced by actions of the Agency.
11. "Owner" means any person owning fee title to, or a long-term leasehold interest in, real property within the Project Area.
12. "Owner Participation Agreement" means an agreement between the Agency and an Owner, which sets forth terms and conditions for use of property, and/or its improvement and/or its redevelopment as to a specific property.
13. "Participant" means an Owner who has entered into an Owner Participation Agreement with the Agency.
14. "Person" means an individual(s), or any public or private entities.
15. "Plan" means this Redevelopment Plan for the Williams Redevelopment Project, as adopted by City Council Ordinance No. __ on _____ 2011.
16. "Project" means the Williams Redevelopment Project.
17. "Project Area" means the Williams Redevelopment Project Area, which is the territory this Plan applies to, as shown on Exhibit A.
18. "Redevelopment Law" means the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.) as it now exists or may be hereafter amended.
19. "State" means the State of California.
20. "State Law" means an enactment of State of California, and includes such regulations as have the force of law.

SECTION III. (300) PROJECT AREA BOUNDARIES

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

SECTION IV. (400) REDEVELOPMENT PLAN GOALS

This Plan is intended to achieve the following goals:

1. Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with this Plan and future Annual Work Programs.
2. Provide for the enhancement and renovation of businesses within the Project Area to promote their economic viability.
3. Stimulate investment of the private sector in the full development of the Project Area.
4. Promote public improvement facilities, which are sensitive to the unique environmental qualities of the Project Area.

5. Provide adequate roadways to correct street alignment problems, to provide adequate circulation and access to highways.
6. Encourage cooperation and participation of property owners, business persons, public agencies, and community organizations in the revitalization of the Project Area.
7. Provide needed improvements to the community's recreational, cultural, and other community facilities to better serve the Project Area.
8. Expand the resource of developable land by making underutilized land available for development.
9. Renovate and restore sites characterized by deficiencies including, but without limitations, conditions of soil that render private development infeasible or impractical.
10. Achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of this Plan.
11. Create physical buffers, which ameliorate the adverse effects of changing land uses along interfaces.
12. Provide low and moderate income housing as is required to satisfy the needs and desires of the various age and income groups of the community, maximizing the opportunity for individual choice, and meeting the requirements of State Law.

SECTION V. (500) REDEVELOPMENT PLAN ACTIONS

(501) GENERAL

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

1. The acquisition, installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks, traffic control devices, flood control facilities, buildings, structures, parks, playgrounds, and other public improvements.
2. The rehabilitation, remodeling, demolition, or removal of buildings, structures, and improvements.
3. The rehabilitation, development, preservation, provision, or construction of affordable housing in compliance with State Law.
4. Providing the opportunity for participation by owners and tenants presently located in the Project Area and the extension of preferences to persons engaged in business desiring to remain or relocate within the redeveloped Project Area.
5. Providing relocation assistance to displaced occupants in accordance with applicable State Law.
6. The development or redevelopment of land by private enterprise or public agencies for purposes and uses consistent with the objectives of this Plan.
7. The acquisition of real property, personal property, any interest in property, and improvements on the property by purchase, lease, option, grant, bequest, gift, devise, or any other lawful means.
8. Site preparation and development and construction of necessary off-site improvements.

9. Improving open space.
10. Managing property acquired by the Agency.
11. Providing financing for the assistance of commercial and industrial development that increases the economic base of both the Project Area and the City, and the number of temporary and permanent jobs.
12. The disposition of real property, personal property, any interest in property, and improvements on the property through methods such as sale, lease, exchange, subdivision, transfer, assignment, pledge, encumbrance, or any other lawful means of disposition.
13. Recommending standards to ensure that property will continue to be used in accordance with this Plan.
14. The closure or vacation of certain streets and the dedication of other areas for public purposes.
15. Providing replacement housing, as required.
16. Applying for, receiving, and utilizing grants and loans from federal or state governments or any other source.
17. Clearing or moving buildings, structures, or other improvements from any real property acquired by the Agency.

To accomplish these actions and to implement this Plan, the Agency is authorized to use the powers provided in this Plan, and the powers now or hereafter permitted by the Redevelopment Law and any other State Law. All projects carried out pursuant to this Plan shall implement the applicable measures identified in the Mitigation Monitoring and Reporting Plan.

(502) PROPERTY ACQUISITION

(503) Acquisition of Real Property

Except as specifically prohibited by this Plan, the Agency may acquire real property by any means authorized by law, including by purchase, lease, obtain option upon, acquire by gift, grant, bequest, devise, exchange, or cooperative negotiations, or any other means authorized by law, including with limitations described below, eminent domain.

The Agency may not use the power of eminent domain to acquire property on which persons legally reside, nor property owned by a public body without consent of that public body. Furthermore, the Agency may not use the power of eminent domain to acquire improved property that the Agency has determined to conform to the Plan pursuant to the terms and conditions of a certificate of conformance or Owner Participation Agreement.

The Agency may commence eminent domain proceedings for a twelve (12) year from the date of the Ordinance adopting this Plan. This time limit may be amended by the City Council in a manner provided by law.

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

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

(505) PARTICIPATION BY OWNERS AND PERSONS ENGAGED IN BUSINESS

(506) Owner Participation

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

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

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

1. The Participant must demonstrate to the satisfaction of the Agency that the Participant is financially capable and has the qualifications and experience to perform any and all development, construction, modification, rehabilitation, modernization, construction, land assembly, and/or acquisition of the subject property or properties in order that it will conform to the Plan, any specific plan or design guide, applicable zoning, building, and safety laws and regulations, and the redevelopment proposal, if any, contemplated by the Agency with respect to the subject property.
2. The Participant's proposed improvements and/or redevelopment conform or will conform to: the goals and objectives established by the Agency; the Plan; any applicable specific plan or design guide; applicable zoning, building, and safety laws and regulations; and the redevelopment proposal for the development site approved by the Agency.
3. The Agency retains its authority to determine in its sole discretion whether the Participant's proposed development conforms to and furthers the goals and objectives of the Plan and any specific redevelopment proposals on the basis of all the facts and circumstances pertaining to the Participant's proposed development.
4. The Agency shall consider whether the proposed owner participant development necessitates that the Participant and/or the Agency shall remove, relocate, and/or install public utilities and public facilities determined necessary by the Agency for the proposed development.
5. Consideration of the elimination and/or change of land uses, particularly nonconforming land uses as specified in City codes.
6. The Agency shall consider the need to realign, abandon, vacate, widen, or open public rights-of-way and the indirect effects of such acts.

7. Consideration of any reduction in the total number of individual parcels in the Project Area.
8. Consideration of whether the proposal involves land assembly and development of areas for public and/or private development in accordance with the Plan.

(507) Reentry Preferences for Persons Engaged in Business in the Project Area

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to relocate and reenter in business in the redeveloped area, if they otherwise meet the requirements prescribed by this Plan and the Agency's rules governing owner participation and re-entry.

(508) Owner Participation Agreements

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

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

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

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

(509) IMPLEMENTING RULES

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

(510) COOPERATION WITH PUBLIC BODIES

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

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

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

improvements (within or outside the Project Area) where such land, buildings, facilities, structures, or other improvements are of benefit to the Project Area.

(511) PROPERTY MANAGEMENT

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

(512) PAYMENTS TO TAXING AGENCIES

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

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

All such amounts shall be calculated after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted from the total amount of tax increment funds received by the Agency in the applicable fiscal year. Such payments shall be reduced in accordance with the provisions of Section 33607.5 of the Redevelopment Law or any other applicable statute. Such payments shall be the exclusive payments that are required to be made by the Agency to affected taxing entities for the duration of this Plan. Such payments may be subordinated to loans, bonds, or other Agency indebtedness as provided by the Redevelopment Law.

(513) RELOCATION OF PERSONS DISPLACED BY A PROJECT

(514) Relocation Program

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

(515) Relocation Benefits and Assistance

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

(516) DEMOLITION, CLEARANCE, PUBLIC IMPROVEMENTS, SITE PREPARATION AND REMOVAL OF HAZARDOUS WASTE

(517) Demolition and Clearance

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

(518) Public Improvements

To the greatest extent permitted by law, the Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Plan. Specifically, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Exhibit C, attached hereto, and may acquire or pay for land required therefore. Additionally, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public facilities, including, but not limited to: over or underpasses; bridges; streets; bikeways; curbs; gutters; sidewalks; street lights; sewers; storm drains; traffic signals; electrical distribution systems; natural gas distribution systems; wastewater treatment facilities; cable TV and fiber optic communication systems; water distribution systems; parks; windbreaks; trails; plazas; playgrounds; motor vehicle parking facilities; landscaped areas; schools; civic, cultural and recreational facilities; camping facilities; and pedestrian improvements.

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

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

(519) Preparation of Building Sites

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

(520) Removal of Hazardous Waste

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

(521) REHABILITATION, MOVING OF STRUCTURES BY THE AGENCY, AND SEISMIC REPAIRS

(522) Rehabilitation and Conservation

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

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

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

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

(523) Clearing or Moving Structures

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

(524) Seismic Repairs

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

(525) Graffiti Removal

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

(526) PROPERTY DISPOSITION AND DEVELOPMENT

(527) Real Property Disposition and Development

(528) General

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

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

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

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

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

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

(529) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or otherwise disposed of by the Agency, as well as all property subject to Owner Participation Agreements and Disposition and Development Agreements, shall be made subject to the provisions of this Plan.

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.

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

(530) Personal Property Disposition

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

(531) PREVENTION OF DISCRIMINATION

(532) Redevelopment

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

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

(533) Deeds, Leases, and Contracts

Pursuant to Redevelopment Law (Sections 33337 and 33435-33436, as they may be amended from time to time), deeds and leases entered into by the Agency regarding the sale, lease, sublease or other transfer of land shall contain the nondiscrimination clauses found in Sections 33435-33436.

(534) LOW- AND MODERATE-INCOME HOUSING

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

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

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

Whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the Agency shall within four years, or such other time as prescribed by Redevelopment Law, of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units at affordable housing costs within the Project Area or within the jurisdiction of the Agency in accordance with Redevelopment Law.

SECTION VI. (600) USES PERMITTED IN THE PROJECT AREA

(601) MAPS AND USES PERMITTED

The Map attached hereto as Exhibit A and incorporated herein illustrates the location of the Project Area boundaries. The land uses permitted by this Plan shall be those permitted by the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended. A diagram of current permitted uses is presented on Exhibit D.

(602) PUBLIC USES

(603) Public Street Layout, Rights-of-Way, and Easements

The public street system and street layout for the Project Area is illustrated on the Map identified as Exhibit A. The street system in the Project Area shall be developed in accordance with the General Plan, and all other state and local codes, guidelines, or master or specific plans as they now exist or are hereafter amended.

Certain streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the City as necessary for proper development of the Project Area. Additional easements may be created by the Agency and City in the Project Area as needed for proper development and circulation.

The public rights-of-way shall be used for vehicular, bicycle, and/or pedestrian traffic as well as for public improvements, public and private utilities and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

(604) Other Public and Open Space Uses

Both within and outside of the Project Area, where an appropriate finding has been determined, the Agency may take actions to establish or enlarge public, institutional, or non profit uses, including, but not limited to, schools, Community centers, auditorium and civic center facilities, theatres and cultural facilities, criminal justice facilities, park and recreational facilities, parking facilities, transit facilities, libraries, hospitals, educational, fraternal, philanthropic and charitable institutions, or other similar associations or organizations. All such uses shall be deemed to conform to the provisions of this Plan provided that such uses conform to all other applicable laws and ordinances and that such uses are approved by the City. The Agency may impose such other reasonable restrictions as are necessary to protect development and uses in the Project Area.

(605) NONCONFORMING USES

The Agency is authorized, but not required, to permit an existing use to remain in an existing building in good condition if the use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area.

The Agency may take actions, but is not required, to authorize additions, alterations, repairs or other improvements in the Project Area for buildings which do not conform to the provisions of this Plan where, in the determination of the Agency, such improvements would be compatible with surrounding Project Area uses and proposed development.

(606) INTERIM USES

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses. Such interim use, however, shall conform to General Plan and zoning ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended.

(607) GENERAL CONTROL AND LIMITATIONS

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be subdivided, developed, redeveloped, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the goals and provisions of this Plan and the regulations and requirements of the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended. The land use controls of this Plan shall apply for the periods set forth in Section 1000 below. The type, size, height, number, and use of buildings within the Project Area will be controlled by the General Plan and applicable zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended.

(608) New Construction

All construction in the Project Area shall comply with all applicable State and local laws in effect from time to time. In addition to the City land use regulations and requirements in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct improvement activities in the Project Area.

(609) Rehabilitation

Any existing structure within the Project Area which the Agency enters into an agreement for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in accordance with the applicable law and in such a manner that it will meet the following requirements: be safe and sound in all physical respects, be attractive in appearance, and not detrimental to the surrounding uses.

(610) Number of Dwelling Units

The General Plan shall regulate the total number of dwelling units in the Project Area. As of the date of adoption of the Ordinance amending this Plan, there are approximately 650 dwelling units in the Project Area.

(611) Open Space and Landscaping

The approximate amount of open space to be provided in the Project Area is the total of all areas so designated in the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended, and those areas in the public rights-of-way or provided through site coverage limitations on new development as established by the City and this Plan. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material in conformance with the standards of the City.

(612) Limitations on Type, Size, Height, Number, and Proposed Use of Buildings

The limits on building intensity, type, size, height, number, and proposed use shall be established in accordance with the provisions of the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended.

(613) Signs

All signs shall conform to the requirements of the City. Design of all proposed new signs shall be subject to the review of the City and any additional standards that may be adopted by the Agency to implement the goals of this Plan.

(614) Utilities

The Agency, in conformity with the City municipal code and City policies, shall require that all utilities be placed underground whenever physically possible and economically feasible.

(615) Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the City.

(616) Variations

The Agency is authorized to permit variations from the limits, restrictions, and controls established by this Plan. In order to permit any such variation, the Agency must determine all of the following:

The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of this Plan.

There are exceptional circumstances or conditions applicable to the property or to the intended development of the property, which do not apply generally to other properties having the same standards, restrictions, and controls.

Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

Permitting a variation will not be contrary to the objectives of this Plan.

No such variation shall be granted other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, and welfare, and to assure compliance with the purposes of this Plan.

(617) DESIGN FOR DEVELOPMENT

One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan except as permitted by Section 616 of this Plan.

Within the limits, restrictions, and controls established in this Plan, and subject to the provisions of Sections 601 and 607 herein, the Agency is authorized to establish land use, 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 approved by the Agency. In the case of property, which is the subject of a Disposition and Development Agreement or an Owner Participation Agreement with the Agency, such property shall be developed in accordance with the provisions of such Agreement.

(618) BUILDING PERMITS

Any building permit that is issued for the rehabilitation or construction of any new building or any addition, construction, moving, conversion, or alteration to an existing building in the Project Area from the date of adoption of this Plan must be in conformance with the provisions of this Plan, any design for development adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreements.

SECTION VII. (700) METHODS FOR FINANCING THE PROJECT

(701) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHODS

Upon adoption of this Plan by the City Council, the Agency is authorized to finance implementation of this Plan with assistance from local sources, the State and/or the federal government, property tax increment, interest income, Agency bonds, donations, loans from private financial institutions, or any other legally available source.

The Agency is also authorized to obtain advances, borrow funds, issue bonds or other obligations, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increment revenue or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Plan may be provided by the City until adequate tax increment revenue or other funds are available to repay the advances and loans. The City or other public agency, as it is able, may also supply additional assistance through issuance of bonds, loans and grants, and in-kind assistance. Any assistance shall be subject to terms established by an agreement between the Agency, City, and/or other public agency providing such assistance.

The Agency may issue bonds or other obligations and expend their proceeds to carry out this Plan. The Agency is authorized to issue bonds or other obligations as appropriate and feasible in an amount sufficient to finance all or any part of Plan implementation activities. The Agency shall pay the principal and interest on bonds or other obligations of the Agency as they become due and payable.

(702) TAX INCREMENT REVENUE

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

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 Area as shown upon the assessment roll used in connection with the taxation of such property by such Taxing Agency, last equalized prior to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective Taxing Agencies as taxes by or for said Taxing Agencies on all other property are paid (for the purpose of allocating taxes levied by or for any Taxing Agency or Agencies which did not include the territory in the Project Area on the effective date of the ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date).

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 and this Plan. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in paragraph (1.) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies as taxes on all other property are paid.

That portion of the taxes in excess of the amount identified in paragraph (1.) above which is attributable to a tax rate levied by a Taxing Agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of and interest on any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that Taxing Agency. This paragraph (3.) shall only apply to taxes levied to repay bonded indebtedness approved by the voters on or after January 1, 1989.

The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. The portion of taxes allocated and paid to the Agency pursuant to subparagraph (2.) above is irrevocably pledged to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment program for the Project Area.

(703) AGENCY BONDS

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

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

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

(704) OTHER LOANS AND GRANTS

Any other loans, grants, guarantees, or financial assistance from the federal government, the State, or any other public or private source will be utilized, if available, as appropriate in carrying out this Plan. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

(705) REHABILITATION LOANS, GRANTS, AND REBATES

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

SECTION VIII. (800) ACTIONS BY THE CITY

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

1. 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 and relocation by the utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be deemed to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements to publicly-owned parcels and utilities in the Project Area.
3. Performance of the above and of all other functions and services relating to public 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.
4. Imposition, whenever necessary and applicable, of appropriate design controls within the limits of this Plan in the Project Area to ensure proper development and use of land.
5. Provisions for administration/enforcement of this Plan by the City after completion of development.
6. The undertaking and completion of any other proceedings necessary to carry out the Project.
7. The expenditure of any City funds in connection with redevelopment of the Project Area pursuant to this Plan.
8. Revision of the City zoning ordinance, adoption of master or specific plans or execution of statutory development agreements to permit the land uses and facilitate the development authorized by this Plan.

SECTION IX. (900) ADMINISTRATION AND ENFORCEMENT

Upon adoption, the administration and enforcement of this Plan or other documents implementing this Plan shall be performed by the City and/or the Agency, as appropriate.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by litigation or similar proceedings by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry onto property, power of termination, or injunctions. 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.

SECTION X. (1000) PLAN LIMITATIONS

The following financial and time limitations shall apply to this Plan:

(1001) AMOUNT OF BONDED INDEBTEDNESS OUTSTANDING AT ANY ONE TIME

The amount of bonded indebtedness, to be repaid in whole or in part from the allocation of taxes pursuant to Section 33670 of the Redevelopment Law, which can be outstanding at one time, shall not exceed \$75 million.

(1002) TIME FRAME TO INCUR INDEBTEDNESS

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project beyond twenty (20) years from the date of the adoption of this Plan.

(1003) DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions of this Plan, and recorded covenants implementing the same, which shall remain in effect in perpetuity, and except as otherwise expressly provided herein, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan shall be effective for thirty (30) years after the date of adoption of the ordinance adopting this Plan.

(1004) TIME FRAME TO COLLECT TAX INCREMENT REVENUE

Except as otherwise provided herein or by Redevelopment Law, the time limitation for the receipt of tax increment and the payment of indebtedness with the tax increment pursuant to Section 33670 of the Redevelopment Law the termination date of revenue shall be for forty-five (45) years from the date of adoption of the ordinance adopting this Plan.

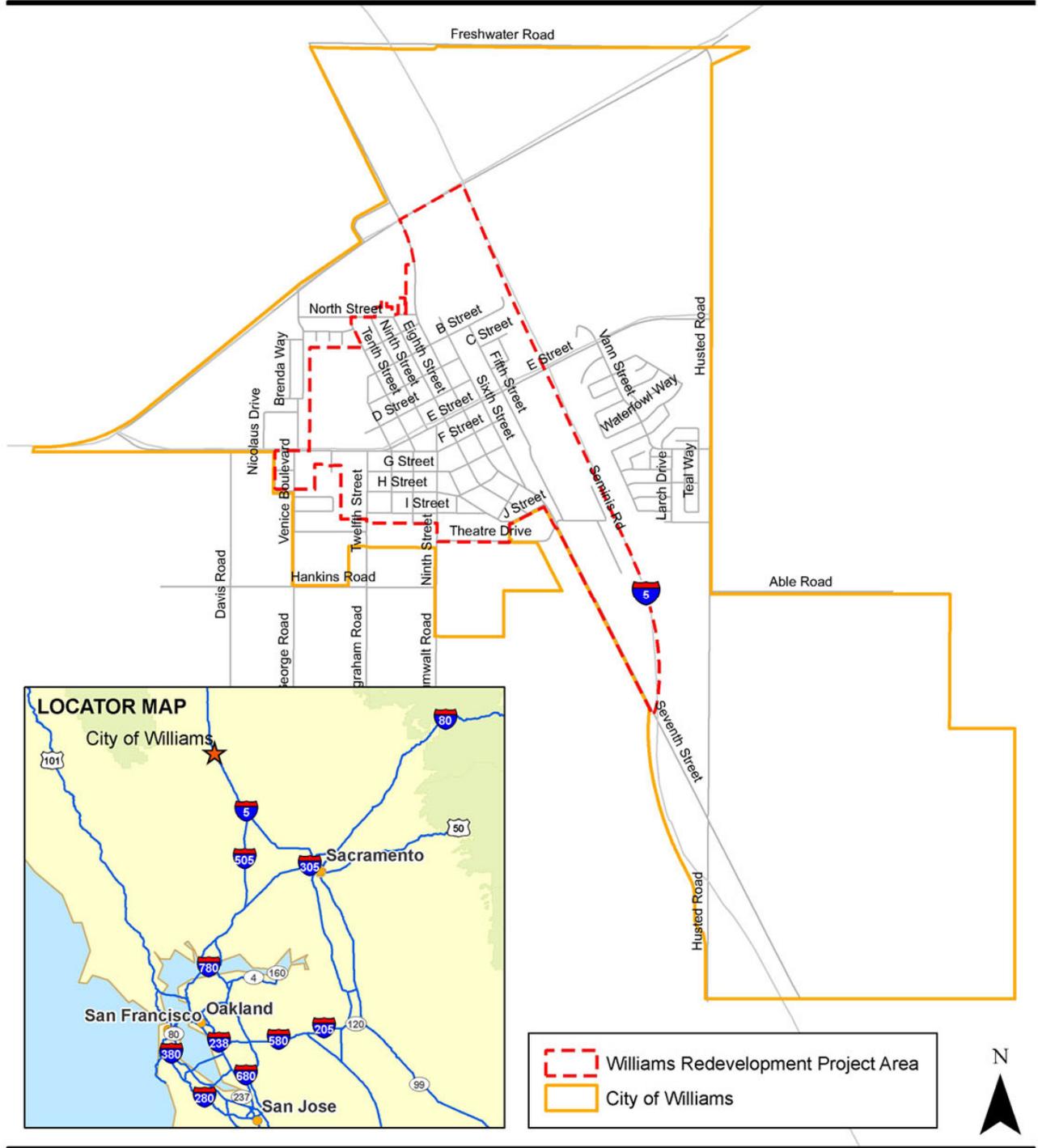
SECTION XI. (1100) PROCEDURE OF AMENDMENT

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

EXHIBIT A ~ PROJECT AREA MAP

LOCATION OF PROJECT AREA

EXHIBIT A-1



Sources: City of Williams GIS



EXHIBIT B – LEGAL DESCRIPTION

This boundary description is to be used in conjunction with the boundary map of the Williams Redevelopment Project, for the Redevelopment Agency of the City of Williams. The course numbers shown on this description correspond with the course numbers of the boundary map. The description is for that portion of real property in the City of Williams, of the County of Colusa, State of California described as follows:

P.O.B.

Beginning at a point on the centerline of the Highway 20, variable width, and the centerline of Interstate 5 Freeway, variable width; thence

- Course 1. Southeasterly along the said last described centerline of Interstate 5 Freeway, and its various courses, to its intersection with the Easterly prolongation of the Southerly line of Parcel 112, as shown on Book 16, Page 32, of Colusa County Tax Assessor's Maps, last revision 2009; thence
- Course 2. Westerly along the said last described Easterly prolongation, a distance of 85 feet, more or less, to its intersection with the Southeast corner of said last described Parcel 112, said corner also being along the City boundary of Williams as existed on March 1991; thence
- Course 3. Northerly, Northwesterly, Southwesterly, and Southerly along the said last described City boundary, and its various courses, to its intersection with the Northerly right of way line of Theater Drive, 50 feet wide; thence
- Course 4. Westerly along the said last described Northerly right of way line, a distance of 1,416 feet, more or less, to its intersection with the centerline of Zuwalt Road, 60 feet wide; thence
- Course 5. Northerly along the said last described centerline, a distance of 303 feet, more or less, to its intersection with the Easterly prolongation of the Northerly line of Parcel 22, as shown on Book 16, Page 22, of Colusa County Tax Assessor's Maps, last revision 2007; thence
- Course 6. Westerly along the said last described Easterly Prolongation and Northerly line of said last described Parcel 22 and Northerly lines of Parcels 21, 67, 66, and Westerly prolongation of the Northerly line of Parcel 66, as shown on Book 16, Page 22, of Colusa County Tax Assessor's Maps, last revision 2007, a distance of 1,377 feet, more or less, to its intersection with the centerline of 12th Street (also known as Engraham Road), 70 feet wide; thence
- Course 7. Northerly along the said last described centerline, a distance of 75 feet, more or less, to its intersection with the Easterly prolongation of the Southerly line of Parcel 3, as shown on Book 5, Page 15, Block 151, of Colusa County Tax Assessor's Maps, last revision 1970; thence
- Course 8. Westerly along the said last described Easterly prolongation and Southerly line of said last described Parcel 3, a distance of 506 feet, more or less, to its intersection with the Westerly line of said last described Parcel 3; thence
- Course 9. Northerly along the said last described Westerly line of said last described Parcel 3 and Westerly lines of Parcel 6, as shown on Book 5, Page 15, Block 151, of Colusa County Tax Assessor's Maps, last revision 1970, and Westerly lines of Parcels 14 and 13, as shown on Book 5, Page 11, Block 111, of Colusa County Tax Assessor's Maps, last revision 1991, a distance of 1,046 feet, more or less, to its intersection with the Southerly line of Parcel 4, as

- shown on Book 5, Page 11, Block 111, of Colusa County Tax Assessor's Maps, last revision 1991; thence
- Course 10. Westerly along the said last described Southerly line and its Westerly prolongation, a distance of 185 feet, more or less, to its intersection with the centerline of Pinewood Court, 60 feet wide; thence
- Course 11. Southerly along the said last described centerline, a distance of 10 feet, more or less, to its intersection with the Easterly prolongation of the Southerly line of Parcel 18, as shown on Book 5, Page 11, Block 111, of Colusa County Tax Assessor's Maps, last revision 1991; thence
- Course 12. Westerly along the said last described Easterly prolongation and Southerly line of said last described Parcel 18, a distance of 191 feet, more or less, to its intersection with the Westerly line of said last described Parcel 18; thence
- Course 13. Northerly along the said last described Westerly line, a distance of 33 feet, more or less, to its intersection with the Southerly line of Parcel 2, as shown on Book 5, Page 11, Block 111, of Colusa County Tax Assessor's Maps, last revision 1991; thence
- Course 14. Westerly along the said last described Southerly line, a distance of 135 feet, more or less, to its intersection with the Easterly line of Parcel 1, as shown on Book 5, Page 11, Block 111, of Colusa County Tax Assessor's Maps, last revision 1991; thence
- Course 15. Southerly along the said last described Easterly line, a distance of 490 feet, more or less, to its intersection with the Southerly line of said last described Parcel 1; thence
- Course 16. Westerly along the said last described Southerly line, a distance of 378 feet, more or less, to its intersection with the Northerly right of way line of Solano Street, 80 feet wide; thence
- Course 17. Continuing Westerly along the said last described Northerly right of way line, a distance of 369 feet, more or less, to its intersection with the Easterly right of way line of Sunset Road, 80 feet wide, said Easterly right of way line also being along the City boundary of Williams as existed on March 1991; thence
- Course 18. Northerly along the said last described Easterly right of way line, a distance of 747 feet, more or less, to its intersection with the centerline of E Street (Old Highway 20), 70 feet wide; thence
- Course 19. Easterly along the said last described centerline, a distance of 674 feet, more or less, to its intersection with the Southerly prolongation of the Westerly line of Parcel 7, as shown on Book 5, Page 20, Block 201, of Colusa County Tax Assessor's Maps, last revision 2004; thence
- Course 20. Northerly along the said last described Southerly prolongation and Westerly line of said last described Parcel 7 and Westerly line of Parcel 4, as shown on Book 5, Page 20, Block 201, of Colusa County Tax Assessor's Maps, last revision 2004, a distance of 2,016 feet, more or less, to its intersection with the Northerly line of said last described Parcel 4; thence
- Course 21. Easterly along the said last described Northerly line and its Easterly prolongation, a distance of 1,034 feet, more or less, to its intersection with the centerline of 10th Street, variable width; thence

- Course 22. Northwesterly and Northerly along the said last described centerline, and its various courses, a distance of 650 feet, more or less, to its intersection with the centerline of North Street, 70 feet wide; thence
- Course 23. Easterly along the said last described centerline, a distance of 466 feet, more or less, to its intersection with the Southerly prolongation of the Westerly line of Parcel 2, as shown on Book 5, Page 01, Block 013, of Colusa County Tax Assessor's Maps, last revision 1998; thence
- Course 24. Northerly along the said last described Southerly prolongation and Westerly line of said last described Parcel 2, a distance of 186 feet, more or less, to its intersection with the Northerly line of said last described Parcel 2; thence
- Course 25. Easterly along the said last described Northerly line, a distance of 125 feet, more or less, to its intersection with the Westerly line of Parcel 4, as shown on Book 5, Page 01, Block 013, of Colusa County Tax Assessor's Maps, last revision 1998; thence
- Course 26. Northerly along the said last described Westerly line and Westerly line of Parcel 3, as shown on Book 5, Page 01, Block 013, of Colusa County Tax Assessor's Maps, last revision 1998, a distance of 131 feet, more or less, to its intersection with the Northerly line of said last described Parcel 3; thence
- Course 27. Easterly along the said last described Northerly line, a distance of 100 feet, more or less, to its intersection with the Easterly line of said last described Parcel 3; thence
- Course 28. Southerly along the said last described Easterly line, a distance of 124 feet, more or less, to its intersection with the Northerly line of Parcel 5, as shown on Book 5, Page 01, Block 013, of Colusa County Tax Assessor's Maps, last revision 1998; thence
- Course 29. Easterly along the said last described Northerly line, a distance of 100 feet, more or less, to its intersection with the Easterly line of said last described Parcel 5; thence
- Course 30. Southerly along the said last described Easterly line, a distance of 159 feet, more or less, to its intersection with the Northerly right of way line of North Street, variable width; thence
- Course 31. Easterly along the said last described Northerly right of way line, a distance of 126 feet, more or less, to its intersection with the Westerly line of Parcel 4, as shown on Book 5, Page 01, Block 012, of Colusa County Tax Assessor's Maps, last revision 1998; thence
- Course 32. Northerly along the said last described Westerly line and Westerly line of Parcel 6, as shown on Book 5, Page 01, Block 012, of Colusa County Tax Assessor's Maps, last revision 1998, a distance of 303 feet, more or less, to its intersection with the Northerly line of said last described Parcel 6; thence
- Course 33. Easterly along the said last described Northerly line, a distance of 126 feet, more or less, to its intersection with the Easterly line of said last described Parcel 6; thence
- Course 34. Southerly along the said last described Westerly line of Parcel 6 and Westerly line of said last described Parcel 4, a distance of 303 feet, more or less, to its intersection with the Northerly right of way line of North Street, variable width; thence

- Course 35. Easterly along the said last described Northerly right of way line, a distance of 20 feet, more or less, to its intersection with the Westerly line of Parcel 3, as shown on Book 5, Page 01, Block 012, of Colusa County Tax Assessor's Maps, last revision 1998; thence
- Course 36. Northerly along the said last described Westerly line of Parcel 3 and Westerly lines of Parcel 2 and 1, as shown on Book 5, Page 01, Block 012, of Colusa County Tax Assessor's Maps, last revision 1998, and Westerly lines of Parcel 6, 5, 4, 3, 8, 7, and 1, as shown on Book 5, Page 01, Block 011, of Colusa County Tax Assessor's Maps, last revision 1998, a distance of 948 feet, more or less, to its intersection with the Northerly line of said last described Parcel 1; thence
- Course 37. Easterly along the said last described Northerly line and its Easterly prolongation, a distance of 163 feet, more or less, to its intersection with the centerline of U.S. Highway 99, 100 feet wide; thence
- Course 38. Northerly and Northwesterly along the said last described centerline, a distance of 185 feet, more or less, to its intersection with the centerline of Highway 20, variable width; thence
- Course 39. Northeasterly along the said last described centerline, a distance of 1,412 feet, more or less, to the point of beginning.

Total approximate acres in project area = 624 Acres

For assessment purposes only. The description of land is a geographic description as define by the State Boards of Equalization and may not be used as a basis for an offer for sale of the land described. Bearing and distances derived from assessor's pages and base map provided by the City without the benefit of field survey.

EXHIBIT C – LISTING OF PROPOSED PUBLIC FACILITIES & INFRASTRUCTURE PROJECTS

PUBLIC INFRASTRUCTURE PROJECTS

Improvements to Project Area public infrastructure are intended to alleviate traffic congestion and improve public safety, remove costly impediments to development, and upgrade infrastructure to contemporary standards to stimulate private development. The proposed traffic/circulation improvement projects shall include, but are not limited to, roadways, landscape, street lights, pedestrian walkways, bridges, interchanges, curbs, gutters, sidewalks, parking, street widening, traffic signals, over or underpasses, utility undergrounding, bicycle paths, street medians, trails, and trolley crossings.

The proposed sewer and drainage improvement projects shall include, but are not limited to, monitoring systems, sewer parallels, drainage, sewer lines, wastewater treatment facilities, flooding systems, floor control dikes, and sewer systems. The proposed utility and communication improvement projects shall include, but are not limited to, electrical distribution systems, natural gas distribution systems; cable TV and fiber optic communication systems, water distribution systems, and windbreaks.

Further compliance with General Plan, zoning standards, and environmental review may be necessary for these proposals to come forward. Projects include, but are not limited to, the following:

1. Sanitary Sewer System Improvements: may include but are not limited to: Regional Wastewater Control Facility Modification and Replacements, Regional Wastewater Control Facility Plant Expansion, Sanitary Pump Station Rehabilitation/Modification, Sanitary Separation, Sanitary System Deficiency Improvements, Sanitary System Repairs, Sanitary Telemetry, and Sludge Removal and Reuse/Disposal.
 - a. A Street Sewer Replacement
 - b. E Street Sewer Replacement (Venice Boulevard to Eleventh Street)
 - c. Almond Grove Sewer
2. Storm Drain Projects: may include but are not limited to: Storm Drain Alleviation-Repairs, Storm Pump Station Rehabilitation, Storm System Rehabilitation/Street Improvements, Storm System Improvements, and Storm-water Telemetry.
 - a. Storm Drain Booster System
 - b. Northside Storm Drain Detention and Recreational Fields
3. Street Projects: may include but are not limited to: Alley Abandonment, Street Tree Planting, Railroad Crossing Protection, Street Construction and Replacement, Sidewalk, Curb, and Gutter, Steel Street Light Pole Replacement, Street Light Installation, Street Lighting Upgrade, Street Name Sign Installation, Street Repair Program, Street Resurfacing Program, Traffic Signal Control System, Traffic Signals-Modification, Traffic Signals-New, Utility Underground, and Wheel Chair Ramps.
 - a. Safe Routes to Schools
 - b. A Street (Eighth Street to Twelfth Street)
 - c. C Street (Eighth Street to Twelfth Street)
 - d. D Street (Fourth Street to Tenth Street)
 - e. D Street (Hotel Loop)
 - f. E Street

- g. F Street (Third Street to Eighth Street)
 - h. Yolo Street Rehabilitation
 - i. Entry Signs
4. Water Projects: may include but are not limited to: Central Control System, Pipelines Projects, Service System Additions, Service System Replacements, Aqueducts, Groundwater Monitoring Wells, Water Supply-New Wells, Water Supply Facilities-Well Rehab/Repair, Water System Expansions, Water Transmission Mains, Water Treatment Equipment, Well Replacement, Well or Reservoir Site Improvements, and Minor Infrastructure Improvements.
- a. Water Tower Repairs
 - b. Reservoir (Theater)
 - c. Well No. 11 (Theater)
 - d. Well Filtration
 - e. Main Replacements, including Sixth Street, Seventh Street, Eighth Street, D Street, and Yolo Street
5. Public Facility Programs: may include but are not limited to: Roof Replacement Program, Infrastructure Improvements, Park Reconstruction and Construction, Community Center Construction, Rehabilitation, and Expansion, Pool Reconstruction and Construction, Library Construction Repairs/Rehabilitation, Play Equipment Replacements, Recreational Facilities Construction and Reconstruction, and Tot Lots Full Replacements.
- a. Museum Rehabilitation, Reroof, Old Gym, Storage, School Building Rehabilitation, and Parking Rehabilitation
 - b. VRW/Community Center Rehabilitation

COMMUNITY FACILITIES

The proposed community facilities improvement projects shall include, but are not limited to, parks, open spaces, schools, school facilities, fire and police facilities, communication systems, libraries, fire protection, cultural centers, Community centers, city maintenance facilities, plazas, recreational facilities, playgrounds, and civic center. Further compliance with General Plan, zoning standards, and environmental review may be necessary for these proposals to come forward.

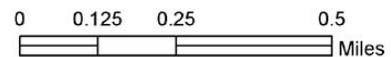
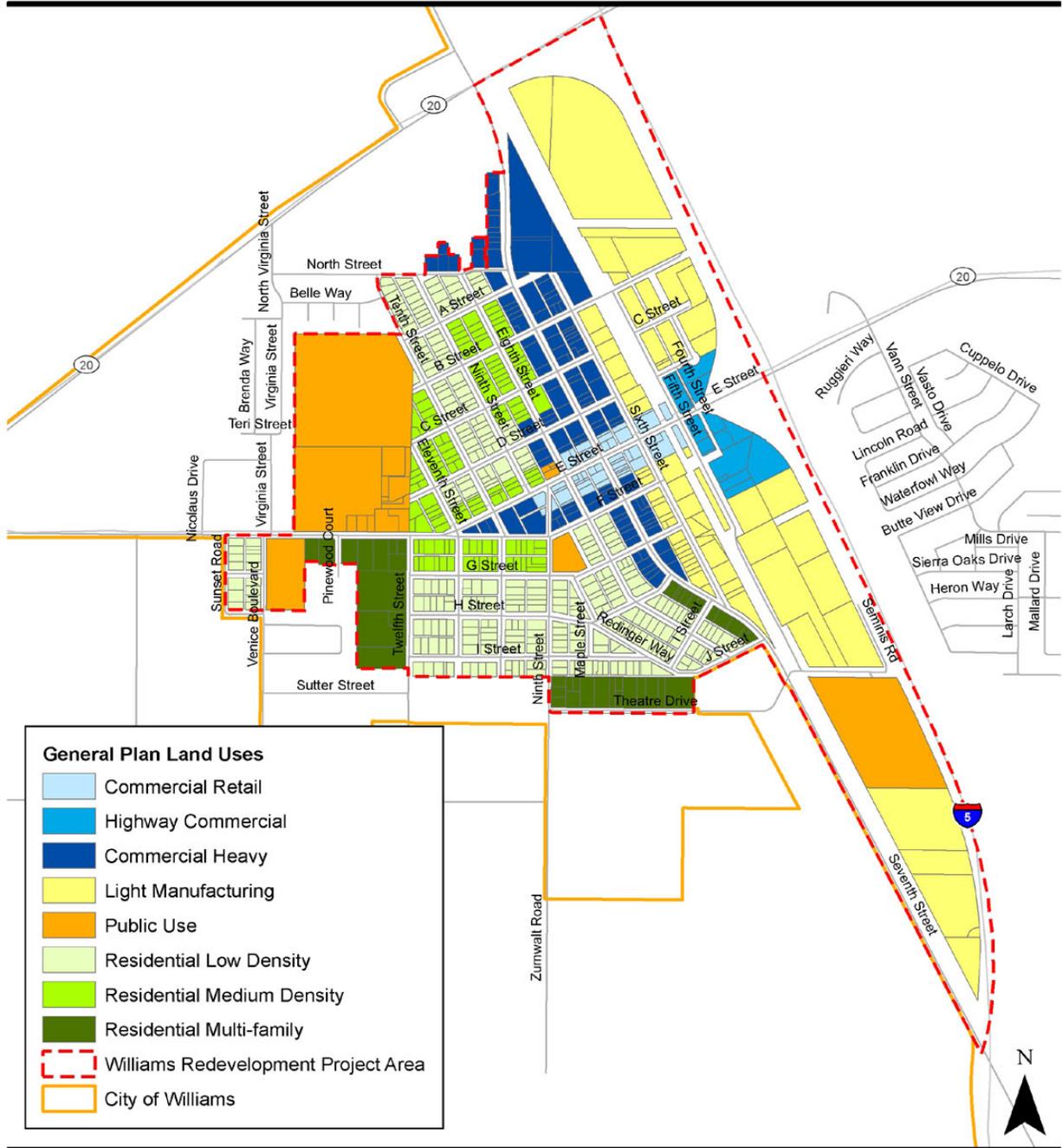
- 1. New Senior Center
- 2. Recreation Building
- 3. Police Support Facility
- 4. Public Works Yard

EXHIBIT D – DIAGRAM OF CURRENT PERMITTED LAND USES

The following map presents the current General Plan land use designations for the Project Area. As these designations are subject to change; please refer to the General Plan for more information.

PROJECT AREA LAND USES

EXHIBIT A-2



Sources: City of Williams GIS