

REDEVELOPMENT PLAN
FOR THE
HUNTINGTON BEACH
REDEVELOPMENT PROJECT

As Amended on July 15, 2002

Prepared for:

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SECTION I. (100) INTRODUCTION

A. (101) General

This is the Redevelopment Plan for the Huntington Beach Redevelopment Project (“Plan”), located in the City of Huntington Beach, County of Orange, State of California. It consists of the text (Sections 100 through 1200), the Project Area Map of Huntington Beach 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 map of the properties potentially subject to acquisition by eminent domain (Exhibit D).

This Plan has been prepared by the Redevelopment Agency of the City of Huntington Beach (the “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. It does not present a specific plan for the redevelopment, rehabilitation and revitalization of any area within the Project Area; instead, it establishes a process and framework for implementation. This Plan is based upon the Preliminary Plan for the Huntington Beach Redevelopment Project formulated and adopted by the Huntington Beach Planning Commission and the Agency on March 26, 1996, and April 1, 1996, respectively.

This Plan amends and merges the Redevelopment Plans for the Yorktown-Lake, Talbert-Beach, Main-Pier, Oakview, and Huntington Center Commercial District Redevelopment Projects (“Constituent Projects”). This Plan is a compilation and continuation of the Redevelopment Plans for the Constituent Projects and will amend the preexisting Redevelopment Plans as follows:

1. Merge the redevelopment plans for the Constituent Projects into a single redevelopment plan (“Plan”) to be designated as the merged Huntington Beach Redevelopment Project (“Project”) and Project Area,
2. Increase the dollar limit on the cumulative amount of tax increment revenue the Agency may be allocated from the Project and eliminate all preexisting annual limits,
3. Increase the dollar limit on the amount of indebtedness that may be outstanding at any one time,
4. Extend the time frame within which the Agency may incur indebtedness on behalf of the Project,
5. On a selective basis, extend the time frame within which the Agency may employ eminent domain proceedings on nonresidential properties in the Main-Pier and Huntington Center Commercial District areas and rescind Resolution 48,

6. Extend the time periods within which the Agency may undertake redevelopment activities and receive tax increment, and
7. Expand the list of infrastructure and public facility projects that the Agency may undertake within the Project Area.

Subsequent to the amendment and merger of this Plan, the City Council rescinded the time limit to incur debt on July 15, 2002 by Ordinance No. 3566.

SECTION II. (200) BACKGROUND

The City Council of the City of Huntington Beach activated the Agency on March 1, 1976. Since that time, the Agency has created five redevelopment projects; all five of these projects are involved in the proposed Amendment/Merger. The profile of each of the Constituent Projects is as follows:

1. Yorktown-Lake Redevelopment Project: The Yorktown-Lake Redevelopment Project was established via Ordinance No. 2576 adopted on September 20, 1982. The Yorktown-Lake Redevelopment Project encompasses approximately 30 acres of medium-density residential and public land uses such as the Huntington Beach Civic Center and Police Department. The Yorktown-Lake Redevelopment Project Area is located in the vicinity of Main Street, Yorktown Avenue, Lake Street, and Utica Avenue.
2. Talbert-Beach Redevelopment Project: The Talbert-Beach Redevelopment Project was established via Ordinance No. 2577 adopted on September 20, 1982. The Talbert-Beach Redevelopment Project Area is located between Talbert Avenue and Taylor Drive, west of Beach Boulevard. The Talbert-Beach Redevelopment Project encompasses approximately 25 acres of low-, medium-, and high-density residential, and general industrial land uses.
3. Main-Pier Redevelopment Project: On September 20, 1982, the City Council adopted Ordinance No. 2578 which created the original 5-block Main-Pier Redevelopment Project Area. On September 6, 1983, the City Council amended the Redevelopment Plan for the Main-Pier Redevelopment Project via Ordinance No. 2634, enlarging the Main-Pier Redevelopment Project Area to approximately 336 acres. The Main-Pier Redevelopment Project Area is located along Main Street, between Palm Avenue and the Huntington Beach Pier, and along Pacific Coast Highway, between Goldenwest Street and Beach Boulevard. The Main-Pier Redevelopment Project Area includes retail, tourist, recreational, public, and residential land uses.
4. Oakview Redevelopment Project: The Oakview Redevelopment Project Area of approximately 68 acres was initially established on November 1, 1982 by City Council Ordinance No. 2582. The Oakview Redevelopment Project Area is generally located between Warner Avenue and Slater Avenue, from Oak Lane to Beach Boulevard. On July 5, 1989, the City Council amended the Redevelopment Plan for the Oakview Redevelopment Project via Ordinance No. 3002 to extend certain time and financial limits. The Oakview

Project Area includes general commercial, medium-density and high-density residential land uses.

5. Huntington Center Commercial District Redevelopment Project: Established via Ordinance No. 2743 adopted by the City Council on November 26, 1984, the Huntington Center Commercial District Redevelopment Project encompasses approximately 160 acres of retail and office commercial uses, and is located in the vicinity of Edinger Avenue, Beach Boulevard, and the San Diego Freeway (I-405). The Huntington Center Commercial District Project Area includes the 960,000 square foot Huntington Center regional mall.

SECTION III. (300) GENERAL DEFINITIONS

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

- A. “Added Main-Pier Area” means the territories originally added to the Main-Pier Redevelopment Project Area by Ordinance No. 2634 adopted by the City Council on September 6, 1983.
- B. “Agency” means the Redevelopment Agency of the City of Huntington Beach, California.
- C. “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.
- D. “City” means the City of Huntington Beach, California.
- E. “City Council” means the legislative body of the City.
- F. “County” means the County of Orange, California.
- G. “Disposition and Development Agreement” means an agreement between a developer and the Agency that sets forth terms and conditions for improvement and redevelopment.
- H. “General Plan” means the City’s General Plan, a comprehensive and long-term General Plan for the physical development of the City.
- I. “Huntington Center Commercial District Area” means the territories included in the Huntington Center Commercial District Redevelopment Project Area adopted by Ordinance No. 2743 on November 26, 1984.
- J. “Map” means the Map of the Project Area attached hereto as Exhibit A.

- K. “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.
- L. “Oakview Area” means the territories included in the Oakview Redevelopment Project Area adopted by Ordinance No. 2582 on November 1, 1982, and subsequently amended by Ordinance No. 3002 on July 5, 1989.
- M. “Original Main-Pier Area” means the territories included in the Main-Pier Redevelopment Project Area by Ordinance No. 2578 adopted by the City Council on September 20, 1982.
- N. “Owner” shall mean and include the owner of real property located in the Project Area or business owner of property located in the Project Area.
- O. “Owner Participation Agreement” means an agreement between the Agency and an Owner which sets forth terms and conditions for use of property, and/or its improvement and/or its redevelopment as to a specific property.
- P. “Person” means an individual(s), or any public or private entities.
- Q. “Plan” means the redevelopment plan for the Huntington Beach Redevelopment Project as amended.
- R. “Project” means the Huntington Beach Redevelopment Project.
- S. “Project Area” means the Huntington Beach Redevelopment Project Area, comprised of the Huntington Center Commercial District Area, the Original Main-Pier Area, the Added Main-Pier Area, the Oakview Area, the Talbert-Beach Area, and the Yorktown-Lake Area, which is the territory this Plan applies to, as shown on Exhibit A.
- T. “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.
- U. “State” means the State of California.
- V. “Talbert-Beach Area” means the territories included in the Talbert-Beach Redevelopment Project Area adopted by Ordinance No. 2577 on September 20, 1982.
- W. “Yorktown-Lake Area” means the territories included in the Yorktown-Lake Redevelopment Project Area adopted by Ordinance No. 2576 on September 20, 1982.

SECTION IV. (400) 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 V. (500) REDEVELOPMENT PLAN GOALS

Implementation of this Plan is intended to achieve the following goals:

- Eliminate and prevent the spread of conditions of blight including: underutilized properties and deteriorating buildings, incompatible and uneconomic land uses, deficient infrastructure and facilities, obsolete structures, and other economic deficiencies in order to create a more favorable environment for commercial, office, industrial, residential, and recreational development.
- Expand the commercial base of the Project Area.
- Improve public facilities and public infrastructure.
- Improve inadequate drainage infrastructure.
- Improve and/or provide electric, gas, telephone, and wastewater infrastructure to both developed and undeveloped properties within the Project Area.
- Promote local job opportunities.
- Encourage the cooperation and participation of residents, businesses, business persons, public agencies, and community organizations in the redevelopment/revitalization of the Project Area.
- Implement design and use standards to assure high aesthetic and environmental quality, and provide unity and integrity to developments within the Project Area.
- Address parcels of property that are: of irregular form and shape, are inadequately sized for proper usefulness and development, and/or are held in multiple ownership.
- Remove impediments to land disposition and development through the assembly of property into reasonably sized and shaped parcels served by improved infrastructure and public facilities.
- Recycle and/or develop underutilized parcels to accommodate higher and better economic uses while enhancing the City's financial resources.

- Promote the rehabilitation of existing housing stock.
- Increase, improve, and preserve the community's supply of housing affordable to very low, low and moderate income households.

SECTION VI. (600) REDEVELOPMENT ACTIONS

A. (601) General

The Agency proposes to eliminate and prevent the recurrence of blight, and improve the economic base of the Project Area by:

1. Acquiring, installing, developing, constructing, reconstructing, redesigning, replanning, or reusing streets, curbs, gutters, sidewalks, traffic control devices, utilities, flood control facilities and other public improvements and public facilities.
2. Rehabilitating, altering, remodeling, improving, modernizing, or reconstructing buildings, structures and improvements.
3. Rehabilitating, preserving, developing or constructing affordable housing in compliance with State law.
4. Providing the opportunity for owners and tenants presently located in the Project Area to participate in redevelopment projects and programs, and extending preferences to occupants to remain or relocate within the redeveloped Project Area.
5. Providing relocation assistance to displaced residential and nonresidential occupants, if necessary.
6. Facilitating the development or redevelopment of land for purposes and uses consistent with this Plan.
7. Acquiring real property by purchase, lease, gift, grant, request, devise or any other lawful means (including eminent domain on a limited basis, after the conduct of appropriate hearings).
8. Combining parcels and properties where and when necessary.
9. Preparing building sites and constructing necessary off-site improvements.
10. Providing for open space.
11. Managing property owned or acquired by the Agency.

12. Assisting in procuring financing for the construction of residential, commercial, and office buildings to increase the residential and commercial base of the Project Area, and the number of temporary and permanent jobs in the City.
13. The disposition of property including, without limitation, the lease or sale of land at a value determined by the Agency for reuse in accordance with this Plan.
14. Establishing controls, restrictions or covenants running with the land, so that property will continue to be used in accordance with this Plan.
15. Vacating or abandoning streets, alleys, and other thoroughfares, as necessary, and dedicating other areas for public purposes consistent with the objectives of this Plan.
16. Providing replacement housing, if any is required.
17. Applying for and utilizing grants, loans and any other assistance from federal or State governments, or other sources.
18. Taking actions the Agency determines are necessary and consistent with State, federal and local laws to make structural repairs to buildings and structures, including historical buildings, to meet building code standards related to seismic safety.
19. Taking actions the Agency determines are necessary and consistent with State, federal and local laws to remedy or remove a release of hazardous substances on, under or from property within the Project Area or to remove hazardous waste from property.

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.

B. (602) Property Acquisition

1. (603) Acquisition of Real Property

Without limitation, the Agency may acquire real property, any interest in property, and any improvements on such property by any means authorized by law including, without limitation, by gift, grant, exchange, purchase, cooperative negotiations, lease, option, bequest, or devise.

In addition, the Agency may acquire real property, any interest in property, and any improvements on such property by eminent domain, with the following exceptions:

- a. Within the Yorktown-Lake Area and Talbert-Beach Area, the Agency shall not have the authority to acquire property by eminent domain,
- b. Within the Original Main-Pier Area and Added Main-Pier Area, the Agency shall not have the authority to acquire, by eminent domain, property on which any persons legally reside; and this new limitation shall supersede any and all previous limitations on the Agency's powers of eminent domain within the Original and Added Main-Pier Areas including, but not limited to, Resolution No. 48, and
- c. Within the Oakview Area, the Agency shall not have the authority to acquire, by eminent domain, property which is excluded from the Oakview Public Acquisition Map, incorporated herein as Exhibit D.

Except for the Oakview Area and as otherwise provided herein, or otherwise provided by law, no eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the date of adoption of the ordinance adopting this Plan. With respect to properties identified on Exhibit D, no eminent domain proceeding to acquire property in the Oakview Area shall be commenced after twelve (12) years following the July 5, 1989 adoption of Ordinance No. 3002, amending the Redevelopment Plan for the Oakview Redevelopment Project. This Plan does not amend, or otherwise change, the Agency's eminent domain authorities established by the adoption of Ordinance No. 3002. Such time limitations may be extended only by amendment of this Plan.

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

in the Plan pursuant to Sections 605 to 609, inclusive of this Plan and applicable provisions of the Redevelopment Law.

2. (604) Acquisition of Personal Property

Where necessary in the implementation of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

C. (605) Participation by Owners and Persons Engaged in Business

1. (606) 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.

Opportunities to participate in the redevelopment of property in the Project Area may include without limitation the rehabilitation of property or structures; the retention of improvements; the development of all or a portion of the participant's property; the acquisition of adjacent or other properties from the Agency; purchasing or leasing properties in the Project Area; participating with developers in the improvement of all or a portion of a participant's properties; or other suitable means consistent with objectives and proposals of this Plan and with the Agency's rules governing owner participation and re-entry.

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

The Agency desires participation in redevelopment activities by as many owners and business tenants as possible. However, participation opportunities shall necessarily be subject to and limited by such factors as the provision or expansion of public improvements and/or public utilities facilities; elimination and changing of land uses; realignment of streets; the ability of owners and business tenants to finance acquisition and development activities in accordance with this Plan; whether the proposed activities conform to and further the goals and objectives of this Plan; and any change in the total number of individual parcels in the Project Area.

2. (607) 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.

3. (608) 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.

In the event a participant breaches the terms of an Owner Participation Agreement, the Agency may declare the Agreement terminated and may acquire the real property or any interest therein, and may sell or lease such real property or interest therein for rehabilitation or development in accordance with this Plan. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

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 such an agreement.

D. (609) Implementing Rules

The provisions of Sections 605-608 of this Plan shall be implemented according to the rules adopted by the Agency prior to the approval of the ordinance amending this Plan, which may be amended from time to time by the Agency. Such rules allow for Owner Participation Agreements with the Agency.

E. (610) 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. The Agency shall seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and business tenant participation if such public body is willing to enter into an Owner Participation Agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

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.

F. (611) 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.

G. (612) 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.

The Agency may also pay to any taxing agency with territory located within the Project Area, other than the City, any amounts of money which the Agency found prior to 1/1/94 to be necessary and appropriate to alleviate financial burden or detriment caused by the Project pursuant to an agreement executed prior to January 1, 1994. The payments to a taxing agency pursuant to such an agreement in any single year shall not exceed the amount of property tax revenues which would have been received by that taxing agency if all the property tax revenues from the Project Area had been allocated to all the affected taxing agencies without regard to the division of taxes required by Section 33670 of the Redevelopment Law, except that a greater payment has been established by agreement between the Agency and one or more taxing agencies, except a school district, if the other taxing agencies agreed to defer payments for one or more years in order to accomplish the purposes of the Project at an earlier time than would otherwise be the case. The amount of any greater payments shall not exceed the amount of payment deferred. The payments shall have been approved by a resolution, adopted by the Agency, contained findings, supported by substantial evidence, that the Project will cause

or has caused a financial burden or detriment to the taxing agency and that the payments are necessary to alleviate the financial burden or detriment.

In the event that such an agreement described in the above paragraph does not exist between the Agency and an affected taxing agency, the Agency shall remit payments to any such taxing agency in a manner consistent with Section 33607.7, Section 33676(b), and any other pertinent 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 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 Law.

H. (613) Relocation of Persons Displaced by a Project

1. (614) Relocation Program

In accordance with the provisions of the California Relocation Assistance Law (Government Code Section 7260, et seq.), the guidelines adopted and promulgated by the California Department of Housing and Community Development (the “Relocation Guidelines”) and the Method of Relocation adopted by the Agency, the Agency shall provide relocation benefits and assistance to all persons (including families, business concerns and others) displaced by Agency acquisition of property in the Project Area or as otherwise required by law. Such relocation assistance shall be provided in the manner required by the Method of Relocation. In order to carry out a redevelopment project with a minimum of hardship, the Agency will assist displaced households in finding decent, safe and sanitary housing within their financial means and otherwise suitable to their needs. The Agency shall make a reasonable effort to relocate displaced individuals, families, and commercial and professional establishments within the Project Area. The Agency is also authorized to provide relocation for displaced persons outside the Project Area.

2. (615) 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.

I. (616) Demolition, Clearance, Public Improvements, Site Preparation and Removal of Hazardous Waste

1. (617) 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.

2. (618) Public Improvements

To the 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. Such public improvements include, but are not limited to: over or underpasses; bridges; streets; curbs; gutters; sidewalks; street lights; sewers; storm drains; traffic signals; electrical distribution systems' natural gas distribution systems; cable TV and fiber optic communication systems; water distribution systems; parks; plazas; playgrounds; motor vehicle parking facilities; landscaped areas; schools; civic; cultural; and recreational facilities; and pedestrian improvements. A list of proposed public facilities and infrastructure improvement projects is set forth in Exhibit C and incorporated herein by reference.

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

3. (619) Preparation of Building Sites

The Agency may develop as a building site any real property owned or acquired by it. 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 in the Project Area this Plan.

4. (620) 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.

J. (621) Rehabilitation, Moving of Structures by the Agency and Seismic Repairs

1. (622) Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any property, building or structure in the Project Area 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 as it exists now or may be hereafter amended. 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:

- a. Compatibility of rehabilitation with land uses as provided for in this Plan.
- b. Economic feasibility of proposed rehabilitation and conservation activity.
- c. Structural feasibility of proposed rehabilitation and conservational activity.

- d. 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.
- e. The need for expansion of public improvements, facilities and utilities.
- f. The assembly and development of properties in accordance with this Plan.

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

2. (623) Moving of 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 which can be rehabilitated to a location within or outside the Project Area.

3. (624) Seismic Repairs

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

K. (625) Property Disposition and Development

1. (626) Real Property Disposition and Development

a. (627) General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease or sale without public bidding. 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 after public hearing, together with a finding that, except as otherwise permitted by law, the consideration is not less than its fair market value at its highest and best

use in accordance with this Plan, or the consideration is not less than the fair reuse value at the use and with the covenants, conditions and development costs authorized by the sale or lease.

The real property acquired by the Agency in the Project Area, except property conveyed to it by the City, 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 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 City's planning and zoning ordinances, building, environmental and other land use development standards. Such development must receive the approval of all appropriate public agencies.

b. (628) 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 conveyed by the Agency, as well as all property subject to Owner Participation Agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the planning and zoning ordinances of the City, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

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

The Agency shall obligate lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as part of a redevelopment project to refrain from discrimination or segregation based upon race, color, creed, religion, national origin, ancestry, sex, or marital status in the sale, lease, sublease, transfer, use occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to Disposition and Development Agreements shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and non-segregation clauses as are required by law.

2. (629) Personal Property Disposition

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

L. (630) Provision for Low and Moderate Income Housing

The Agency shall comply with all of the Low and Moderate Income Housing requirements of the California Community Redevelopment Law which are applicable to this Plan, including applicable expenditure, replacement, and inclusionary housing requirements, and in connection therewith, the Agency shall have all of the powers and authorization to act as may, from time to time, be provided by the Community Redevelopment Law and other applicable provisions of law.

SECTION VII. (700) USES PERMITTED IN THE PROJECT AREA

A. (701) Map and Uses Permitted

The Map attached hereto as Exhibit A and incorporated herein illustrates the location of the Project Area boundaries, the immediately adjacent streets, and existing public rights-of-way and public easements. The land uses permitted by this Plan shall be those permitted by the General Plan as they now exist or may hereafter be amended.

B. (702) Major Land Use Designations (as now provided in the General Plan)

The following land use categories are presently permitted by the General Plan:

RESIDENTIAL

Low Density
Medium Density
High Density

INDUSTRIAL

General Industrial

COMMERCIAL

General Commercial
Visitor-Serving Commercial

OTHER USES

Public, Quasi-Public Institutional
Planning Reserve

OPEN SPACE

Recreation

MIXED USES

Mixed Development
Office/Residential
Commercial/Support Recreation

C. (703) Public Uses

1. (704) Public Street Layout, Rights-of-Way and Easements

The public street system and street layout for the Project Area is illustrated on the Project Area Map identified as Exhibit A. The street system in the Project Area shall be developed in accordance with the Circulation Element of the General Plan.

Certain streets and rights-of-way may be widened, altered, 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.

2. (705) Other Public and Open Space Uses

Both within and, where appropriate, outside of the Project Area, 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, 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 with 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.

D. (706) 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 to, 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.

E. (707) 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 not in conformity with the uses permitted in this Plan. Such interim use, however, shall conform to all applicable City land use regulations and requirements.

F. (708) General Controls 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 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 all applicable City land use regulations and requirements. The land use controls of this Plan shall apply for the periods set forth in Section 1100 below. The type, size, height, number and use of

buildings within the Project Area will be controlled by the applicable City land use regulations and requirements as they now exist or may hereafter be amended from time to time.

1. (709) 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 applicable 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.

2. (710) 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 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.

3. (711) Number of Dwelling Units

The total number of dwelling units in the Project Area shall be regulated by the General Plan. As of the date of adoption of the Plan, there are approximately 1,973 dwelling units in the Project Area.

4. (712) 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 Land Use Element of the General Plan 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.

5. (713) Limitations on Type, Size and Height of Buildings

The limits on building intensity, type, size and height, shall be established in accordance with the provisions of the General Plan and the zoning ordinances, as they now exist or are hereafter amended.

6. (714) Signs

All signs shall conform to the City's requirements. Design of all proposed new signs shall be submitted prior to installation to the appropriate governing bodies of the City and/or the Agency for review and approval pursuant to the Municipal Code of the City and procedures permitted by this Plan.

7. (715) Utilities

The Agency, in conformity with municipal code and City policy, shall require that all utilities be placed underground whenever physically possible and economically feasible on projects funded in whole or in part by the Agency or subject to a Disposition and Development Agreement or an Owner Participation Agreement.

8. (716) 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.

9. (717) 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:

- a. 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.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of this Plan.

No such variation shall be granted which permits 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, or welfare, and to assure compliance with the purposes of this Plan.

G. (718) Design for Development

Within the limits, restrictions, and controls established in this Plan, and subject to the provisions of Sections 701 and 708 herein, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan and any such controls 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. 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 717 of this Plan.

H. (719) 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.

The Agency is authorized to establish permit procedures and approvals required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

SECTION VIII. (800) METHODS FOR FINANCING THE PROJECT

A. (801) 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.

As available, gas tax funds from the State and sales tax funds from the County may be used for the street system.

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.

B. (802) Tax Increment Revenue

For the purposes of the collection of property tax revenue pursuant to this Plan, the effective date of the ordinance shall mean and refer to:

- For Yorktown-Lake Area adopted by Ordinance No. 2576: September 20, 1982.
- For Talbert-Beach Area adopted by Ordinance No. 2577: September 20, 1982.
- For Original Main-Pier Area adopted by Ordinance No. 2578: September 20, 1982.
- For Oakview Area adopted by Ordinance No. 2582: November 1, 1982.
- For Added Main-Pier Area adopted by Ordinance No. 2634: September 6, 1983.
- For Huntington Center Commercial District Area adopted by Ordinance No. 2743: November 26, 1984.

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

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said Taxing Agencies upon the total sum of the assessed value of the taxable property in the Project 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).
2. That portion of said levied taxes each year in excess of such amount shall be allocated to, and when collected shall be paid into, a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance in whole or in part, the Project and this Plan. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in paragraph (1.) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies as taxes on all other property are paid.
3. That portion of the taxes in excess of the amount identified in paragraph (1.) above which is attributable to a tax rate levied by a Taxing Agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal 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. This section is intended to be a compilation and continuation of the tax increment provisions of the Constituent Projects.

C. (803) 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 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.

D. (804) 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.

E. (805) Rehabilitation Loans, Grants, and Rebates

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 IX. (900) 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 public 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, 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 specific plans or execution of statutory development agreements to permit the land uses and facilitate the development authorized by this Plan.

SECTION X. (1000) 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 XI. (1100) PLAN LIMITATIONS

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

A. (1101) 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 \$275.0 million, except by amendment to this Plan.

B. (1102) Amount of Cumulative Tax Increment Revenue

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to Section 33670 of the Redevelopment Law, inclusive of payments to taxing agencies, shall not exceed \$850.0 million, except by amendment of this Plan.

C. (1103) Time Frame to Incur Indebtedness

No time limit to incur debt. The previous time limit was rescinded by City Council Ordinance No. 3566 adopted on July 15, 2002.

D. (1104) Duration of This Plan

With respect to the Yorktown-Lake Area, except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall expire on September 20, 2022. After this time limit, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness, collect tax increment revenue, and enforce existing covenants, contracts, or other obligations.

With respect to the Talbert-Beach Area, except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall expire on September 20, 2022. After this time limit, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness, collect tax increment revenue, and enforce existing covenants, contracts, or other obligations.

With respect to the Original Main-Pier Area, except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall expire on September 20, 2022. After this time limit, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness, collect tax increment revenue, and enforce existing covenants, contracts, or other obligations.

With respect to the Oakview Area, except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall expire on November 1, 2022. After this time limit, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness, collect tax increment revenue, and enforce existing covenants, contracts, or other obligations.

With respect to the Added Main-Pier Area, except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall expire on September 6, 2023. After this time limit, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness, collect tax increment revenue, and enforce existing covenants, contracts, or other obligations.

With respect to the Huntington Center Commercial District Area, except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall expire on November 26, 2024. After this time limit, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness, collect tax increment revenue, and enforce existing covenants, contracts, or other obligations.

E. (1105) Time Frame to Collect Tax Increment Revenue

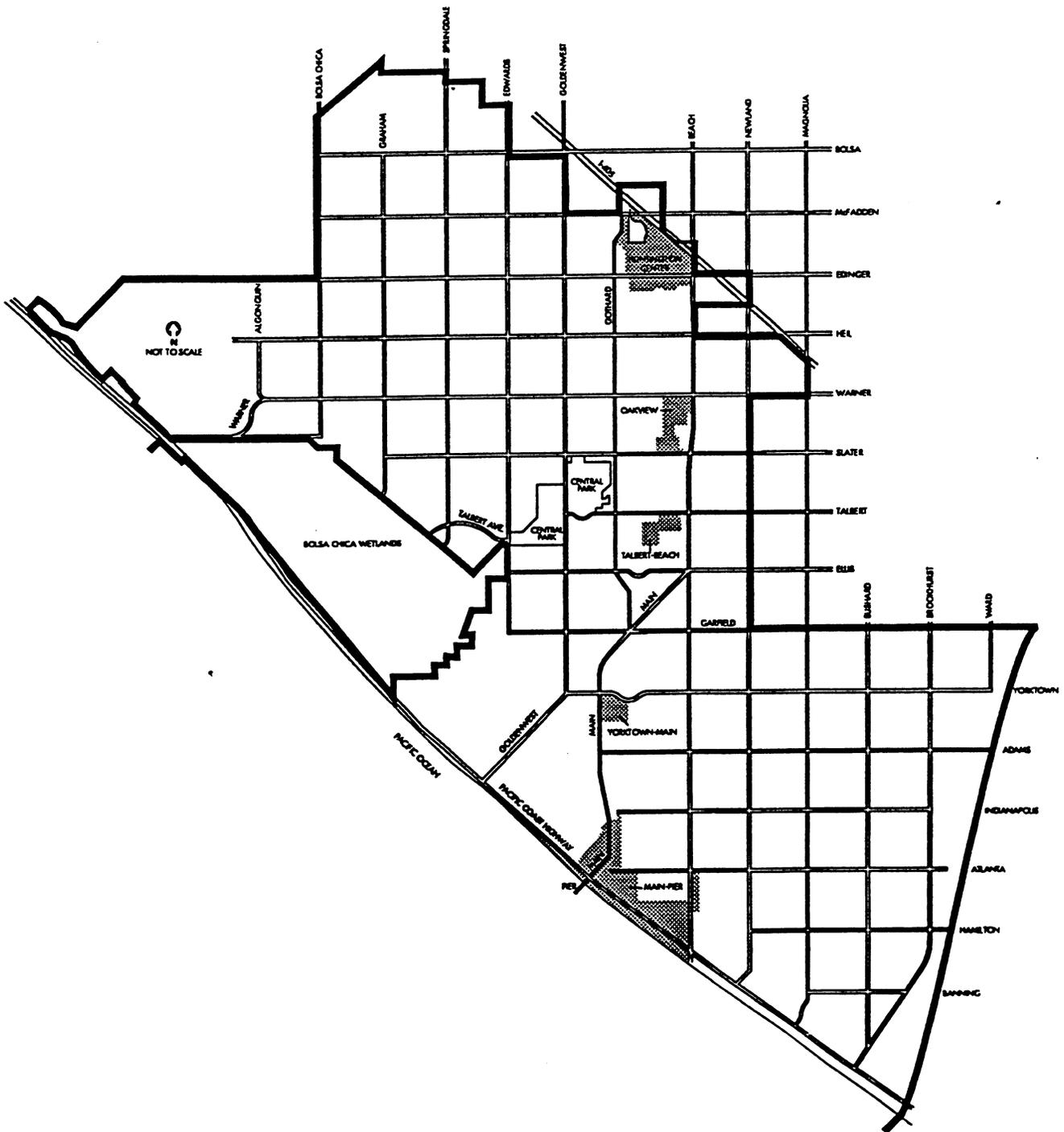
Notwithstanding any other provision of this Plan, and except as provided in this Section and Section 33333.6(a), (c), (g), and (h) of the Redevelopment Law, or as otherwise permitted by law, the Agency shall not pay indebtedness with the proceeds of property taxes received pursuant to Health and Safety Code Section 33670 or receive property taxes pursuant to Health and Safety Code Section 33670 after ten (10) years beyond the duration of this Plan pursuant to Section 1100. These limitations shall not be applied to limit the allocation of taxes to the Agency to the extent required to eliminate project deficits created under subdivision (g) of Section 33334.6 of the Redevelopment Law in accordance with the plan adopted pursuant thereto for the purpose of eliminating the deficits or to the extent required to implement a housing program requirement pursuant to Section 33413 of the Redevelopment Law. In addition, these limitations shall not affect the validity of any bond, indebtedness, or other obligation, including any mitigation agreement entered into pursuant to Section 33401 of the Redevelopment Law, authorized by the City Council, or the Agency pursuant to the Redevelopment Law, prior to January 1, 1994, or the right of the Agency to receive property taxes, pursuant to Health and Safety Code Section 33670 to pay the bonds, indebtedness, or other obligation.

SECTION XII. (1200) PROCEDURE FOR AMENDMENT

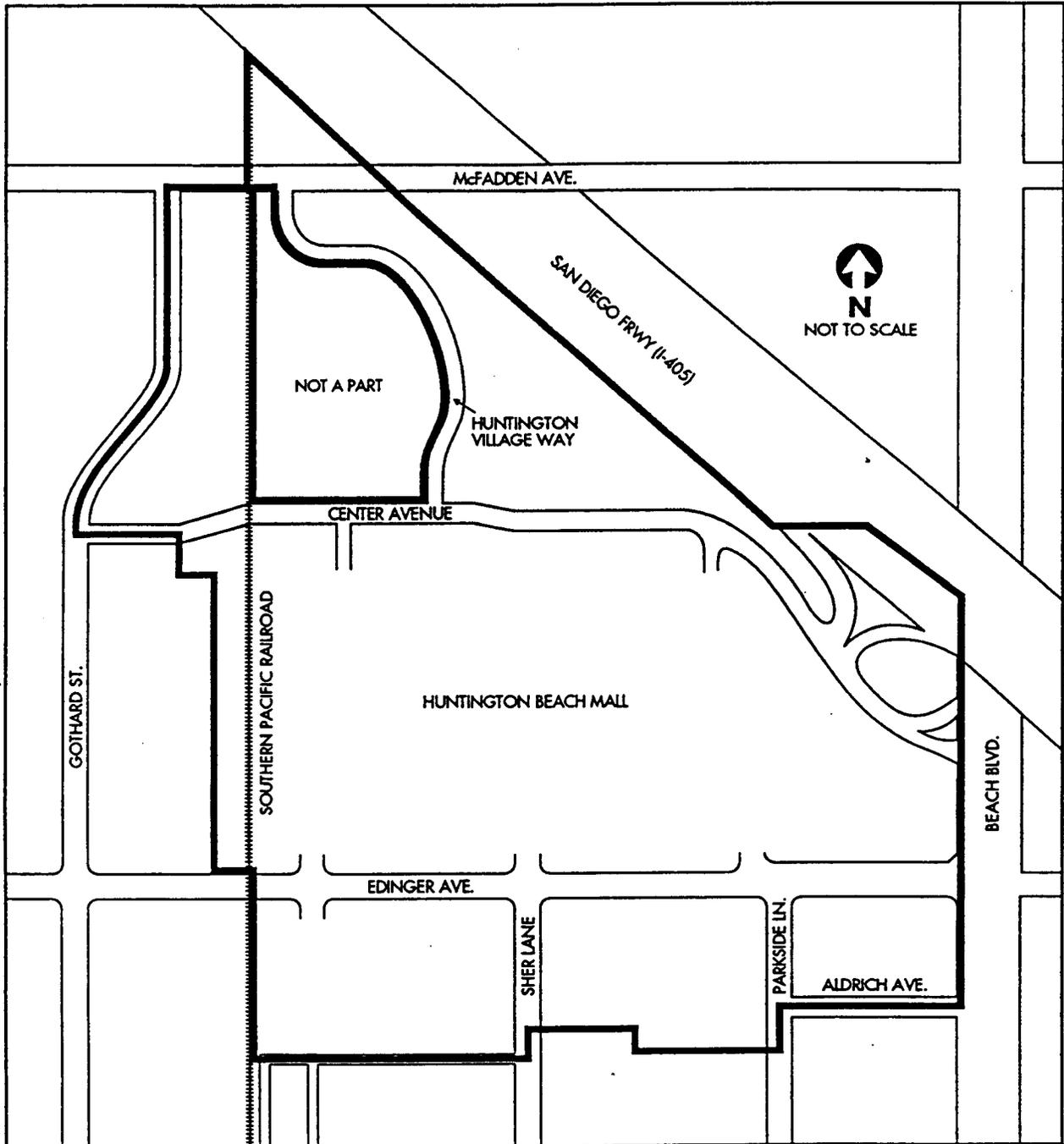
This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Redevelopment Law or by any other procedure hereafter established by law.

EXHIBIT A

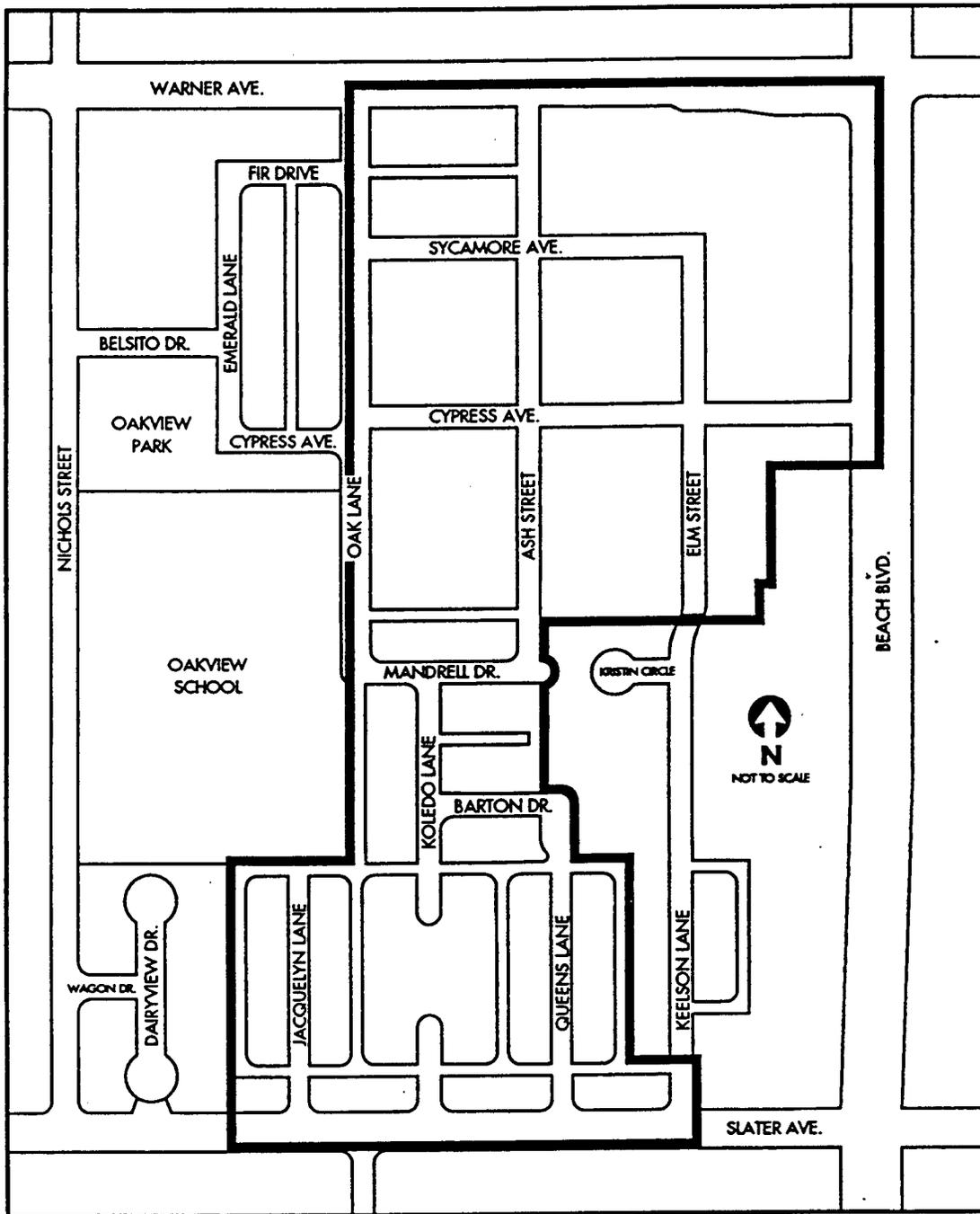
PROJECT AREA MAPS



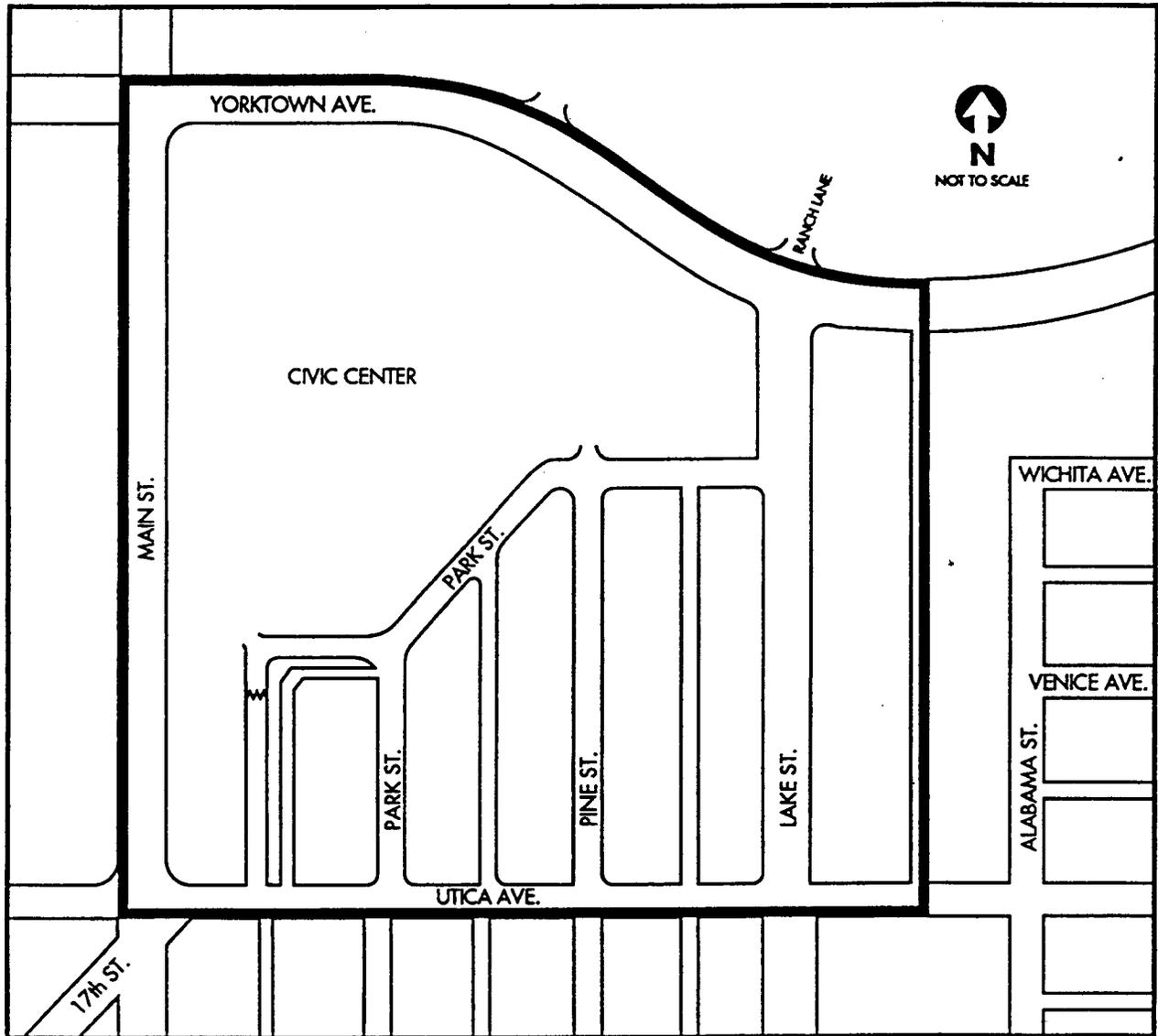
HUNTINGTON BEACH REDEVELOPMENT PROJECT
Project Area Boundaries



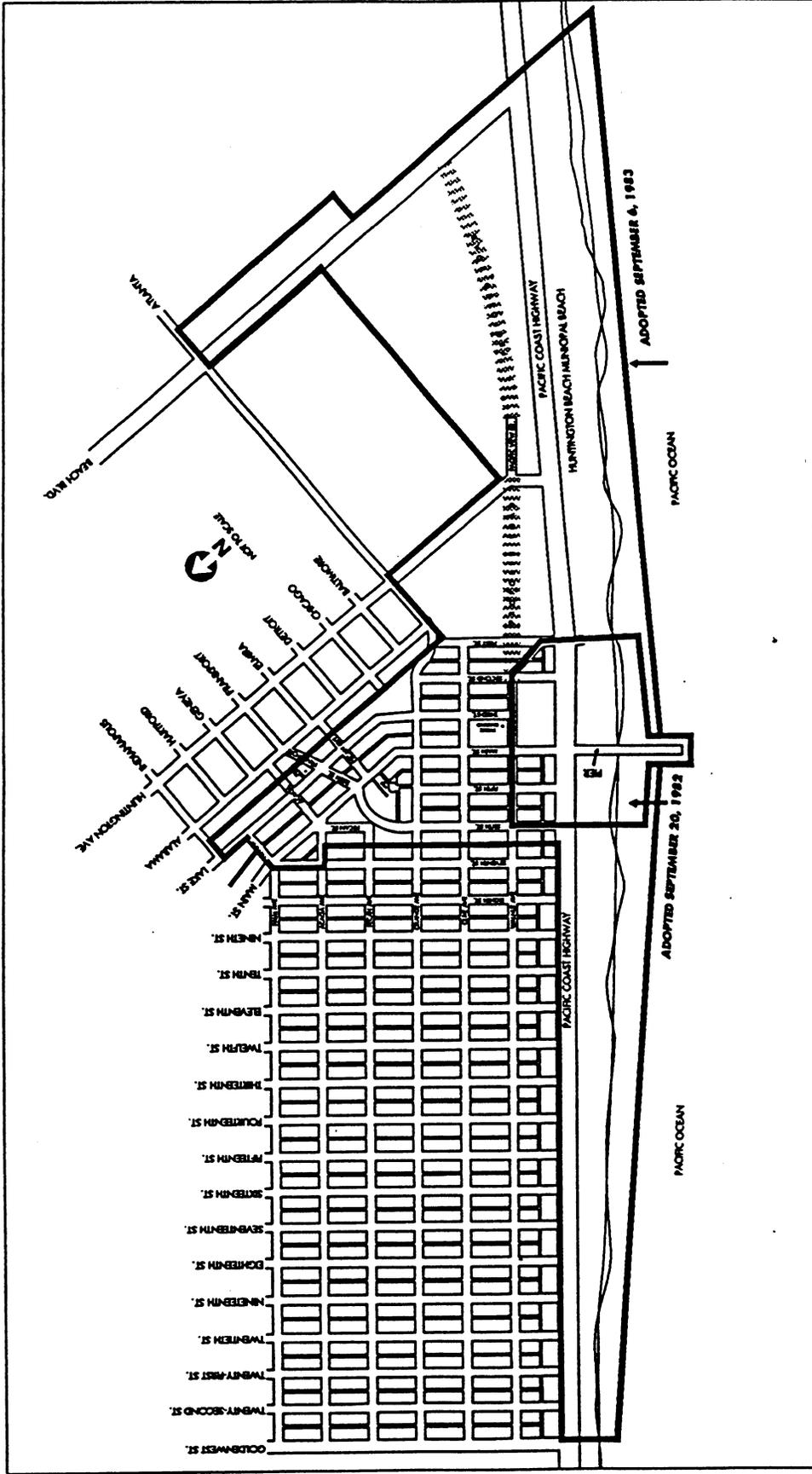
HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 1
(formerly Huntington Center Commercial Redevelopment Project Area)



HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 2
(formerly Oakview Redevelopment Project Area)



HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 4
(formerly Yorktown-Lake Redevelopment Project Area)



HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 5
(formerly Main-Pier Redevelopment Project Area)

EXHIBIT B

LEGAL DESCRIPTIONS

HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 1
(formerly Huntington Center Commercial Redevelopment Project Area)

LEGAL DESCRIPTION

Beginning at the northwest corner of Parcel 2 as shown on a map recorded in Book 107, page 18, Parcels Maps, Records of Orange County;

thence North $47^{\circ} 28' 13''$ West 20.57 feet along the northwesterly prolongation of the northerly line of said Parcel 7 to the True Point of Beginning;

thence South $00^{\circ} 39' 18''$ East 421.27 feet along the west line of the southwest quarter of the northeast quarter of Section 14, Township 5 South, Range 11 West, as shown on said parcel map to a point, said point being the center of Section 14, Township 5 South, Range 11 West as shown on a map recorded in Book 169, pages 45 and 46, Parcel Maps, Records of Orange County.

Thence South $89^{\circ} 32' 08''$ West 301.00 feet;

thence South $00^{\circ} 39' 35''$ East 545.82 feet to a tangent curve, said curve being concave northwesterly and having a radius of 500.00 feet;

thence southerly and westerly along said curve through a central angle of $44^{\circ} 59' 42''$ an arc distance of 392.66 feet to a point on a tangent line;

thence South $44^{\circ} 20' 07''$ East 94.24 feet along said tangent line to a tangent curve, said curve being concave southeasterly and having a radius of 500.00 feet;

thence southerly and westerly through a central angle of $45^{\circ} 00' 00''$, an arc distance of 392.70 feet to a point, said point being the southeast corner of the west half of the northeast quarter of the southwest quarter of Section 14, Township 5 South, Range 11 West Parcel Map 81-571;

thence North $89^{\circ} 32' 15''$ East 395.47 feet to a point, said point being the southeast corner of said Parcel Map 81-571;

thence South $00^{\circ} 39' 35''$ East 150.00 feet;

thence North $89^{\circ} 31' 55''$ East 109.00 feet;

thence South $00^{\circ} 39' 35''$ East 1320.67 feet;

thence North $89^{\circ} 32' 04''$ East 156.00 feet to a point, said point being the South quarter corner of Section 14, Township 5 South, Range 11 West as shown on a map recorded in Book 22, page 18, Parcel Maps, Records of Orange County;

thence South $00^{\circ} 44' 25''$ East 660.00 feet;

thence North $89^{\circ} 24' 50''$ East 45.00 feet to a point, said point being the northwest corner of Tract 5894, as shown on a map recorded in Book 23, pages 18 and 19, Miscellaneous Maps, Records of Orange County;

thence North $89^{\circ} 24' 50''$ East 1004.93 feet along the north line of said Tract 5894 and the easterly prolongation of said north line to a point, said point being on the centerline of Sher Lane;

thence North $00^{\circ} 44' 25''$ West 130.00 feet;

thence North $89^{\circ} 24' 50''$ East 376.00 feet;

thence South $00^{\circ} 44' 25''$ East 100.00 feet;

HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 1
(formerly Huntington Center Commercial Redevelopment Project Area)

LEGAL DESCRIPTION (con't)

thence North 89° 24' 50" East 528.96 feet;

thence North 00° 44' 25" West 180.00 feet to the centerline intersection of Parkside Lane and Aldrich Avenue;

thence north 89° 16' 15" East 685.03 feet to a point on the section line of Huntington Beach Boulevard per Tract 417, as shown on a map recorded in Book 16, page 47, Miscellaneous Maps Records of Orange County,

thence North 00° 16' 46" East 1275.36 feet;

thence North 49° 16' 37" West 900.00 feet;

thence North 00° 27' 57" West 125.00 feet;

thence North 46° 55' 24" West 572.85 feet;

thence North 46° 19' 32" West 501.21 feet;

thence North 50° 25' 56" West 329.65 feet;

thence North 54° 14' 34" West 1196.05 feet to the True Point of Beginning.

Excepting herefrom that portion described as follows:

Beginning at the center of Section 14, Township 5 South , Range 11 West, as shown on a map recorded in Book 169, pages 45 and 46, Parcel Maps, Records of Orange County;

thence South 00° 39' 35" East 1220.82 feet along the west line of the southeast quarter of Section 14, Township 5 South, Range 11 West, as shown on a parcel map, recorded in Book 81, pages 12 through 14, Parcel Maps, Records of Orange County to a point, said point being on the north right-of-way line of Center Drive;

thence North 89° 32' 03" East 650.41 feet along the south line of Parcel 3 of said Parcel Maps to a point on a tangent curve, said curve being concave to the northwest and having a radius of 34.00 feet, a radial bearing through said points bears North 37° 53' 39" West;

thence northerly and easterly along said curve, through a central angle of 52° 45' 42", an arc distance of 31.31 feet to a point on a tangent line;

thence North 00° 39' 21" West 22.68 feet along said tangent line to a point on a tangent curve, said curve being concave to the southeast and having a radius of 405.00 feet;

thence northerly and easterly along said curve through a central angle of 27° 23' 14", an arc distance of 193.59 feet to a point of reverse curvature, a radial bearing through said point bears North 63° 16' 07" West; said curve being concave to the northwest and having a radius of 345.00 feet;

thence northerly and westerly along said curve through a central angle of 34° 21' 52", an arc distance of 206.92 feet to a point on a tangent curve, a radial bearing through said point bears North 82° 22' 01" East; said curve being concave to the southwest and having a radius of 345.00 feet;

thence northerly and westerly through a central angle 10° 27' 01", an arc distance of 62.93 feet to a point on a tangent line;

HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 1
(formerly Huntington Center Commercial Redevelopment Project Area)

LEGAL DESCRIPTION (con't)

thence North 18° 05' 00" West 241.00 feet to a point on a tangent curve; said curve being concave to the southwest and having a radius of 270.00 feet;

thence northerly and westerly along said curve through a central angle of 72° 34' 35", an arc distance of 342.00 feet to a point on a tangent line;

thence South 89° 20' 25" West 160.28 feet along said tangent line to a point on a tangent curve, said curve being concave to the northeast and having a radius of 175.00;

thence westerly and northerly along said curve through a central angle of 90° 00' 00", an arc distance of 274.89 feet to a point on a tangent line;

thence North 00° 39' 35" West 64.64 feet along said tangent line to a point on a tangent curve, said curve being concave to the southwest and having a radius of 34.00 feet;

thence northerly and westerly along said curve through a central angle of 49° 09' 22", an arc distance of 29.17 feet to a point on a non-tangent curve, a radial bearing through said point bears North 40° 11' 03" East, said curve being concave to the south and having a radius of 60.00 feet;

thence westerly along said curve through a central angle of 00° 24' 45", an arc distance of 4.03 feet to a point on a non-tangent curve, a radial bearing through said point bears North 47° 38' 14" East, said curve being concave southwest and having a radius 35.00 feet;

thence northerly and westerly through a central angle of 65° 01' 29", an arc distance of 39.72 feet to a point on a non-tangent line, a radial bearing through said point bears North 17° 23' 15" West;

thence North 00° 39' 35" West 30.12 feet;

thence South 89° 32' 00" West 15.00 to the Point of Beginning.

HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 2
(formerly Oakview Redevelopment Project Area)

LEGAL DESCRIPTION
OAKVIEW AREA PROJECT

That portion of Section 26, Township 5 South, Range 11 West in the Rancho La Bolsa Chica and the Rancho Bolsas, City of Huntington Beach, County of Orange, State of California, as shown on a map recorded in Book 51, page 13 of Miscellaneous Maps in the Office of the County Recorder described as follows:

Beginning at the east one-quarter corner of said Section 26,

thence South $89^{\circ} 24' 16''$ West 463.11 feet to a point on the southerly prolongation of the east line of Keelson Lane, a street being 60 feet in width, 30 feet either side centerline, said point being the True Point of Beginning;

thence along said southerly prolongation South $0^{\circ} 45' 06''$ East 40 feet to the south line of Slater Avenue, a street 80 feet in width, 40 feet either side of centerline;

thence South $89^{\circ} 24' 16''$ West 1187 feet along said south line to the west line of Tract No. 4091;

thence along said west line North $0^{\circ} 44' 31''$ West 700 feet to the north line of said Tract 4091;

thence along said north line North $89^{\circ} 24' 39''$ East 300 feet to the southerly extension of the west line of Oak Lane, a street being 60 feet in width, 30 feet either side of centerline;

thence North $0^{\circ} 44' 46''$ West 2041 feet along said southerly extension, the west line of Oak Lane and its northerly extension to a line parallel with and 60 feet north measured at right angles from the centerline of Warner Avenue;

thence along said parallel line North $89^{\circ} 25' 46''$ East 1386 feet to the centerline of Beach Blvd., said street being 132 feet in width, 66 feet either side of centerline;

thence along said centerline South $0^{\circ} 45' 14''$ East 996 feet;

thence South $89^{\circ} 25' 00''$ West 283 feet;

thence South $0^{\circ} 45' 14''$ East 288 feet;

thence South $89^{\circ} 25' 00''$ West 20 feet;

thence South $0^{\circ} 45' 14''$ East 96 feet to the easterly extension of the north line of Tract No. 8916;

thence along said north line South $89^{\circ} 25' 00''$ West 576 feet to the east line of Ash Street, a street being 60 feet in width, 30 feet either side of the centerline;

thence along said east line South $0^{\circ} 44' 46''$ East 100 feet to a curve concave northeasterly having a radius of 50 feet;

thence along said curve southerly and southeasterly thru a central angle of $36^{\circ} 52' 12''$ an arc distance of 32.20 feet to a point on a reverse curve concave westerly having a radius of 50 feet, a radial from said point bears North $52^{\circ} 23' 02''$ East;

HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 2
(formerly Oakview Redevelopment Project Area)

LEGAL DESCRIPTION
OAKVIEW AREA PROJECT (cont.)

thence along said reverse curve southeasterly, southerly, and southwesterly thru a central angle of $78^{\circ} 54' 35''$ an arc distance of 68.86 feet to a compound curve concave northwesterly having a radius of 35 feet, a radial to said point bears South $48^{\circ} 42' 23''$ East,

thence along said compound curve southwesterly and westerly thru a central angle of $48^{\circ} 11' 23''$, an arc distance of 29.44 feet to a point on the south line of Mandrell Drive being 60 feet in width, 30 feet either side of centerline;

thence along said south line South $89^{\circ} 29' 00''$ West 11.8 feet to the east line of tract No. 4301;

thence along said mentioned east line South $0^{\circ} 44' 46''$ East 270 feet to a point on a non-tangent curve concave southwesterly having a radius of 70 feet, said point being on the north line of Barton Drive and the east line of Queens Lane;

thence along said curve and east line southeasterly and southerly thru a central angle of $77^{\circ} 44' 59''$ an arc distance of 95 feet;

thence South $0^{\circ} 44' 52''$ East 22 feet to a curve concave northeasterly having a radius of 70 feet;

thence continuing along the east line of Queens Lane and said mentioned curve southerly and southeasterly thru a central angle of $27^{\circ} 38' 00''$ an arc distance of 34 feet to a reverse curve concave southeasterly having a radius of 130 feet, a radial to said point bears North $61^{\circ} 37' 08''$ East;

thence along said reverse curve southeasterly and southerly thru a central angle of $27^{\circ} 38' 00''$ an arc distance of 63 feet to north line of Tract 4153;

thence along said north line North $89^{\circ} 24' 35''$ East 125 feet to the east line of Tract 4153;

thence along said east line South $0^{\circ} 44' 58''$ East 500 feet;

thence North $89^{\circ} 24' 16''$ East 197 feet to the east line of Keelson Lane;

thence along said east line and its southerly prolongation 160 feet to the True Point of Beginning.

HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 3
(formerly Talbert-Beach Redevelopment Project Area)

LEGAL DESCRIPTION
TALBERT-BEACH REDEVELOPMENT PROJECT AREA

Those portions of Sections 35 and 26, Township 5 South, Range 11 West, in the Rancho La Bolsa Chica and Rancho Las Bolsas in the City of Huntington Beach, County of Orange, State of California, as shown on a map recorded in Book 51, page 13 of Miscellaneous Maps in the Office of the County Recorder of said County described as follows:

Beginning at the southeast corner of said Section 26;

thence South $89^{\circ} 54' 23''$ West 1320.10 feet along the south line of said section, said south line also being the centerline of Talbert Avenue, to the True Point of Beginning;

thence North $0^{\circ} 01' 16''$ East 50 feet to a line parallel with and 50 feet north measured at right angles from the centerline of Talbert Avenue;

thence along said mentioned parallel line North $89^{\circ} 54' 23''$ East 800 feet to the intersection with a line parallel with 10.00 feet east measured at right angles from the east line of Lot No. 3, Block C of Tract No. 172 as shown on a map recorded in Book 12, page 21, of Miscellaneous Maps in the office of the County Recorder of said County;

thence along said mentioned parallel line South $0^{\circ} 5' 37''$ East 300 feet to a point on a curve concave easterly having a radius of 273.00 feet;

thence southerly along said curve through a central angle of $15^{\circ} 33' 49''$ an arc distance of 74.00 feet to a point on a tangent reverse curve concave westerly having a radius of 327.00 feet, a radial to said point bears North $74^{\circ} 20' 34''$ East;

thence southerly along said reverse curve through a central angle of $15^{\circ} 33' 49''$ an arc distance of 88.82 feet to a line parallel with and 32 feet east measured at right angles from the west line of Lot No. 82, Block C, of said mentioned Tract No. 172;

thence southerly along last said mentioned parallel line South $0^{\circ} 05' 37''$ East 249 feet to the intersection with the easterly prolongation of the north boundary line of Tract No. 8197 as shown on a map recorded in Book 452, page 44 of Miscellaneous Maps in the Office of the County Recorder of said County;

thence along said mentioned prolongation and northerly line South $89^{\circ} 55' 44''$ West 822 feet to the west boundary line of said Tract No. 8197;

thence along said west boundary line South $0^{\circ} 01' 16''$ West 690 feet to the south right-of-way line of Taylor Drive, a street being 60 feet in width, 30 feet either side of centerline;

thence along said south right-of-way line South $89^{\circ} 56' 05''$ West 660 feet to the intersection with the southerly prolongation of the east line of Parcels Nos. 7-10 as shown on a map filed in Book 79, page 15 of Parcel Maps in the Office of the County Recorder of said County;

thence along said prolongation and east line North $0^{\circ} 01' 15''$ East 1014 feet to a line parallel with and 335 feet south measured at right angles from the centerline of Talbert Avenue;

thence along last said mentioned parallel line North $89^{\circ} 56' 37''$ East 660 feet to the west line of Tract No. 172;

thence along said west line North $0^{\circ} 01' 16''$ East 335 feet to the True Point of Beginning.

HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 4
(formerly Yorktown-Lake Redevelopment Project Area)

LEGAL DESCRIPTION
YORKTOWN-LAKE REDEVELOPMENT PROJECT AREA

That portion of Section 2, Township 6 South, Range 11 West, in the Rancho La Bolsas, in the City of Huntington Beach, County of Orange, State of California, as shown on a map recorded in Book 51, page 14 of Miscellaneous Maps, in the Office of the County Recorder of said County described as follows:

Beginning at the centerline intersection of Yorktown Avenue and Main Street;

thence west along said centerline of Yorktown 60 feet to the west line of Main Street;

thence along said west line North 50 feet to the westerly extension of the north line of Yorktown Avenue, said point being the True Point of Beginning;

thence along said mentioned north line East 420 feet to a curve concave southwesterly having a radius of 850 feet;

thence easterly and southeasterly along said curve thru a central angle of $38^{\circ} 14' 40''$ an arc distance of 567 feet to a reverse curve concave northeasterly having a radius of 750 feet; a radial to said point bears North $38^{\circ} 14' 40''$ East;

thence along said reverse curve southeasterly and easterly thru a central angle of $35^{\circ} 46' 09''$ an arc distance of 455 feet to the intersection with the east line of a 40 foot wide strip of land shown on the map of said Tract No. 12 recorded in Book 9, page 13 of Miscellaneous Maps in the Office of the Orange County Recorder as S.P.R.R. right-of-way;

thence South 1054 feet along said east line to the easterly extension of the southerly line of Utica Street being 60 feet in width, 30 feet either side of centerline;

thence West 1383 feet along said easterly extension, southerly line and its westerly extension of Utica Street to the most westerly line of Main Street as shown on said mentioned map of Tract No. 12;

thence North 1396 feet along said west line to the True Point of Beginning.

HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 5
(formerly Main-Pier Redevelopment Project Area)

LEGAL DESCRIPTION
MAIN-PIER REDEVELOPMENT PROJECT AREA

That portion of Huntington Beach, County of Orange, State of California as shown on a map recorded in Book 3, page 36 of Miscellaneous Maps in the Office of the County Recorder of said County described as follows:

Beginning at the center line intersection of Pacific Coast Highway and Lake Street shown as Ocean Avenue and First Street respectively on said mentioned map;

thence along the center line of Pacific Coast Highway South $48^{\circ} 21' 42''$ East 37.50 feet to the intersection with the southwesterly extension of the southeast line of Lake Street;

thence along said mentioned extension South $41^{\circ} 38' 18''$ West 50 feet to the True Point of Beginning, said point being distant Southeast $48^{\circ} 21' 42''$ East 1655 feet along the southwest line of Pacific Coast Highway to the intersection with the southwesterly extension of the northwest line of Sixth Street;

thence continuing South $41^{\circ} 38' 18''$ West 525 feet more or less along said extension to the High Tide Line of the Pacific Ocean;

thence northwesterly 910 feet more or less along said High Tide Line to a line parallel with and 35 feet southeasterly measured at right angles from the southwesterly extension of the line of Main Street as shown on said Map of Huntington Beach;

thence along said mentioned parallel line $41^{\circ} 38' 18''$ West 1470 feet to a line parallel with and 60 feet southwesterly, measured at right angles from the southwesterly end of the Huntington Beach Municipal Pier;

thence North $48^{\circ} 21' 42''$ West 145 feet along said parallel line to a line parallel with and 35 feet northwesterly measured at right angles, from the southwesterly extension of the northwest line of Main Street

thence North $41^{\circ} 38' 18''$ East 1470 feet to the High Tide Line of the Pacific Ocean

thence northwesterly 600 feet more or less along said High Tide Line to the southwesterly extension of the northwest line of Sixth Street;

thence along said extension and northwest line of Sixth Street North $41^{\circ} 38' 18''$ East 1035 feet more or less to the intersection with the northeast line of Walnut Avenue, being 60 feet in width, 30 feet either side of center line, said point being distant North $41^{\circ} 38' 18''$ East along said northwest line 510 feet from the southwest line of Pacific Coast Highway,

thence along said northeast line of Walnut Avenue South $48^{\circ} 21' 42''$ East 1330 feet to an angle point in said line, said point also being on the southeast line of Second Street being 60 feet in width, 30 feet either side of center line;

thence continuing along said northeast line South $10^{\circ} 09' 04''$ East 414 feet to the southeast line of Lake Street;

thence along said southeast line South $41^{\circ} 38' 18''$ West 254 feet to the True Point of Beginning.

HUNTINGTON BEACH REDEVELOPMENT PROJECT
Subarea 5
(formerly Main-Pier Redevelopment Project Area)

LEGAL DESCRIPTION
MAIN-PIER REDEVELOPMENT PROJECT AREA
PROJECT AMENDMENT NO. 1

A parcel of land situated partially in Sections 10, 11, 12, 13, 14, Township 6 South, Range 11 West, San Bernardino base and meridian, County of Orange, State of California. Said parcel being more particularly described as follows:

Beginning at the intersection of section corners, Sections 11, 12, 13 and 14,

thence North 89° 37' 06" East 20 feet to the True Point of Beginning;
thence South 0° 40' 00" East 1,320.00 feet to the point;
thence South 89° 43' 00" West 1,955.76 feet to a point;
thence North 0° 43' 15" West 1,350.04 feet to a point;
thence South 89° 43' 00" West 670.00 feet to a point;
thence North 0° 00' 11" West 2,640.00 to a point;
thence North 89° 58' 15" West 262.10 feet to a point;
thence South 0° 00' 00" East 294.10 feet to a point;
thence North 89° 57' 13" West 375.15 feet to a point;
thence South 41° 38' 18" West 419.76 feet to a point;
thence South 48° 21' 42" East 190.00 feet to a point;
thence South 41° 38' 18" West 1880.00 feet to a point;
thence North 48° 21' 42" West 15.00 feet to a point;
thence South 41° 38' 18" West 125.00 feet to a point;
thence North 48° 21' 42" West 750.00 feet to a point;
thence North 45° 12' 51" West 400.66 feet to a point;
thence North 48° 21' 42" West 4255.00 feet to a point;
thence South 41° 38' 50" West 326.00 feet to a point;
thence South 46° 30' 00" East 5,628.00 feet to a point;
thence North 41° 38' 18" East 990.00 feet to a point;
thence South 48° 21' 42" East 1,330.00 feet to a point;
thence South 10° 09' 04" East 414.00 feet to a point;
thence North 41° 38' 18" West 690.00 feet to a point;
thence South 52° 54' 19" East 4,618.03 feet to a point;
thence North 0° 40' 00" West 1,947.92 feet to a point;
thence North 89° 36' 56" East 469.56 feet to a point;
thence North 0° 40' 00" West 2,029.66 feet to a point;
thence South 89° 37' 06" West 469.56 feet to a point;
thence South 0° 40' 00" East 50.00 feet to the True Point of Beginning.

EXHIBIT C

**PUBLIC FACILITIES AND
INFRASTRUCTURE IMPROVEMENTS PROJECTS**

**Huntington Beach Redevelopment Project
Redevelopment Plan**

**PROPOSED PUBLIC IMPROVEMENT AND FACILITY, HOUSING
AND ECONOMIC DEVELOPMENT PROJECTS**

Programs and Projects Proposed	Possible Implementation Activities
HOUSING PROGRAMS	Increase and improve the community's supply of housing affordable to very low, low, and moderate income households
Affordable Housing Development Projects	Assist development of single-family, multi-family, and senior housing inside and outside the Project Area pursuant to housing requirements.
Housing Code Enforcement Program	Continue program throughout Project Area.
Housing Rehabilitation Program	Continue program throughout Project Area.
INFRASTRUCTURE PROGRAMS	Improve pedestrian, bicycle and vehicular traffic flows, upgrade utilities and drainage systems, enhance public safety, and promote recreational opportunities.
Public Infrastructure in Talbert-Beach area	Monitor maintenance requirements of public infrastructure.
Storm Drain Improvements in Oakview	Complete storm drain improvements.
Street Improvements	<u>Oakview Area</u> Complete improvements to streets, street lights, alleys, and landscape. <u>Center Avenue</u> Complete construction of Center Avenue street improvements and traffic signal, and improvements to signage and landscaping at the Huntington Beach Mall.
	<u>Interstate 405</u> Improve I-405 off-ramp access to Huntington Center. Improve I-405 cloverleaf landscaping and widen McFadden/I-405 overpass. <u>Edinger Avenue Street Alignment</u> Seek adoption of the specific plan and construction of street improvements, including consolidation of ingress/egress points, unified signage and landscaping. <u>Gothard Street and Hoover Street Connection</u> Construct street improvements to connect Gothard and Hoover Streets to create another north-south arterial alleviate traffic congestion on other north-south arterials.

**Huntington Beach Redevelopment Project
Redevelopment Plan**

**PROPOSED PUBLIC IMPROVEMENT AND FACILITY, HOUSING
AND ECONOMIC DEVELOPMENT PROJECTS**

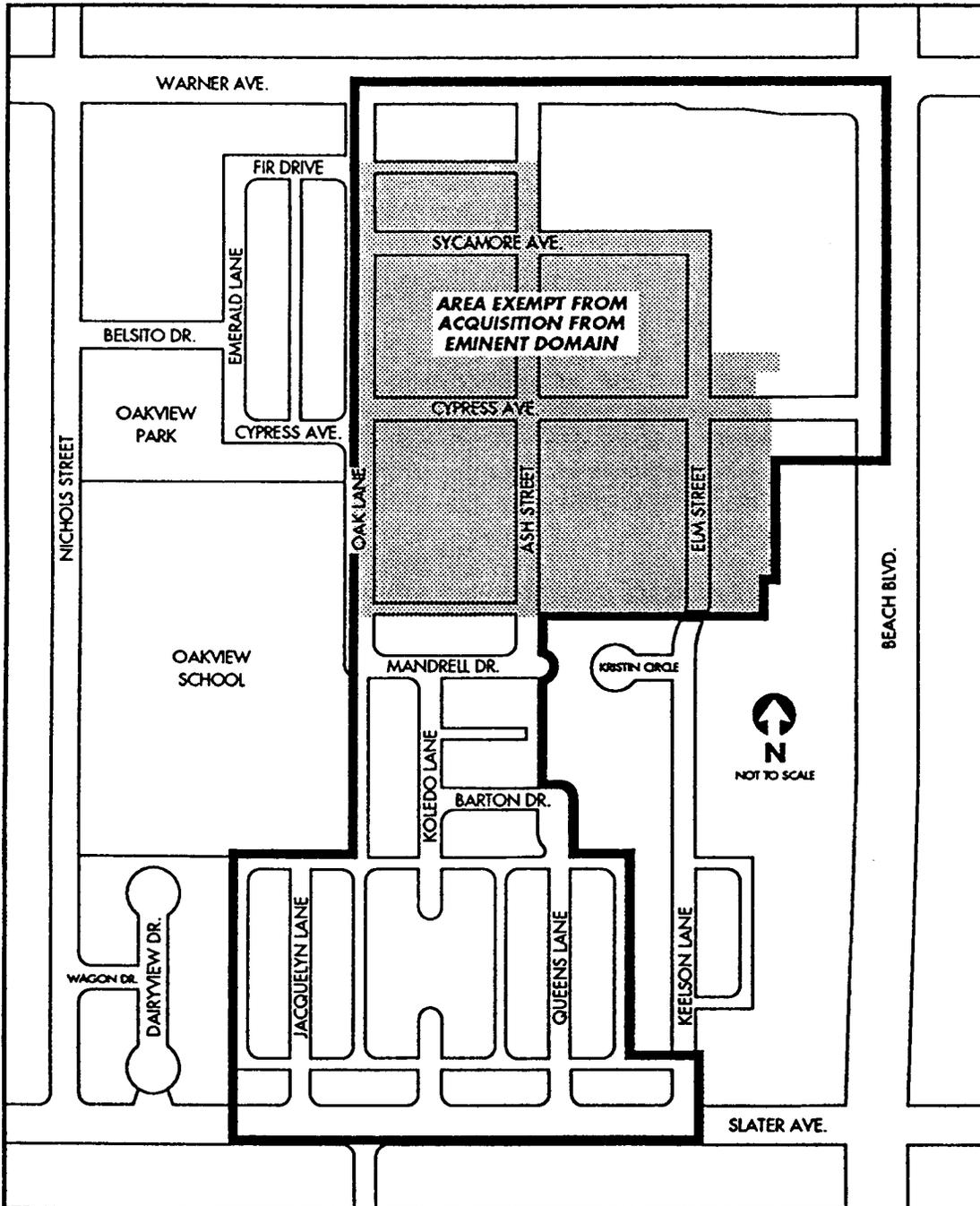
Programs and Projects Proposed	Possible Implementation Activities
PUBLIC FACILITY PROGRAMS	Develop community facilities that meet the needs of the community's residents.
Branch Library	Complete construction of a branch library.
COMMUNITY DEVELOPMENT PROGRAMS	Protect residential neighborhoods to enhance public safety and provide positive community development opportunities.
Neighborhood Plan	Review plan and update recommendations as appropriate.
Community Services Police Assistance	Continue assistance program for gang prevention in Project Area.
Operation LOGOS	Continue youth employment neighborhood cleanup program in Project Area.
COMMERCIAL REHABILITATION/ECONOMIC DEVELOPMENT	Revitalize deteriorating and substandard commercial facilities.
Huntington Beach Mall	Prepare a market and development strategy with the mall owner and facilitate repositioning of the Mall.
The Waterfront	Implement and monitor terms of development agreement, as they currently exist or may be subsequently amended.
New Development/Construction	Encourage Project Area private development to recycle blighted properties, and identify sites with the potential for consolidation for redevelopment.
Commercial Leasing Rehabilitation	Cooperate and assist in leasing of commercial/office space in Project Area.
Planning Activities	Assist property owners with renovations and other improvements to deteriorating commercial and industrial properties in the Project Area. Prepare and implement downtown parking master plan, downtown specific plan, Pacific Coast Highway/1st Street property master plan, and other plans to coordinate development in Project Area.

EXHIBIT D

OAKVIEW PUBLIC ACQUISITION MAP

FIGURE 1

PROJECT AREA MAP*



*This map has been graphically enhanced.
The map originally adopted is
available upon request.