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Book 5940
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ORDINANCE NO. 86-37

AN ORDINANCE OF THE CITY OF RIDGECREST,
KERN COUNTY, CALIFORNIA, APPROVING AND
ADOPTING THE REDEVELOPMENT PLAN FOR THE
RIDGECREST REDEVELOPMENT PROJECT AREA
WITHIN THE CITY OF RIDGECREST

WHEREAS, the Redevelopment Agency of the City of Ridgecrest (the "Agency") has formulated and prepared a Redevelopment Plan (the "Redevelopment Plan") for the Ridgecrest Redevelopment Project Area (the "Project Area"); and

WHEREAS, this City Council has received and reviewed the Redevelopment Plan and the Report on the Redevelopment Plan prepared by the Agency; and

WHEREAS, the Agency heretofore has requested that the Planning Commission of the City render a report and recommendation to the Agency with respect to the Redevelopment Plan and, by resolution, the Planning Commission rendered its report and recommendation that the Redevelopment Plan conforms to the General Plan of the City and that the Redevelopment Plan should be adopted; and

WHEREAS, a copy of the Redevelopment Plan for the Project Area is attached hereto and made a part hereof as Exhibit "A" which specifically describes the boundaries of the Project Area; and

WHEREAS, by resolution, the Agency has consented to a joint public hearing with this City Council on the Redevelopment Plan for the Project Area and has directed the Executive Director of the Agency to cause notice of the joint public hearing to be given, subject to this City Council consenting to the day, hour and place for the hearing; and

WHEREAS, by resolution, this City Council has consented to hold a joint public hearing with the Agency on the Redevelopment Plan, at which hearing any and all persons having any objections to the Redevelopment Plan, or the regularity of any prior proceedings, would be allowed to appear before this City Council and show cause why the Redevelopment Plan for the Project Area should not be adopted; and

WHEREAS, notice of the joint public hearing has been given by publication and by mailing as required by Section 33452 of the Health and Safety Code; and

WHEREAS, the joint public hearing was scheduled and held at 7:00 P.M., on November 5, 1986, at the Council Chambers, 139 Balsam Street, Ridgecrest, California; and

WHEREAS, after the joint public hearing, the Agency approved the Redevelopment plan and recommended adoption of the Redevelopment Plan by this City Council; and

WHEREAS, the joint public hearing was duly concluded prior to the first reading of this Ordinance and at the joint public hearing, this City Council considered the Redevelopment Plan and all written and oral testimony material to the Redevelopment Plan; and

WHEREAS, all legal prerequisites to the passage of this Ordinance have occurred:

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. All facts set forth in the recitals are true and correct.

Section 2. Purpose and Intent. The purposes and intent of the City Council with respect to the Project Area are:

- (a) Elimination and prevention of the spread of physical blight and economic obsolescence in the City through redevelopment.
- (b) Elimination of substandard building conditions through rehabilitation and clearance if necessary.
- (c) Upgrading inadequate public facilities that reduce cultural, recreational and business opportunities for Ridgecrest residents and businesses.
- (d) Elimination of safety hazards which impact the health, safety, and general welfare of the community.
- (e) Elimination of access, egress and internal circulation problems throughout the City.
- (f) Upgrading inadequate public utilities and infrastructure which hamper and in some cases prevent development allowed by the Zoning Ordinance and envisioned by the General Plan.
- (g) Elimination of stagnant or improperly utilized areas which cannot be remedied by private enterprise acting alone.
- (h) Elimination of deteriorated, dilapidated and obsolete buildings and structures.
- (i) Promoting land assemblage into parcels suitable for contemporary integrated development with improved aesthetics, and pedestrian and vehicular circulation.
- (j) Promoting housing opportunities and upgrading the existing housing stock.

Section 3. Findings and Determinations. This City Council hereby finds and determines that:

- (a) The Project Area is characterized by one or more of the conditions specified in Section 33031 or 33032 of the Health and Safety Code as described in the Report to the City Council accompanying the Redevelopment Plan, the amelioration of such conditions being necessary to effectuate the public purposes declared in Sections 33000 et seq. of the Health and Safety Code;
- (b) The Redevelopment Plan will redevelop the Project Area in conformity with Sections 33000 et seq. of the Health and Safety Code and in conformity with all local laws, in the interests of the public peace, health, safety, and welfare;
- (c) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible;
- (d) The Redevelopment Plan conforms to the General Plan of the City;
- (e) The carrying out of the Redevelopment Plan will promote the public peace, health, safety, and welfare of the City and will effectuate the purposes and policies of Sections 33000 et seq. of the Health and Safety Code;

- (f) The condemnation of real property is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law;
- (g) The Agency has a feasible method or plan for the relocation of families and persons displaced from the Project Area, if the Redevelopment Plan may result in the temporary or permanent displacement of any occupants of housing facilities in the Project Area;
- (h) There are or are being provided in the Project Area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the Project Area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;
- (i) All noncontiguous areas of the Project Area are either characterized by one or more of the conditions specified in Section 33031 or 33032 of the Health and Safety Code or are necessary to effectively ameliorate such conditions and are not included for the purpose of obtaining the allocation of taxes from such areas pursuant to Section 33670 of the Health and Safety Code, without other substantial justification for their inclusion;
- (j) Inclusion of any land, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary to effectively ameliorate one or more of the conditions specified in Section 33031 or 33032 of the Health and Safety Code existing within the area of which they are a part. Any such area included is necessary to effectively ameliorate such conditions and is not included for the purposes of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Health and Safety Code, without other substantial justification for its inclusion;
- (k) The elimination of those conditions specified in Section 33031 or 33032 of the Health and Safety Code and the redevelopment of the Project Area to eliminate such conditions cannot be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency;
- (l) The effect of tax increment financing will not cause a significant financial burden or detriment on any taxing agency deriving revenues from the Project Area;
- (m) The Project Area is predominantly urbanized within the meaning ascribed thereto in Section 33320.1 of the Health and Safety Code; and
- (n) The purposes and intent of this City Council with respect to the Project Area is to promote the sound redevelopment of the Project Area and protect the general welfare of the inhabitants of the City by remedying the injurious conditions presently existing in the Project Area through the utilization of all appropriate means.

Section 4. Temporary and Permanent Housing Facilities. If implementation of the Redevelopment Plan results in displacement of occupants of the Project Area, the City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Project Area are displaced and that pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

Section 5. Adoption of Redevelopment Plan. This City Council hereby approves and adopts the Redevelopment Plan attached hereto as Exhibit "A" and designates the Redevelopment Plan as the official Redevelopment Plan for the Project Area.

Section 6. Financial Assistance to Agency. The Redevelopment Plan provides for the expenditure of money by the City in carrying out the Redevelopment Plan, and authorizes the City to financially assist the Agency by way of loans, grants, or other financial assistance. This City Council hereby provides that such financial assistance to the Agency shall be made from time to time as this City Council shall determine to be necessary and that all such financial assistance shall be deemed to be loans to the Agency based on terms to be established by an agreement between the City and Agency, unless this City Council provides in specific cases that such assistance shall be treated other than as a loan.

Section 7. Commitment for Official Action. In order to implement and facilitate the Redevelopment Plan, this City Council hereby finds and determines that it may be necessary to take certain official actions with respect to changes in zoning, the location and relocation of sewer and water mains and other public facilities and other public action. Accordingly, this City Council hereby:

- (a) Declares its intention to undertake and complete any proceedings necessary to be carried out by the City under the provisions of the Redevelopment Plan; and
- (b) Requests the various officials, departments, boards, and agencies of the City having administrative responsibilities for the City to cooperate and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan.

Section 8. Overruling Objections. All written and oral objections to the Redevelopment Plan hereby are overruled.

Section 9. Responsibility of Agency. The Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan.

Section 10. Transmittal of Ordinance. The City Clerk of the City shall cause a copy of this Ordinance to be transmitted to the Agency and to the Building Department of the City.

11. Notification by Building Department. The Building Department is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits in the Project Area that the site for which a building permit or the construction of buildings or for other improvements is in the Project Area.

12. Recordation and Submission of Documents. The Executive Director of the Agency is hereby directed to cause the recordations and filings specified in Section 33373 and 33375 of the Health and Safety Code to be made forthwith.

13. Certification and Publication. The City Clerk shall cause the adoption of this Ordinance and shall cause the same to be published as required by law.

AND ADOPTED this 19th day of November, 1986, by the following vote:

Mayor Mower, Councilmembers Pearson, Bergens, Corlett and Wiknich.

None.

None.

None.

CITY OF RIDGECREST

Michael R. Mower
Mayor

William M. Duff
City Clerk



EXHIBIT "A"

Boundary Description of the
Ridgecrest
Redevelopment Project AreaSP²REDEVELOPMENT PROJECT AREA

THE BOUNDARY OF THE PROJECT AREA IS ILLUSTRATED ON THE MAP ATTACHED HERETO. THE LEGAL DESCRIPTION OF THE BOUNDARY IS AS FOLLOWS:

THAT CERTAIN AREA WITHIN THE CITY OF RIDGECREST, COUNTY OF KERN, STATE OF CALIFORNIA, BEING PORTIONS OF SECTIONS 27, 28, 29, 32, 33, 34 AND 35 ALL IN TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B. & M. AND PORTIONS OF SECTIONS 2, 3, 4, 5, 8, 9, 10, 16, 21 AND 22 ALL IN TOWNSHIP 27, SOUTH, RANGE 40 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M., SAID CORNER BEING ALSO DEFINED AS THE POINT OF BEGINNING OF THE ORIGINAL BOUNDARY OF SAID CITY OF RIDGECREST; THENCE ALONG THE BOUNDARY OF SAID CITY OF RIDGECREST, AS ESTABLISHED BY SAID ORIGINAL BOUNDARY AND SUBSEQUENT ANNEXATIONS TO SAID CITY OF RIDGECREST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, SOUTH, 1320 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2 AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, WEST, 3960 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST CORNER OF SECTION 2, NORTH, 1320 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 AND ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 40 WEST, M.D.B. & M., WEST, 2640 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, SOUTH, 2475 FEET TO THE NORTHERLY LINE OF THE FREEWAY RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY LINE, WEST, 1320 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 3 AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M., SOUTH, 2805 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF SECTION 10, WEST, 2640 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M.; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 9, AND ALONG THE EAST LINE OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M., SOUTH, 7920 FEET TO THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M.; THENCE ALONG THE NORTH LINE OF SAID SECTION

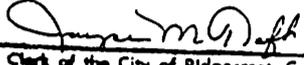
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22, EAST, 5280 FEET TO THE NORTHEAST CORNER OF SAID SECTION 22; THENCE ALONG THE EAST LINE OF SAID SECTION 22, SOUTH, 5280 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF SAID SECTION 22 AND ALONG THE SOUTH LINE OF SECTION 21, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M., WEST, 10560 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID SECTION 21, NORTH, 5280 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21; THENCE ALONG THE NORTH LINE OF SAID SECTION 21, EAST, 2640 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF ABOVE SAID SECTION 16; THENCE ALONG SAID EAST LINE OF SECTION 16 AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF ABOVE SAID SECTION 9, NORTH, 6600 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, EAST, 1320 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, NORTH, 1320 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9; THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 9, WEST, 1410 FEET TO THE SOUTHEASTERLY LINE OF SOUTH CHINA LAKE BOULEVARD AS SHOWN ON MAP OF TRACT NO. 2193, RECORDED IN BOOK 10, PAGE 188 ET-SEQ. OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID KERN COUNTY; THENCE ALONG SAID SOUTHEASTERLY LINE, S51 50'13"W, 3243.23 FEET TO THE EAST LINE OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M.; THENCE ALONG SAID EAST LINE OF SECTION 8, SOUTH, 636 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE OF SAID SECTION 8, WEST, 2640 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF SAID EAST HALF OF SECTION 8, NORTH, 5225 FEET TO THE SOUTH LINE OF BOWMAN ROAD; THENCE ALONG SAID SOUTH LINE OF BOWMAN ROAD, WEST, 2640 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE ALONG SAID WEST LINE OF SECTION 8 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M., NORTH, 2695 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, EAST, 2640 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 5 AND ALONG THE WEST LINE OF THE EAST HALF OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B. & M., AND ALONG THE WEST LINE OF THE EAST HALF OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B. & M., AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B. & M., NORTH, 13230 FEET TO A POINT IN THE EXTERIOR BOUNDARY OF THE NAVAL ORDNANCE TEST STATION AS SAID BOUNDARY IS SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 5, PAGE 26 ET-SEQ. OF RECORD OF SURVEY MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID KERN COUNTY, SAID POINT ALSO BEING IN A LINE 30.00 FEET, MEASURED AT RIGHT ANGLES, NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20;

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THENCE ALONG SAID PARALLEL LINE, AND ALONG A LINE PARALLEL WITH AND 30.00 FEET NORTHERLY OF THE SOUTH LINE OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B. & M., AND ALONG A LINE PARALLEL WITH AND 30.00 FEET NORTHERLY OF THE SOUTH LINE OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B. & M., EAST, 7950 FEET TO A POINT ON A LINE 30.00 FEET; MEASURED AT RIGHT ANGLES, EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 22; THENCE ALONG LAST SAID PARALLEL LINE AND A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B. & M., SOUTH, 759.78 FEET TO THE NORTHERLY LINE OF PARCEL 1 OF TRACT I AS SHOWN ON DRAWING "EXCESS PROPERTY CHINA LAKE N.W.C. TRACT I AND II" AS PREPARED BY WESTERN ENGINEERING AND SURVEYING OF RIDGECREST, CALIFORNIA, DATED MARCH 14, 1985; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 OF TRACT I, EAST, 787.56 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND ALONG THE EASTERLY LINE OF PARCEL 2 OF SAID TRACT I, SOUTH, 1767.16 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 2 OF TRACT I; THENCE ALONG THE NORTHERLY LINE OF PARCEL 3 OF SAID TRACT I AND ALONG THE NORTHERLY LINE OF PARCEL 4 OF SAID PARCEL 4; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 4, SOUTH, 1180.86 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 4; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 4, WEST, 1059.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 4; THENCE ALONG THE EASTERLY LINE OF PARCEL 5 OF SAID TRACT I, SOUTH, 540.01 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 5; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 5, WEST, 507.38 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 5; THENCE ALONG THE EASTERLY LINE OF PARCEL 7 OF SAID TRACT I AND ALONG THE EASTERLY LINE OF PARCEL 8 OF SAID TRACT I, SOUTH, 1119.01 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 8, ALSO BEING THE MOST NORTHERLY, NORTHEASTERLY CORNER OF ABOVE SAID TRACT II; THENCE ALONG THE EASTERLY LINE OF SAID TRACT II, SOUTH, 773.63 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT II, EAST, 1256.56 FEET TO THE MOST EASTERLY, NORTHEASTERLY CORNER OF SAID TRACT II; THENCE ALONG THE MOST EASTERLY LINE OF SAID TRACT II, SOUTH, 618.68 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT II; THENCE EAST, 447.97 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B. & M.; THENCE ALONG SAID WEST LINE, NORTH, 1289.13 FEET TO A LINE 160.00 FEET, MEASURED AT RIGHT ANGLES, SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 34; THENCE ALONG SAID PARALLEL LINE AND ALONG A LINE PARALLEL WITH THE NORTH LINE OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B. & M., EAST, 4785 FEET; THENCE NORTH, 160 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE ALONG SAID NORTH LINE OF SECTION 35, EAST, 3135 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE EAST LINE OF SAID SECTION 35 AND ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M., SOUTH, 7920 FEET TO THE POINT OF BEGINNING.

CERTIFIED AS A TRUE COPY


Clerk of the City of Ridgecrest, Calif.

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WHEREAS, the joint public hearing was scheduled and held at 7:00 P.M., on November 5, 1986, at the Council Chambers, 139 Balsam Street, Ridgecrest, California; and

WHEREAS, after the joint public hearing, the Agency approved the Redevelopment plan and recommended adoption of the Redevelopment Plan by this City Council; and

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- a) The Project Area is characterized by one or more of the conditions specified in Section 33031 or 33032 of the Health and Safety Code as described in the Report to the City Council accompanying the Redevelopment Plan, the amelioration of such conditions being necessary to effectuate the public purposes declared in Sections 33000 et seq. of the Health and Safety Code;
- b) The Redevelopment Plan will redevelop the Project Area in conformity with Sections 33000 et seq. of the Health and Safety Code and in conformity with all local laws, in the interests of the public peace, health, safety, and welfare;
- c) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible;
- d) The Redevelopment Plan conforms to the General Plan of the City;
- e) The carrying out of the Redevelopment Plan will promote the public peace, health, safety, and welfare of the City and will effectuate the purposes and policies of Sections 33000 et seq. of the Health and Safety Code;

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

The Agency has a feasible method or plan for the relocation of families and persons displaced from the Project Area, if the Redevelopment Plan may result in the temporary or permanent displacement of any occupants of housing facilities in the Project Area;

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

All noncontiguous areas of the Project Area are either characterized by one or more of the conditions specified in Section 33031 or 33032 of the Health and Safety Code or are necessary to effectively ameliorate such conditions and are not included for the purpose of obtaining the allocation of taxes from such areas pursuant to Section 33670 of the Health and Safety Code, without other substantial justification for their inclusion;

Inclusion of any land, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary to effectively ameliorate one or more of the conditions specified in Section 33031 or 33032 of the Health and Safety Code existing within the area of which they are a part. Any such area included is necessary to effectively ameliorate such conditions and is not included for the purposes of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Health and Safety Code, without other substantial justification for its inclusion;

The elimination of those conditions specified in Section 33031 or 33032 of the Health and Safety Code and the redevelopment of the Project Area to eliminate such conditions cannot be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency;

The effect of tax increment financing will not cause a significant financial burden or detriment on any taxing agency deriving revenues from the Project Area;

The Project Area is predominantly urbanized within the meaning ascribed thereto in Section 33320.1 of the Health and Safety Code; and

The purposes and intent of this City Council with respect to the Project Area is to promote the sound redevelopment of the Project Area and protect the general welfare of the inhabitants of the City by remedying the injurious conditions presently existing in the Project Area through the utilization of all appropriate means.

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D. J. H.

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Section 4. Temporary and Permanent Housing Facilities. If implementation of the Redevelopment Plan results in displacement of occupants of the Project Area, the City Council is satisfied that permanent housing facilities will be available within three (3) years from the time occupants of the Project Area are displaced and that pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

Section 5. Adoption of Redevelopment Plan. This City Council hereby approves and adopts the Redevelopment Plan attached hereto as Exhibit "A" and designates the Redevelopment Plan as the official Redevelopment Plan for the Project Area.

Section 6. Financial Assistance to Agency. The Redevelopment Plan provides for the expenditure of money by the City in carrying out the Redevelopment Plan, and authorizes the City to financially assist the Agency by way of loans, grants, or other financial assistance. This City Council hereby provides that such financial assistance to the Agency shall be made from time to time as this City Council shall determine to be necessary and that all such financial assistance shall be deemed to be loans to the Agency based on terms to be established by an agreement between the City and Agency, unless this City Council provides in specific cases that such assistance shall be treated other than as a loan.

Section 7. Commitment for Official Action. In order to implement and facilitate the Redevelopment Plan, this City Council hereby finds and determines that it may be necessary to take certain official actions with respect to changes in zoning, the location and relocation of sewer and water mains and other public facilities and other public action. Accordingly, this City Council hereby:

- (a) Declares its intention to undertake and complete any proceedings necessary to be carried out by the City under the provisions of the Redevelopment Plan; and
- (b) Requests the various officials, departments, boards, and agencies of the City having administrative responsibilities for the City to cooperate and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan.

Section 8. Overruling Objections. All written and oral objections to the Redevelopment Plan hereby are overruled.

Section 9. Responsibility of Agency. The Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan.

Section 10. Transmittal of Ordinance. The City Clerk of the City shall cause a copy of this Ordinance to be transmitted to the Agency and to the Building Department of the City.

CERTIFIED AS A TRUE COPY

Joseph M. Naff
Clerk of the City of Ridgecrest, Calif.

Section 11. Notification by Building Department. The Building Department is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within the Project Area.

Section 12. Recordation and Submission of Documents. The Executive Director of the Agency is hereby directed to cause the recordations and submissions specified in Section 33373 and 33375 of the Health and Safety Code to occur forthwith.

Section 13. Certification and Publication. The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be published as required by law.

APPROVED AND ADOPTED this 19th day of November, 1986, by the following vote:

- AYES: Mayor Mower, Councilmembers Pearson, Bergens, Corlett and Wiknich.
- NOES: None.
- ABSTAIN: None.
- ABSENT: None.

CITY OF RIDGECREST

Michael R. Mower
Mayor

ATTEST:

Joseph M. Naff
City Clerk



(SEAL)