

# REDEVELOPMENT PLAN

OF THE REDEVELOPMENT AGENCY OF THE  
CITY OF BRISBANE,  
CALIFORNIA

BRISBANE COMMUNITY REDEVELOPMENT  
PROJECT AREA NUMBER  
T W O

INITIALLY ADOPTED JUNE 14, 1982  
ADOPTING ORDINANCE NO. 284

AMENDED OCTOBER 12, 1988  
ADOPTING AMENDMENT ORDINANCE NO. 342

ESTIMATED TOTAL ACRES 586.379



AMENDMENT  
TO THE  
REDEVELOPMENT PLAN FOR  
THE BRISBANE COMMUNITY REDEVELOPMENT  
PROJECT NUMBER TWO

In that certain Redevelopment Plan ( the "Plan") for the Brisbane Community Redevelopment Project Area Number Two (the "Project"), as adopted by the City Council of the city of Brisbane by Ordinance No. 284 on June 14, 1982, the following amendments are made:

1. The first sentence of Section I is hereby revised to read as follows:

"The Brisbane Community Redevelopment Project are Number Two Plan consists of the text, a Project Boundary Map (Exhibit A), a Land Use Map (Exhibit B), and a List of Public Improvements (Exhibit C)."

2. Paragraph E of Section II is hereby revised to read as follows:

"Land Use Map" means the map indicating the land use and streets within the Project Area as shown on Exhibit B of this Plan."

3. A new paragraph M is hereby added to read as follows:

"Project Boundary Map" means the map indicating the boundaries of the Project Area as shown on Exhibit A of this Plan."

4. Paragraphs M through Q are hereby relettered to paragraphs N through R, respectively.

5. A last sentence is hereby added to paragraph B of Section V to read as follows:

"Additional specificity of the public improvements and public utilities is described in the List of Public Improvements, attached hereto as Exhibit C and incorporated herein by reference."

6. Subsection 2 of paragraph F of Section V is hereby revised to read as follows:

"The Agency shall make all relocation payments required by applicable law."

7. The second paragraph in paragraph K of Section V is hereby revised to read as follows:

"In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any city, county, city and county, 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 exempt, an amount of money in lieu of taxes."

"A proportionate share of any amount of money paid by the Agency to any city and county pursuant to the preceding paragraph shall be disbursed by the city and county to any school district with territory located within the Project Area in the city and county. "Proportionate share," as used in this paragraph K means the ratio of the school district tax rate, which is included in the total tax rate of the city and county, to the total tax rate of the city and county."

"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, in the Agency's determination, are appropriate to alleviate any financial

burden or detriment caused to such taxing agency by the Project."

8. Paragraph A of Section VI is hereby revised to read as follows:

"A. Land Use Map

A Land Use Map showing the permitted land uses and major streets within the Project Area is attached hereto as Exhibit B and incorporated herein by reference."

9. The first paragraph under paragraph B of Section VI is hereby revised and replaced by the following:

"The areas designated on the attached Exhibit B shall be developed or redeveloped for the uses designated below.

"1. Commercial/Industrial Uses

"The areas shown on the Land Use Map (Exhibit B) for commercial/industrial uses shall be used for the commercial or industrial uses set forth and described in the City's General Plan.

"2. Public Uses

"In any area shown on the Land Use Map (Exhibit B), the Agency is authorized to permit public uses.

"3. Examples of Uses. Examples of uses include, but are not limited to the following:"

10. Subparagraph 1, 2 and 3 under the existing Paragraph B of Section VI are hereby relettered to subparagraphs a, b, and c.

11. Subparagraph 1 of paragraph D of Section VIII is hereby revised to read as follows:

"The number of dollars of taxes which may be divided and allocated to the Agency pursuant to this Plan shall be limited to an amount not greater than \$4.7 million per year for the life of the project expressed in 1982 dollars and adjusted annually thereafter for changes in the San Francisco-Oakland Metropolitan Area Consumer Price Index as maintained by Bureau of Labor Statistics, U.S. Department of Labor; however, in no event shall the cumulative total number of dollars of taxes to be divided and allocated to the Agency over the duration of the Plan exceed \$211,000,000. Taxes shall not be divided and shall not be allocated to the Redevelopment Agency beyond such limitations except by amendment of this Plan."

12. Subparagraph 2 of paragraph D of Section VIII is hereby revised to read as follows:

"The time limit for the Agency to establish or incur loans, advances, and indebtedness to finance in whole or in part the Project is fifteen (15) years from the date of adoption of this Amendment to the Plan. Such loans, advances, or indebtedness may be repaid over a period of time longer than such time limits. This time limitation may be extended only by amendment to the Plan. Notwithstanding the limit set forth herein, the time limit for incurring loans, advances or other indebtedness for the purpose of establishing the Agency's annual administrative operating budget shall be for the duration of the Plan."

13. Subparagraph 3 of paragraph D under Section VIII is hereby revised to read as follows:

"A time limit of 12 years after adoption of this Amendment to the Plan is established for commencement of eminent domain proceedings to acquire property within the Project Area. This time limit may be extended only by amendment of this Plan."

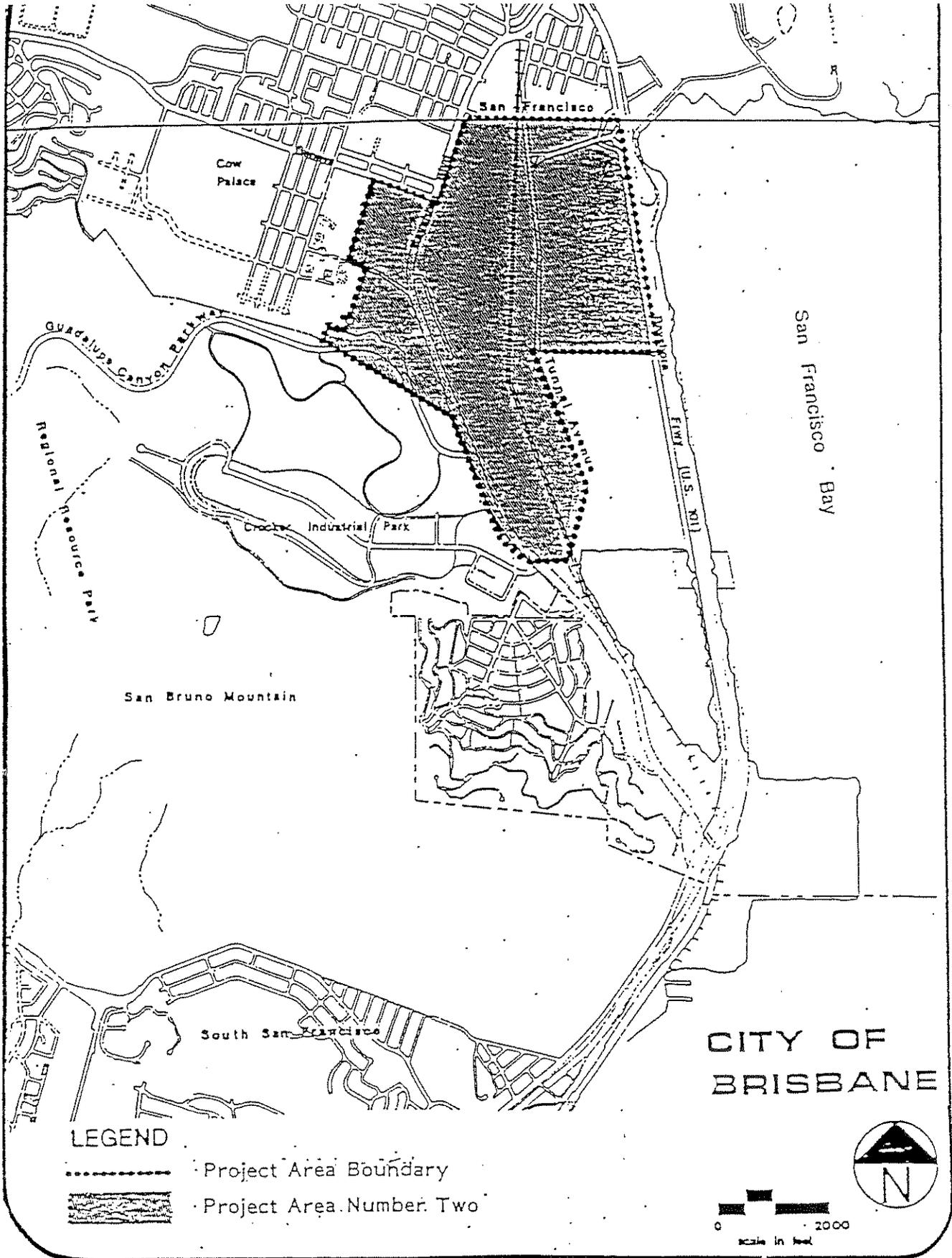
14. Subparagraph 4 of paragraph D of Section VIII is hereby revised to read as follows:

"The amount of bonded indebtedness which can be outstanding at one time is \$40,000,000. This limit may be exceeded only by amendment to this Plan."

15. Exhibit A. Project Boundary and Land Use Map of the Brisbane Community Project Area Number Two, is hereby deleted from the Plan, and "Exhibit A, Project Boundary Map (April 1988)" attached hereto as Attachment No. 1 is hereby added to the Plan.

16. "Exhibit B, Land Use Map," attached hereto as Attachment No. 2 is hereby added to the Plan.

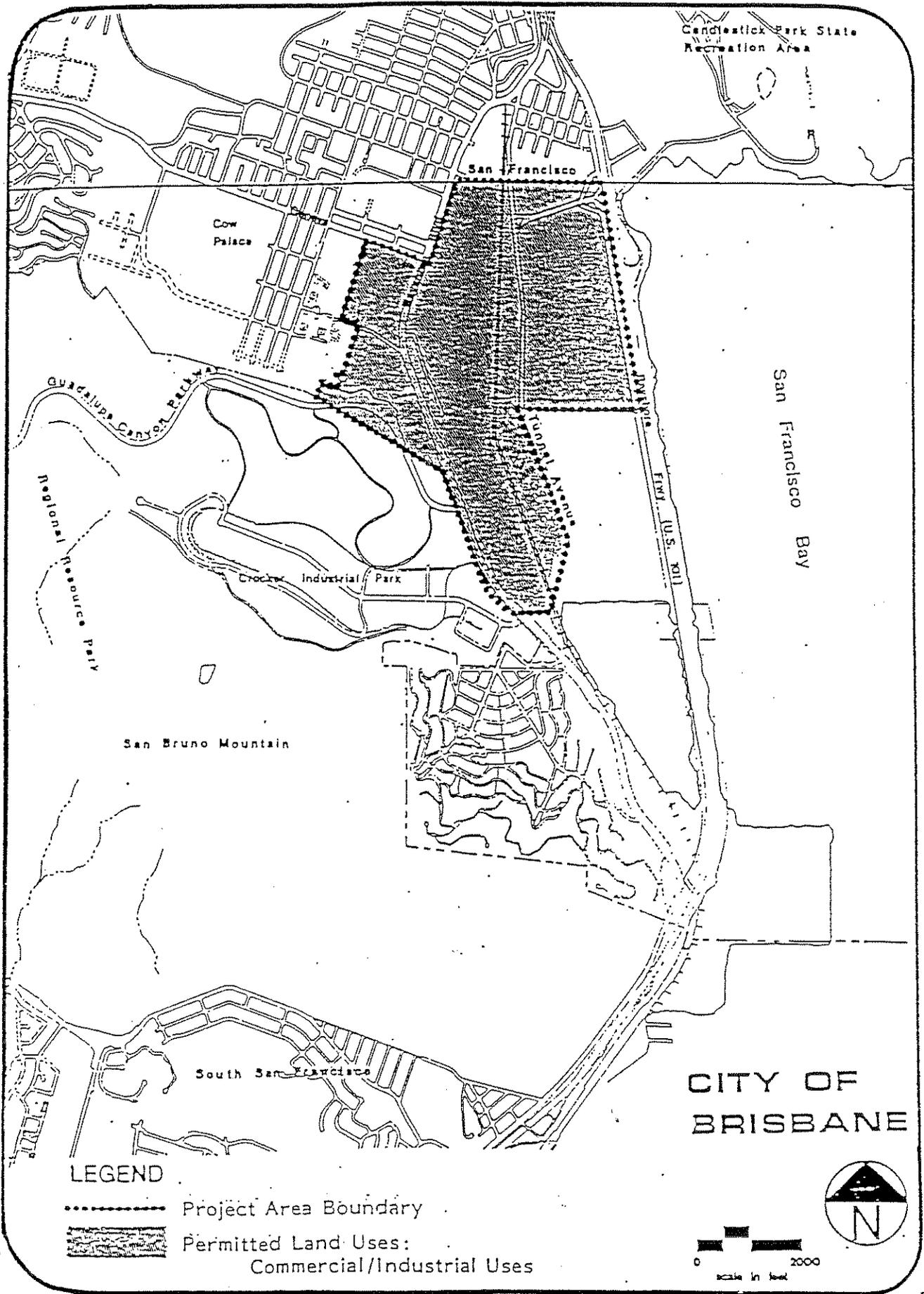
17. "Exhibit C, List of Public Improvements," attached hereto as Attachment No. 3 is hereby added to the Plan.



**BOUNDARY MAP**

**Brisbane Community Redevelopment  
Project Area Number Two**

Ironside & Associates  
Planning Consultants



**BOUNDARY MAP**

Brisbane Community Redevelopment  
Project Area Number Two

Ironside & Associates  
Planning Consultants

EXHIBIT C

LIST OF PUBLIC IMPROVEMENTS

A major portion of the Project Area is undeveloped because it is composed of a sanitary landfill, a railway shop and switchyard. A principal purpose of the redevelopment plan is to provide for and assist in the financing of infrastructure which will allow the development of this underdeveloped area. It is not possible to specify the exact location within the Project Area of each of the required infrastructures until development plans are submitted. Principally, in order to develop these underdeveloped portions of the Project Area, the Agency has the authority to construct or cause to be constructed the public improvements which are listed in general terms throughout the text of the Plan. Below is a more detailed description of some of the general public improvements listed in the Plan, where additional specificity is known at this time.

1. The over and underpasses listed in the text of the Plan may include, but not be limited to, an overpass or bridge connecting Geneva Avenue with Bayshore Freeway.
2. The street improvements listed in the text of the Plan may include, but not be limited to, pedestrian paths, bicycle lanes, on- and off-street parking, freeway on and off ramps, and street widenings and extensions, in addition to the typical sidewalks, curbs, gutters and street lights.
3. The sewer improvements listed in the text of the Plan may include, but not be limited to, both sanitary sewer collection and distribution systems.

4. The storm drain improvements listed in the text of the Plan may include, but not be limited to, both new storm drains and improvements to existing storm drains.
5. The traffic improvements listed in the text of the Plan may include, but not be limited to, traffic signals and traffic control signs.
6. The improvements listed in the text of the Plan may include, but not be limited to, both water collection and/or distribution systems.

EXHIBIT C

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REDEVELOPMENT PLAN

BRISBANE COMMUNITY REDEVELOPMENT PROJECT AREA NUMBER TWO

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## I. INTRODUCTION

The Brisbane Community Redevelopment Project Area Number Two Plan consists of text and one map (Exhibit A). This Plan has been prepared by the Brisbane Redevelopment Agency, Brisbane, California, pursuant to the Constitution of the State of California, the Community Redevelopment Law of the State of California and all applicable laws and local ordinances.

## II. GENERAL DEFINITIONS

The following references will be used in this Plan unless the context otherwise requires:

- A. "Agency" means the redevelopment Agency of the city of Brisbane, Brisbane, California.
- B. "City" means the city of Brisbane, California.
- C. "County" means the county of San Mateo, California.
- D. "General Plan" means the Brisbane general plan.
- E. "Map" means the Project Boundary and Land Use map of the Brisbane Community Project Area Number Two (Exhibit A).
- F. "Owner" means any individual or entity owning "real property" as defined herein.
- G. "Person" means any individual, or any public or private entity.
- H. "Personal Property" means movable property, chattels, property not part of real property defined below.
- I. "Plan" means the Brisbane Community Redevelopment Project Area Number Two Redevelopment Plan.
- J. "Planning Commission" means the Planning Commission of the city of Brisbane, California.
- K. "Project" means Brisbane Community Redevelopment Project Area Number Two Redevelopment Plan.
- L. "Project Area" means the area included within the boundaries of the Brisbane Community Redevelopment Project Area Number Two Redevelopment Plan.
- M. "Real Property" means land; including land under water and water-front property; building, structures, fixtures, and improvements on the land; and property appurtenant to or used in connection with the land; every estate, interest privilege, easement, franchise, and right in land, including but not limited to right-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise and the indebtedness secured by such liens.

- N. "Redevelopment Law" means the Community Redevelopment Law of the State of California. (California Health and Safety Code, Section 33000 et seq.)
- O. "State" means the state of California.
- P. "Zoning Ordinance" means the current Zoning Ordinance of the city of Brisbane, California.
- Q. "Affordable Housing Costs" and persons and families of "very low", "low", and "moderate income" have the meanings set forth in Section 33411.2 of the Health and Safety Code.

### III. PROJECT AREA BOUNDARIES

The Brisbane Community Redevelopment Project Area Number Two, hereinafter called the "Project Area", is delineated on the Project Boundary Map designated as Exhibit A, attached hereto and by this reference made a part hereof, and is more particularly described as follows:

#### PARCEL A:

BEGINNING at the intersection of the northerly line of Tide Lot 30 in Section 3, Township 3 South, Range 5 West, Mount Diablo Meridian, as said Tide Lot is shown on that certain map entitled "Map No. 1 of Salt Marsh and Tide Lands situate in the County of San Mateo, State of California", said map having been approved September 25, 1871, with the westerly line of Bayshore Freeway (U.S. Highway 101) as said Freeway is shown on the State of California Right-of-Way Record Map R-27.2; thence from said POINT OF BEGINNING along said westerly line N 10° 09' 20" W 4, 100 feet, more or less, to a point on the corporate limits line of the City of Brisbane and a point on the corporate limits line of the City and County of San Francisco; thence along the said corporate limits line S 89° 52' 40" W 2, 800 feet, more or less, to the easterly line of Bayshore Boulevard, as said Boulevard is shown on the State of California Right-of-Way Record Map R-517.1; thence leaving the corporate limits line of the City and County of San Francisco along the corporate limits line of the City of Brisbane the following courses: S 19° 28' W 1, 45138 feet, tangent to the preceding course along the arc of a curve to the right having a radius of 5,062.50 feet an arc distance of 85 feet, more or less, N 70° 34' W 125 feet, more or less, northerly along the arc of a curve to the left having a radius of 4,937.50 feet an arc distance of 23 feet, more or less, N 70° 34' W 1, 145.87 feet, more or less, S 19° 35' W 1, 480.00 feet, more or less, S 70° 25' E 373.3 feet, S 15° 46' W 30.07 feet, S 19° 35' W 860.6 feet, N 70° 25' W 60.00 feet, S 19° 35' W 75.00 feet, S 70° 25' E 60.00 feet, S 19° 35' W 160.00 feet, N 74° 26' W 299.77 feet, S 19° 35' W 256.2 feet, S 60° 22' E 2, 302.4 feet, S 60° 41' E 424.62 feet, N 33° 43' 30" E 3.66 feet to a point on the corporate limits line of the City of Brisbane and a point on the general westerly line of Bayshore Boulevard as said Boulevard is shown on the State of California Right-of-Way Record Maps R-517.2; thence along said corporate limits line and its southerly prolongation and along the said general westerly line S 21° 31' E 1, 572 feet, more or less, to a point of curvature; thence continuing along said general westerly line tangent to the preceding curve along the arc of a curve to the left having a radius of 2,562.50 feet and a central angle of 24° 11' 55", an arc distance of 1,082.26 feet, more or less,

to a point on the northerly line of Guadalupe Canal as said canal is shown on the aforesaid Map No. 1 of Salt Marsh and Tide Lands situate in the County of San Mateo, State of California; thence along last said line S 89° 50' 59" E 740 feet, more or less, to the westerly line of a proposed 80 foot wide street known as Tunnel Avenue extension; thence along last said line N 13° 44' 35" E 80.00 feet; thence leaving last said line S 76° 15' 25" E 80.00 feet to a point on the easterly line of said Tunnel Avenue; thence along last said line the following courses: N 13° 44' 35" E 747.00 feet, tangent to the preceding course along the arc of a curve to the left having a radius of 550 feet and a central angle of 28° 06' 26", an arc distance of 269.81 feet and tangent to the preceding curve N 14° 21' 51" W 2, 430 feet, more or less, to the intersection thereof with the northerly line of Tide Lot 27 in Section 3, Township 3 South, Range 5 West, Mount Diablo Meridian, as said Tide Lot is shown on the aforesaid Map No. 1 of Salt Marsh and Tide Lands situate in San Mateo County, State of California; thence along the northerly line of Tide Lots 27, 28, 29 and 30 as said Tide Lots are shown on last said map S 89° 50' 59" E 2, 037.13 feet, more or less, to the POINT OF BEGINNING.

#### IV. REDEVELOPMENT OBJECTIVES

The Brisbane Community Redevelopment Project Area Number Two is composed of all property between Bayshore Boulevard and the Bayshore Freeway, from the intersection of Tunnel Avenue northward to the city limit; Franciscan Heights and a portion of the PG&E substation; and an area surrounding a short segment of Guadalupe Canyon Parkway which lies within the Brisbane city limits.

In accordance with the provision of the California Community Redevelopment Law, the main objective of this Redevelopment Plan is to provide an improved physical, social and economic environment within the city of Brisbane by the elimination of the economic, social and physical blight existing within the project area. Other objectives are to expand employment opportunities for jobless, underemployed and low income persons, and to provide an environment for the social, economic and psychological growth and well-being of all citizens.

To meet these goals, the following specific activities may be undertaken by the Agency:

- A. The provision of vehicular and pedestrian access to the Project Area, including the construction of roads, a freeway interchange, railroad overcrossings, and pedestrian and bicycle paths. An integrated approach to transportation will be taken, including mass transit facilities in addition to the road network for vehicular access and the trail system for pedestrians and bicycles.
- B. Construction of public utilities so as to provide their availability to the Project Area.
- C. Beautification and enhancement of the Project Area to create an improved visual environment and to promote comfort, convenience, safety and visual unity in the Project Area through the provision of landscaping, well designed roads, construction of carefully controlled and architecturally meritorious structures and development of public plazas, walkways and open spaces.
- D. Creation of off-street parking facilities.

E. Provision of public facilities which will be needed to support the Project Area, which public facilities may include any building, facility, structure or other improvement reasonable required to provide recreational facilities, open space, utilities, a public services complex containing a public safety facility and other reasonably required public buildings, facilities, structures or improvements.

F. Provision of expanded employment opportunities during the construction phase and on an on-going basis in the recreational, commercial and public facilities to be provided in the Project Area.

G. In the course of carrying out any of the foregoing activities, the agency may acquire property and install and construct any building, facility, structure, or other improvement identified above or reasonably required to carry out the activities set forth in the paragraphs above, so long as such acquisition, installation or construction is in accordance with the Community Redevelopment Law.

H. Provision of increased and improved supply of housing available at an affordable cost to persons and families of very low, low and moderate income.

#### V. REDEVELOPMENT TECHNIQUES TO ACHIEVE PLAN OBJECTIVES

##### A. General

The Agency, in accordance with and pursuant to applicable state and local laws, proposes to strive for economic, social and physical revitalization and beautification within the Project Area by:

1. Providing open space, including streets, public grounds and space around buildings and park areas.
2. The provision of public buildings, structures and improvements, and improvements of public grounds.
3. Acquisition of real property and/or rights to use real property.
4. Provision of road access and utilities which are not now available to major portions of the Project Area.
5. Site preparation, installation and construction of streets, sidewalks, parking facilities, utilities, landscaping and other off-site and on-site improvements.
6. Disposition of property for uses in accordance with this Plan.

##### B. Public Improvements

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 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, water distribution systems, buildings, parks, off-street parking, plazas, playgrounds, landscaped areas, freeway on and off ramps, and mass transit facilities.

C. Participation by Owners and Business Tenants

1. Opportunities for Owners and Business Tenants

The Agency shall extend reasonable preferences to persons who own property or are engaged in business in the Project Area to continue to own property or re-enter in business within the Project Area if they meet the requirements prescribed in this Plan. For that purpose the Agency has adopted Rules to Implement Preference to Existing Businesses and Owner Participants in the Brisbane Community Redevelopment Project Number Two, which are available for public inspection.

It is the policy of the Agency to minimize acquisition of private property when possible and to vigorously pursue the encouragement of participation of existing property owners and businesses within the Project Area. Said participation shall be pursued by the Agency where consistent with this Redevelopment Plan by allowing owners of parcels of real property to: retain all or a portion of their properties; to acquire adjacent or other properties in the Project Area; and to upgrade and develop their property in conformance with this Plan.

a. The Agency may determine either on its own direction or pursuant to request of a property owner, that certain property within the Project Area conforms or substantially conforms to this Plan and the owners of such properties will be permitted to remain as conforming owners without an owner-participation agreement with the Agency, provided such owners continue to operate and use the property in conformance with this Plan.

b. The Agency may also determine either on its own direction or pursuant to request of a property owner that certain property within the Project Area does not conform to this Plan and the owners of such properties will be required to enter into an owner-participation agreement with the Agency. Each property in the Project Area shall be considered to conform to this Plan until and unless the Agency has determined by resolution that such property does not conform to this Plan. In the event that any property owner desires Agency determination that his property conforms to the Plan, that property owner can request such determination as set forth in Section V, E 1 of this Plan.

2. Rules for Participation Opportunities, Priorities and Preferences

Owners of property and business tenants may participate in the redevelopment of property in the Project Area in accordance with Rules to Implement Preference to Existing Businesses and Owner Participants in the Brisbane Community Redevelopment Project Number Two, as these rules provide, that, in the event of displacement as a result of Agency activities, existing business owners and business tenants within the Project Area shall be given preference for re-entry into business within the redeveloped Project Area. Owners will be required to submit proof to the Agency of their qualifications and financial ability to carry out their agreement with the Agency.

### 3. Participation Agreement

Each property owner, not a conforming owner, shall enter into a binding agreement with the Agency by which the property owner agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. Such agreements will be prepared by the Redevelopment Agency after consultation with the property owners. Agreement will contain a list of minimum improvements to be made for the specific property to which it applies.

In such agreements, property owners (participants) who retain real property shall be required to join in the recordation of such documents as are necessary in the determination of the Agency to make the provisions of this Plan applicable to their properties.

In the event a participant fails or refuses to rehabilitate or develop his or her property pursuant to this Plan and/or an owner-participation agreement, the Agency is authorized but is not required to acquire the real property or any interest therein which, if acquired, may be sold or leased for rehabilitation or development in accordance with this Plan and the rules for owner participation.

It is anticipated that the acquisition of real property within the Project Area will be limited and that the Agency's power of eminent domain will be used only on those rare instances in which the Agency determines that the acquisition of certain real property is necessary and is in the best interest of the Project. The Agency shall not acquire conforming property through the use of eminent domain.

#### D. Rehabilitation Moving of Structures by the Agency

##### 1. Rehabilitation

The Agency is authorized to rehabilitate or cause to be rehabilitated any building or structure in the Project Area acquired by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation of property in the Project Area not acquired by the Agency.

##### 2. Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any building or other structure to a location within or outside the Project Area.

#### E. Property Acquisition

##### 1. Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire or obtain options to acquire, but is not required to acquire or obtain options to acquire, any or all real property located in the Project Area, by gift, devise, exchange, purchase, eminent domain, or any other lawful method. The Agency may also acquire any other interest in real property less than a fee interest.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area. However, said power of eminent domain will not be exercised when:

- a. The property in question is improved with a structure and the Agency has determined by resolution that the rehabilitation of the structure and its proposed use is consistent with the objectives of the Plan and that such rehabilitation is in the best interests of the Project and the owner has thereafter entered into an owner-participation agreement with the Agency and is faithfully performing under the terms of the agreement.
- b. The property in question is improved by a structure and the Agency has determined by resolution that said structure and its use is consistent with the objectives of the Plan, that such property conforms to the Plan and that no participation agreement is necessary so long as the structure is adequately maintained and properly landscaped.
- c. The owner of the property in question has entered into an owner-participation agreement with the Agency and is faithfully performing under the agreement.
- d. The property in question is owned by a public body.

Prior to any acquisition through eminent domain, the Agency shall adopt a resolution declaring a need to acquire any specific property and authorizing the acquisition by such a method.

## 2. Acquisition of Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by lawful means.

## F. Relocation of Residents and Businesses Displaced

There are no residents in the Project Area, thus there will be no displacement or relocation of residents.

The majority of the land in the redevelopment area is vacant and unoccupied. A large amount of land is occupied by a Southern Pacific Railroad switchyard which the company plans to relocate. There are several small to moderate sized commercial and industrial uses in the northern and western portions of the Project Area.

It is the intent of the Agency that the displacement of businesses will be pursued only when determined by the Agency to be essential to the implementation of the Plan. If undertaken, the relocation of businesses will be subject to the following standards:

1. Assistance in Finding Other Locations

The Agency shall assist in finding other locations and facilities. Such facilities shall be decent, safe, sanitary, within the business' financial means, in reasonably convenient locations, and otherwise suitable to its needs.

2. Relocation Payments

The Agency may pay reasonable moving expenses to persons (including families, business concerns, and others) displaced by the Project. The Agency may make such relocation payments for moving expenses where the Agency determines it is in the best interest of the Project and not to do so would create a hardship on the persons involved. The Agency may make such other payments as may be in the best interest of the Project and for which funds are available. The Agency shall make all relocation payments required by applicable law.

G. Demolition, Clearance, Building and Site Preparation

1. Demolition and Clearance

The Agency is authorized to demolish, clear or move buildings, structures, and other improvements from any real property owned or acquired by the Agency in the Project Area as necessary to carry out the purpose of this Plan.

2. Preparation of Building and Development Sites

The Agency is authorized to prepare or cause to be prepared as building and development sites any real property in the Project Area owned or acquired by the Agency.

H. Property Disposition and Development

1. Real Property Disposition and Development

a. General

For the purpose 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 leases or sales without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

b. Purchase and Development by Participants

Pursuant to the provisions of this Plan and the rules adopted by the Agency, the Agency may offer real property in the Project Area for purchase and development by owner and business-tenant participants prior to the time that real property is made available for purchase and development by persons who are not owners or business-tenants in the Project Area.

c. Purchase and Development Documents

To provide adequate safeguards to insure 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 participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the Zoning Ordinance, 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.

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

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, religion, sex, or national origin, 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 a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sales, lease, sublease, or other transfer or use, occupancy tenure or enjoyment of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law, and as set forth herein. Appropriate covenants running with the land which will prohibit such restriction shall be included in the disposition documents.

d. Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for all or part of the value of the land and cost of the installation and construction of any building, facility, structure, or other improvements either within or outside the Project Area for itself or for any public body or entity to the extent that such improvements would be of benefit to the Project Area.

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

The Agency shall require that development plans on property acquired from Agency or on property acquired from Agency or on property subject to an owner-participation agreement be submitted to it for review and approval. All development must conform to this Plan and all applicable Federal, State and local laws, except as such may be modified by requirements of this Redevelopment Plan or Agency agreements entered into to carry out the purposes of this Plan.

e. Obligations to be Imposed on Redevelopers

Purchasers of land acquired from the Agency or subject to an owner-participation agreement within the Project Area shall be required to develop such land in accordance with the provisions of this Plan. No building, sign or structure shall be constructed upon any part of such land unless architectural plans and specifications, showing the nature of such construction, parking, loading, surface treatment and landscaping, the location and orientation of structure(s) on the building site and, when requested, the grading plans, soil reports and geologic reports for the building to be built upon, shall have been submitted to, reviewed and approved in writing by the Agency or its authorized designee. The Agency shall have the right to refuse to approve any such plans or specifications when, in the opinion of the Agency, such plans or specifications do not conform with the conditions and objectives of the Plan.

Acquirers, users or developers of land acquired from the Agency or subject to an owner-participation agreement within the Project Area must commence the erection of any building, prosecute diligently the work thereon and complete it within such reasonable period of time as agreed upon with the Agency.

The acquirer, user, or owner shall be responsible for complying with all applicable State and local laws, ordinances and codes, in effect from time to time, not superseded by this Plan.

2. Personal Property Disposition

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

I. Prevention of Discrimination

1. Redevelopment

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

Pursuant to California Health and Safety Code Sections 33377 and 33435-33436, all deeds, leases or contracts entered into by the Agency relating to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any land, or any interest therein acquired by the Agency within any survey area or redevelopment project, shall include the pertinent provisions of Section 33436 in substantially the form set forth therein, any such contract shall further provide that the provisions of said Section 33436 shall be binding upon and shall obligate the contracting party or parties and any subcontracting party of parties and all other transferees under the instrument.

## 2. Contracts

All deeds, leases or contract for the sale, lease, sublease or other transfer of any land in the Project Area shall contain the following nondiscrimination clauses as prescribed by California Health and Safety Code, Section 33436:

In deeds the following language shall appear:

"The grantee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against, or segregation of, any person or group of persons on account of race, religion, sex, ancestry or national origin, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

In leases the following language shall appear:

"The lessee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against, or segregation of, any person or group of persons on account of race, religion, sex, ancestry or national origin, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed."

## 3. Duration

The covenants in deeds, leases, and contracts from or with the Agency, with respect to Prevention of Discrimination, shall remain in effect in perpetuity.

J. Cooperation with Public Bodies

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

The Agency by law is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any further development by public bodies conform to the requirements of this Plan. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation in the Project.

K. Property Management

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

In any year during which the Agency owns property in the Project Area, the Agency may, but shall not be required to, pay to the city of Brisbane, San Mateo County, public district, public entity, or other public corporation which would have levied a tax upon such property had it not been exempt, an amount of money in lieu of taxes; provided that no such property is devoted to a public use.

L. Very Low, Low and Moderate Income Housing

1. There is no housing presently located within the proposed Project Area boundaries, nor is any currently contemplated. However, should housing become a permitted use within the Project Area at some time in the future, the amount of housing units available to persons and families of very low, low and moderate income shall be in conformance with the provisions of Subsection 33413 (b) and (c) and in proportion to the housing needs identified in the Housing Element for each household type (elderly, families and large families) within each of these income groups.

2. Not less than twenty percent (20%) of the increments allocated to the Agency shall be used to increase and improve the supply of housing available at an affordable cost to persons and families of very low low and moderate income, in proportion to the housing needs identified in the Housing Element for each household type (elderly, families, large families) within each of these income groups. First priority use of these funds shall be providing housing in any development within the city of Brisbane that may be approved on the northeast ridge of the San Bruno Mountain.

3. The Agency shall require that the aggregate number of dwelling units developed or rehabilitated under the Plan remain available at affordable housing cost to person of families of very low, low or moderate income, respectively, for not less than the period of the land use controls established in the Redevelopment Plan, and in any event, not less than 35 years.

4. Prior to receipt of the first increment of taxes by the Agency, but in the event not later than November 30, 1982, the Agency shall formulate a five year plan for the use of the projected tax revenues referenced in subparagraph 2 hereof. Said plan shall address the ways and means by which the Agency and City, in conjunction with public and private entities or separately, will increase and improve the housing supply pursuant to subparagraph 2, including the determination of its anticipated location, the schedule for its provision, the method of financing, and the income groups and household types who will live in this housing.

## VI. LAND USES, CONTROLS AND PROCESSING

The permitted land uses of the Redevelopment Plan are consistent with and conform to the Brisbane General Plan.

### A. Map

A boundary map showing the permitted land uses and major circulation routes within the Project Area is attached hereto as Exhibit A.

### B. Land Uses

The areas designated on the attached Exhibit A shall be developed or redeveloped for the uses there designated as is more fully set forth below, and such other uses as are reasonably related thereto. In addition to the provisions of this plan, all requirements of the Zoning Ordinance of the city of Brisbane, shall apply to the development.

#### 1. Public Service Complex

A complex including a public safety and/or other civic facilities as necessary to serve the site. Additional detailed studies are required before construction.

#### 2. Streets

Public and private streets in the Project Area will be provided as needed for proper development. Standards for these additional public and private streets will be as indicated in the circulation element of the general plan and as approved by the Planning Commission, Redevelopment Agency and City Council.

#### 3. Transportation

Regional transportation facilities are included in the Plan in the way of an overpass to facilitate freeway access, a passenger terminal for Southern Pacific trains and a heliport. These facilities will assure a multi-modal access to the property in recognition of the regional nature and significance of the project.

## C. 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, rehabilitated, or otherwise changed after the date of the adoption of the Plan except in conformance with the provisions of this Plan and any standards or guidelines which may be adopted by the Agency to assist in implementation of the Plan, the Zoning Ordinance of the city of Brisbane, all applicable State and local laws.

### 1. Density, Intensity, Coverage and Open Space

Density, intensity, coverage and open space shall comply with the density, intensity and coverage limitations and open space requirements, including lot and yard requirements, height limits and other controls imposed by the Zoning Ordinance of the city of Brisbane as exists or is hereafter amended. The Agency is authorized to adopt additional, more restrictive standards related to density, intensity, coverage and open space.

### 2. Off-Street Parking

Off-street parking shall comply with the Off-Street Parking Regulations of the city of Brisbane as they exist or are hereafter amended. The Agency is authorized to adopt additional, more restrictive standards related to off-street parking.

### 3. Signs

Signs shall comply with the Sign Regulations of the city of Brisbane, as they exist or are hereafter amended. The Agency is authorized to adopt additional, more restrictive standards related to signs.

### 4. Utilities

The Agency will require that utilities be placed underground when physically and economically feasible.

### 5. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based on race, religion, sex, or national origin permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

### 6. Additional Standards or Guidelines for Development

Within the limits, restrictions and controls established in the Plan, the Agency is authorized to establish such additional standards or guidelines as it determines to be necessary to implement the Plan, which may include, but which are not limited to, building heights and bulk, building coverage, design criteria, architectural character, landscaping character, sign character, traffic circulation, ingress and egress.

## 7. Variations

Under exceptional circumstances, the Agency is authorized to permit variations from the limits, restrictions and controls established by the Plan or by any standards or guidelines which may be adopted by the Agency to assist in implementation of this Plan. In order to permit such a variation, the Agency must determine that:

- a. The application of one or more of the provisions of this Plan would result in unnecessary hardship to the property owner; and
- 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; and
- c. Permitting a variation from the limits, restrictions or controls of this Plan will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan.

No such variation shall be granted which changes a basic land use pursuant to this Plan or 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 objectives of the Plan.

## D. Development Processing

All proposed development in the Project Area must conform to this Plan. For the purpose of this section, development includes use permits, site plan reviews, sign permits, zone changes, variances to development regulations, lot splits, subdivisions, and such other activities that may be determined by the Agency.

The procedure for filing, processing and appeal of an application for a proposed development shall be in accordance with the established procedures of the City. Each application for a proposed development shall be referred by the Planning Director or other responsible officials, to the Executive Director (or the authorized designee of the Executive Director) for review to determine if the proposed development conforms to the Redevelopment Plan or any standards or guidelines which may be adopted by the Agency to assist in implementation of this Plan. The executive Director (or authorized signee of the Executive Director) shall respond in writing to the referral and shall recommend:

1. Approval of the application as submitted, or
2. Approval of the application with specific modifications or conditions, or
3. Denial of the application with reasons therefor.

## VII. NEIGHBORHOOD IMPACT STATEMENT

The purpose of this section is to give a general description of the Project upon the surrounding neighborhood. The Redevelopment Project proposes only to develop public facilities and utilities which would render private development feasible. The Project would then have no impact in and of itself. Impacts resulting from any private development will be examined in the environmental impact reports which will be required prior to development.

At the present time, no relocation is planned for the Project. Should relocation become necessary, it will be carried out in accordance with Article 9, Section 33410-33418 of the California Health and Safety Code.

The Project is designed to eradicate the areas of economic and physical under-utilization or property by providing public facilities to encourage private development. Direct vehicular access needed to the Southern Pacific Railroad property by way of an over-crossing over the railroad tracks to connect with the Candlestick Park freeway interchange before this property can be developed to its potential. The cost of building this access has impeded development to date. Major increases in utilities to the area are also required.

The majority of the Project Area is landfill and devoid of any natural growth with the exception of some grasses. This visual unattractiveness is to be removed as private development occurs following the installation of public facilities.

The Project is anticipated to be financed substantially by tax increment funding. In this, there will be the least burden in taxes to the owners of the property within the Project Area, as well as to the general property taxpayer in Brisbane. Upon completion of the Project, sales tax and property tax revenues to the City and other taxing agencies should be substantially increased as indicated by the table in Exhibit B.

## VIII. FINANCING OF THE PROJECT

### A. General Description of the Proposed Financing Method

Upon adoption of this Plan by the City Council, the Agency is authorized to finance this Project with financial assistance from the city of Brisbane, State of California, United State Government, property tax increments, interest income, Agency notes and bonds or any other available source.

The advances for survey and planning and the operating capital for administration of this Project may come through loans from the City. Such loans shall be on terms established by the City and the Agency. The City may also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and San Mateo County may be used toward the cost of the street system and related improvements. There will also be some revenue accruing to the Project from interest earned on investments of Agency funds. State funds in the form of low interest loans and grants will be utilized as available in connection with dry land and water related projects.

The Agency is hereby authorized to obtain advances, borrow funds and create indebtedness and other obligations in carrying out this Plan. The principal and interest on such advances, funds, indebtedness and other obligations, may be paid from tax increments or other funds available to the Agency.

B. Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, San Mateo County, city of Brisbane, district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, 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 the taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project (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 such ordinance, shall be allocated to and when collected shall be paid into the funds of 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 of the Redevelopment Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of San Mateo County last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date; and

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 Redevelopment Agency to pay the principal and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed valuation of the taxable property in the Redevelopment Project exceeds the total assessed value of the taxable properties in such Project as shown by the last equalized assessment roll referred to in paragraph (1) above, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances and indebtedness, if any, and the interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

3. The portion of taxes mentioned in paragraph (2) above may be irrevocably pledged by the Agency for the payment of the principal of and interest on money advanced, loans or any indebtedness (whether funded, refunded assumed or otherwise) by the Agency to finance or refinance in whole or in part the Brisbane Community Redevelopment Project Area Number Two.

4. Pursuant to Section 33334.2 of the California Health and Safety Code, not less than 20% of the tax increment will be used by the Agency for the purposes of increasing and improving the community's supply of low- and

moderate- income housing available at affordable housing cost. In carrying out this provisions, the Agency may:

- a. Acquire land or building sites.
- b. Improve land or building sites with outside or offsite improvements.
- c. Donate land to private or public persons or entities.
- d. Construct buildings or structures.
- e. Acquire buildings or structures.
- f. Rehabilitate buildings or structures.
- g. Provide subsidies to, or for the benefit of, very low income households or persons and families of low or moderate income as defined in the Health and Safety Code.
- h. Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.

The Agency is authorized to make such pledges as to specific advances, loans, indebtedness and other obligations as appropriate in carrying out the Project.

C. Other Loans and Grants

Any other loans, grants or financial assistance from any other public or private source may be utilized if available.

D. Limitations on Financing

1. Number of Tax Dollars to be Divided and Allocated

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to this Redevelopment Plan shall be limited to an amount not greater than \$4.7 million per year for the life of the project expressed in 1982 dollars and adjusted annually thereafter for changes in the San Francisco-Oakland Metropolitan Area Consumer Price Index as maintained by Bureau of Labor Statistics, U.S. Department of Labor. Taxes shall not be divided and shall not be allocated to the Redevelopment Agency beyond such limitation, except by amendment of this Redevelopment Plan.

2. Time Limit on Establishment of Loans, Advances and Indebtedness

A time limit on the establishment of loans, advances and indebtedness to finance in whole or in part this Redevelopment Plan is established as 7 years from the date of its adoption. Such loans, advances or indebtedness may be repaid over a period of time longer than such time limit. No loans, advances or indebtedness to be repaid from such allocation of taxes shall be

established or incurred by the Agency after 7 years. This time limitation may be extended only by amendment of this Plan. This limitation does not apply to the annual administrative operating budget of the Agency.

### 3. Time Limit for Commencement of Eminent Domain Proceedings

A time limit of 12 years is established for commencement of eminent domain proceedings to acquire property within the Project Area. This time limit may be extended only by amendment of this Plan.

### 4. Limit on the Amount of Bond Indebtedness

The amount of bonded indebtedness which can be outstanding at one time is 20 million, expressed in 1982 dollars. This limit may be exceeded only by amendment of this Plan.

## IX. ACTIONS BY THE CITY

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

A. Initiation and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public right-of-way, and for other necessary modifications of the streets, the street layout, and other public right-of-way in the Project Area. Such action by the City shall include proceedings for the abandonment and relocation of public utilities in the public rights-of-way as appropriate to carry out this Plan.

B. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned utilities within or affecting the Project Area.

C. Initiation of proceedings for revision of zoning, where necessary within the Project Area, to permit the land uses and development authorized by this Plan.

D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls, within the limits of this Plan, upon parcels in the Project Area to ensure their proper development and use.

E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.

F. 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 delay.

G. The Agency will use its best efforts, subject to legal and constitutional constraints, to facilitate the development of the housing required by this Plan. Such efforts may include, but are not limited to, the use of such things as zoning changes, density bonuses, expenditure of grant funds, obtaining assistance from other governmental housing program, other land use approvals, installation of needed infrastructure, public improvements and the issuance of tax exempt bonds.

#### X. ENFORCEMENT

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into Pursuant to this Plan may also be enforced by Court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions or any other remedies appropriate to the purposes of this Plan. 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.

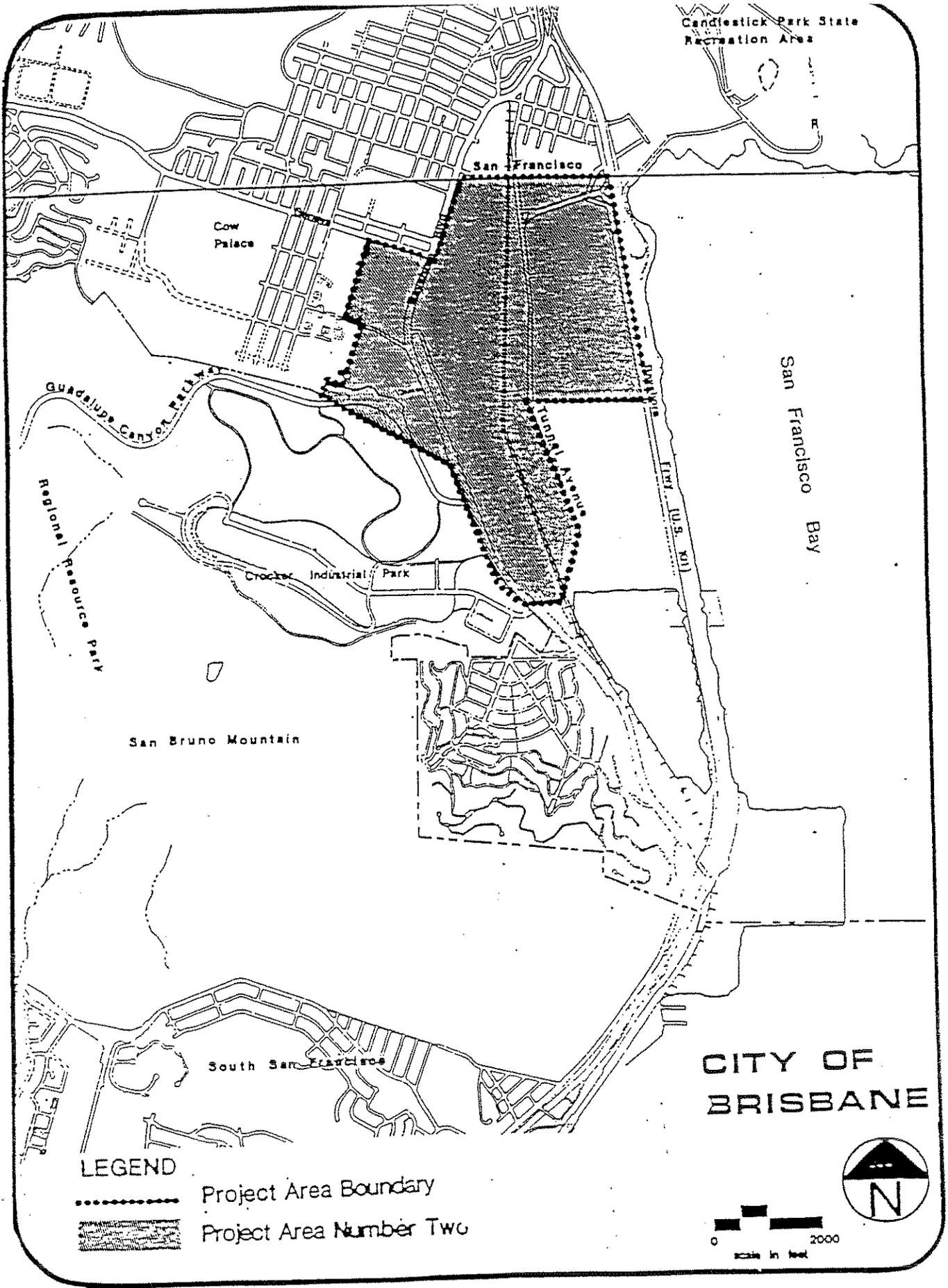
#### XI. DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions, which shall run in perpetuity, the provision of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 45 years from the date of adoption of this Plan by the City Council.

#### XII. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Redevelopment Law (see California Health and Safety Code Section 33450 to 33458), as the same now exists or as hereafter amended, or by any other procedure hereafter established by law.

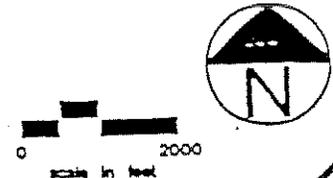
Except where limited by the clear wording of this Plan, the Agency may use, however, any other means now or hereafter provided by the California Community Redevelopment Law to carry out the objectives of this Plan.



**BOUNDARY MAP**

Brisbane Community Redevelopment  
 Project Area Number Two

**CITY OF  
 BRISBANE**



Inside & Associates  
 Planning Consultants

ANALYSIS, ASSESSED VALUE

The following is a comparative analysis of the assessed value for the past five year period. For purposes of comparison, all assessed values are 25% of full market.

PARCEL NO.	<u>81/82</u>	<u>80/81</u>	<u>79/80</u>	<u>78/79</u>	<u>77/78</u>
005-141-010	26,010	25,500	25,000	15,830	16,575
005-141-020	38,575	37,819	37,077	36,350	34,250
005-141-090	131,760	129,176	126,643	124,160	117,000
005-141-100	60,000	30,000	20,000	49,740	46,875
005-152-020	56,371	55,265	54,182	53,120	50,050
005-152-030	150,065	147,123	144,238	141,410	133,250
005-152-040	281,538	276,018	270,606	265,300	430,809
005-152-060	13,986	13,711	13,443	13,180	12,500
005-152-210	-0-	-0-	-0-	-0-	-0-
005-152-220	28,154	27,602	27,061	26,530	25,000
005-152-240	58,281	57,138	56,018	54,920	50,000
005-152-250	69,710	68,343	67,003	65,690	62,500
005-152-260	93,750	30,744	30,141	29,550	27,850
005-152-270	144,075	141,250	105,586	103,515	97,550
005-152-280	28,763	28,603	27,620	27,478	26,643
005-152-290	10,272	10,070	9,873	9,680	9,125
005-152-300	37,880	37,137	36,409	35,695	18,250
005-152-310	78,599	77,057	75,546	74,065	70,000
005-152-330	471,750	462,500	358,427	249,350	224,998
005-151-010	9,795	9,603	9,414	9,230	8,875
005-151-020	9,965	8,394	7,599	7,450	7,025
005-162-210	32,430	31,794	31,171	30,560	28,800
005-162-220	19,524	19,141	16,340	16,020	18,250
005-162-240	102,958	100,939	98,960	97,020	91,425
005-162-250	934	916	898	880	825
005-162-260	78,976	77,866	95,679	102,533	60,894
005-162-270	849	832	816	800	750
005-167-010	-0-	-0-	-0-	-0-	-0-
005-250-020 (S.P. Lumber)	281,250	104,529	102,479	100,470	96,250
005-260-240	488	478	469	460	29,850
005-260-120	2,653	2,601	2,550	2,500	800
005-311-010	41,408	40,596	39,800	39,020	25,950
005-311-020	26,848	26,322	25,806	25,300	24,300
005-311-070	89,407	87,654	85,935	84,250	87,225
005-311-090	45,518	44,625	43,750	42,500	8,900
005-311-100	59,735	58,564	57,415	56,290	68,850
005-311-110	12,601	12,354	12,112	11,825	-0-
005-311-120	-0-	-0-	-0-	-0-	-0-
005-312-070	146,892	144,012	141,188	138,420	75,000
005-312-100	24,321	23,845	23,378	22,920	27,500
005-312-110	41,971	41,148	40,341	39,550	46,125
005-312-120	51,595	50,584	49,592	48,620	58,200
005-320-020	<u>249,775</u>	<u>244,878</u>	<u>240,077</u>	<u>235,370</u>	<u>230,000</u>
SUBTOTAL	3,109,432	2,786,731	2,610,642	2,487,551	2,449,019
	=====	=====	=====	=====	=====

Properties assessed by the State Board of Equalization

	<u>81/82</u>	<u>80/81</u>	<u>79/80</u>	<u>78/79</u>	<u>77/78</u>
Southern Pacific Transportation Co. (Land & Improvements)	3,726,975	4,031,925	4,038,185	3,066,560	2,921,170
Southern Pacific Pipelines (Improvements Only)	993,015	964,900	976,500	974,100	704,100
Pacific Gas & Electric (Land & Improvements)	3,042,843	3,162,439	3,137,812	2,926,026	2,472,059
Pacific Telephone (Improvements Only)	<u>250,180</u>	<u>255,695</u>	<u>253,138</u>	<u>248,075</u>	<u>200,941</u>
SUBTOTAL	<u>8,013,013</u> =====	<u>8,414,959</u> =====	<u>8,405,635</u> =====	<u>7,214,761</u> =====	<u>6,298,270</u> =====
GRAND TOTAL	<u>11,122,445</u> =====	<u>11,201,690</u> =====	<u>11,016,277</u> =====	<u>9,702,312</u> =====	<u>8,747,289</u> =====

The 1981/82 figures were amended to agree with a letter from Martin Rohrke(SBE)  
dated 10/1/82