

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE TRASK AVENUE PROJECT

THE CITY COUNCIL OF THE CITY OF GARDEN GROVE DOES ORDAIN AS FOLLOWS:

SECTION 1:

The purpose of the Redevelopment Plan for the Trask Avenue Project is to encourage the utilization of property currently vacant and unproductive, by the development of the area to insure that an environmentally and aesthetically pleasing project is constructed and stimulate and attract private investment, thereby improving the City's economic health, employment opportunities and the tax base.

SECTION 2:

On November 18, 1975, pursuant to Section 33,000 et seq, of the Health and Safety Code of the State of California, the City Council of the City of Garden Grove and the Garden Grove Community Development Commission held a joint public hearing to consider the Redevelopment Plan for the Trask Avenue Project. The following items were considered:

1. The determination by the Planning Commission that the Redevelopment Plan for the Trask Avenue Project is in conformity with the Garden Grove General Plan pursuant to their Resolution No. 2801.
2. The report of the Community Development Commission on the Redevelopment Plan for the Trask Avenue Project approved November 4, 1975.
3. All evidence and testimony for and against the adoption of the Redevelopment Plan.

SECTION 3:

After due and careful consideration at said public hearing on November 18, 1975, the City Council findings are as follows:

1. The Project Area is characterized as vacant, underutilized, contains deficiencies in public improvements and has inadequate traffic and pedestrian circulation. The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law.
2. The implementation of the Redevelopment Plan will redevelop the area in conformity with the Community Redevelopment Law and will promote the public peace, health, safety and welfare in that it will eliminate the problems noted in Paragraph 1 above.
3. The adoption and implementation of the Redevelopment Plan is economically sound and feasible in that it will improve the economic and employment base of the community.
4. The Redevelopment Plan is determined to be consistent with the General Plan of the City of Garden Grove, following review and conclusion of the Planning Commission on October 9, 1975 and following a public hearing and conclusion of the City Council held on November 18, 1975.

SECTION 4:

Following the Public Hearing held on November 18, 1975, the City Council approved and adopted the Redevelopment Plan for the Trask Avenue Project, which plan is incorporated by reference.

SECTION 5:

The City of Garden Grove may provide funds through the Community Development Commission to achieve this plan upon the approval of the City Council of the City of Garden Grove. Said expenditure of funds will be repaid by the Commission pursuant to the provisions of the Redevelopment Plan and the appropriate laws of the State of California.

SECTION 6:

The City of Garden Grove may undertake and complete any proceedings necessary to carry out the Redevelopment Plan.


SECTION 7:

The Redevelopment Plan for the Trask Avenue Project is hereby approved and adopted pursuant to Section 33365 of the Health and Safety Code of the State of California.

SECTION 8:

This Ordinance shall take effect thirty (30) days after adoption and shall within fifteen (15) days of adoption be published with the names of the Council Members voting for and against the same in the Orange County Evening News, a newspaper of general circulation, published and circulated in the City of Garden Grove.

The foregoing Ordinance was passed by the City Council of the City of Garden Grove on the 25th day of November, 1975.


MAYOR

ATTEST:


CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JERI LOUISE WILSON, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Ordinance was introduced and presented on November 18, 1975, with vote as follows:

AYES: COUNCILMEMBERS: (4) BARR, DONOVAN, ERICKSON, ADAMS
NOES: COUNCILMEMBERS: (0) NONE
ABSENT: COUNCILMEMBERS: (1) KRIEGER

and was passed on November 25, 1975, by the following vote:

PROPOSED
REDEVELOPMENT PLAN
TRASK AVENUE PROJECT



GARDEN GROVE

October 1975

I. INTRODUCTION

This is the Redevelopment Plan (referred to hereinafter as the "Plan") for the Trask Avenue Project (hereinafter referred to as "Project") located in the redevelopment survey area in the City of Garden Grove, County of Orange, State of California. This plan has been prepared by the Garden Grove Agency for Community Development (hereinafter referred to as "Agency") which is operated by the Garden Grove Community Development Commission (hereinafter referred to as "Commission") pursuant to the Community Redevelopment Law (California Health and Safety Code, Section 33000 et. seq.).

II. DESCRIPTION OF PROJECT

A. Boundaries of Project Area

The Trask Avenue Project Area is situated in the City of Garden Grove, County of Orange, State of California (Exhibit A) and consists of approximately 18 acres. The project area boundaries are based on the Preliminary Plan prepared by the Planning Commission and adopted by the Agency on August 12, 1975 pursuant to their Resolution No. 50 and are described as follows:

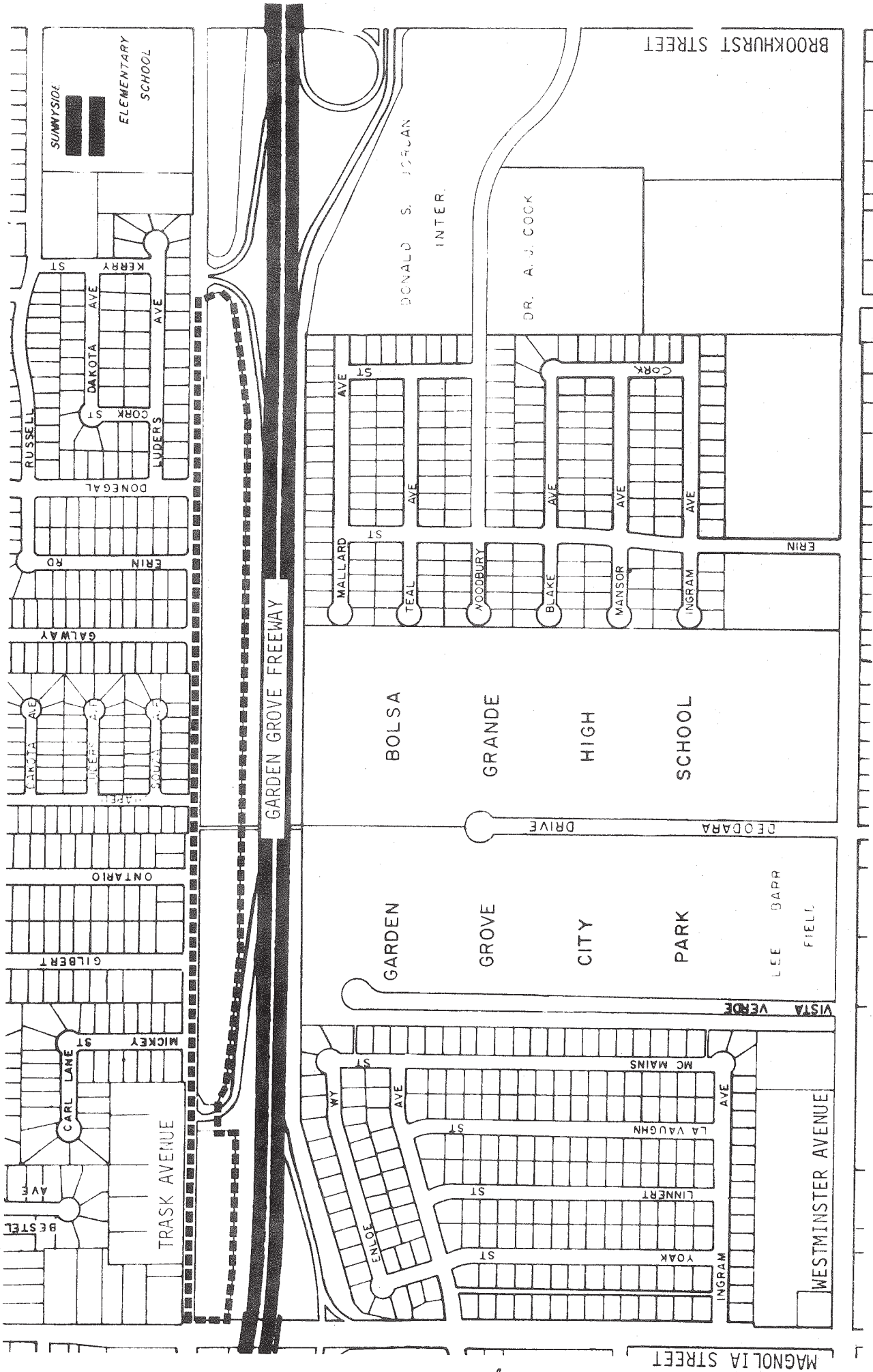
Commencing at the easterly terminus of that certain course having a bearing and length of North $88^{\circ} 41' 18''$ West 708.61 feet in the southerly boundary of that certain parcel of land shown as Parcel 2, in the City of Garden Grove, County of Orange, State of California, on map filed in Book 3, page 7 of State Highway Maps, in the office of the recorder of said county; thence along the easterly prolongation of said certain course South $88^{\circ} 41' 18''$ East 25.00 feet; thence parallel with the most easterly line of said Parcel 2 South $0^{\circ} 28' 55''$ West 161.11 feet to the true point of beginning; thence North $88^{\circ} 27' 15''$ West 518.27 feet to the beginning of a curve concave to the North and having a radius of 2,270 feet; thence westerly along said curve to a point in that certain course in the easterly boundary of said Parcel 2, having a length of 137.76 feet, distant South $0^{\circ} 43' 15''$ West thereon 117.61 feet from the northerly terminus thereof; thence along said last mentioned certain course and its northerly prolongation North $0^{\circ} 43' 15''$ East 184.61 feet more or less to the northerly line of the Southwest Quarter of Section 6, Township 5 South, Range 10 West, in the Rancho Las Bolsas as shown on map recorded in Book 51, page 12 of Miscellaneous Maps in the Office of Said Recorder; thence along said northerly line South $89^{\circ} 31' 05''$ East 2,597.12 feet and South $89^{\circ} 30' 33''$ East 1,516.53 feet to a line which bears South $0^{\circ} 29' 37''$ East and which passes through the westerly terminus of that certain curve described as having a length of 92.51 feet in the westerly boundary of that certain parcel of land described as Parcel 8C in Final Order of Condemnation, a certified copy of which is recorded as Document No. 15758 on November 20, 1962 in Book 6330, page 751 of Official Records, in the office of said recorder; thence along said line South $0^{\circ} 29' 37''$ East 54.00 feet to said westerly terminus; thence southerly and westerly along said westerly boundary and along said last mentioned certain curve 92.51 feet; thence continuing along said westerly boundary South $60^{\circ} 26' 22''$ West 68.43 feet to the southern line of said last mentioned certain parcel of land; thence along said last mentioned

southerly line and its westerly prolongation South $84^{\circ} 20' 48''$ West 428.59 feet; thence South $89^{\circ} 53' 10''$ West 1,698.43 feet; thence North $86^{\circ} 13' 34''$ West 1,018.66 feet; thence North $54^{\circ} 37' 42''$ West 67.51 feet; thence parallel with the northerly line of said Southwest Quarter North $89^{\circ} 31' 05''$ West to the parallel line mentioned above as having a bearing and length of South $0^{\circ} 28' 55''$ West 161.11 feet; thence along said last mentioned parallel line South $0^{\circ} 28' 55''$ West to said true point of beginning.

Comprising 18 acres more or less.

B. Redevelopment Plan Objectives

The objectives of the Redevelopment Plan are to encourage the utilization of property currently undeveloped, guide the development of the area to insure that an environmentally and aesthetically pleasing project is constructed, and stimulate and attract private investment, thereby improving the City's economic health, employment opportunities and the tax base. The foregoing objectives shall be accomplished through adherence to the provisions of the Land Use Element of the City of Garden Grove General Plan, proper site design, elimination of blight and blighting influences, construction of needed street improvements, and protection from negative impacts which currently exist in the project area.



TRASK AVENUE PROJECT

EXHIBIT A
Project Area Boundaries

III. NEIGHBORHOOD IMPACT

A. Acquisition and Relocation

Under the plan there will be no need for the relocation of residents, renters or businesses inasmuch as the project area is currently vacant.

B. Traffic Circulation

Traffic Circulation will be improved through the widening of Trask Avenue and corresponding street improvements.

C. Environmental Quality

The plan will serve as a guide to insure a high quality development of the area in terms of both aesthetics and the environment. In addition, strict compliance to zoning regulations and building codes will insure that the environment does not suffer any negative effects. Proper development of the project pursuant to this Plan will actually aid in improving the neighborhood environment by protecting residents from the impacts of the adjacent freeway.

D. Community Services

The implementation of the plan will result in commercial and industrial developments which are called for in the Land Use Plan. These types of developments will serve to benefit the community by adding needed commercial and industrial services.

IV. PROPOSED REDEVELOPMENT ACTIONS

A. Property Acquisition

1. Acquisition of Real Property

Except as specifically exempted herein, the Agency may acquire but is not required to acquire, real property located in the Project Area in accordance with this Plan by gift, devise, exchange, purchase, eminent domain, or any other lawful method. All other avenues of acquisition will be expended to implement this Plan prior to the use of eminent domain.

The Agency is not authorized by law to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property if it becomes private property by being transferred by deed, lease, or otherwise to private ownership or control before the Agency completes land disposition within the entire Project Area if the Agency and the private owner enter into a participation agreement.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire any other interest in real property less than a fee.

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 any lawful means except eminent domain.

B. Participation by Owners

1. Owner Participation

Persons who are owners of real property in the Project Area shall be given the opportunity to participate in new development by retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project Area, or by selling their properties to the Agency and purchasing other properties in the Project Area.

In the event an owner-participant fails or refuses to newly develop his real property pursuant to this Plan and the agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants.

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

Participation opportunities shall necessarily be subject to and limited by such factors as the expansion of public

facilities; elimination and changing of land uses; realignment of streets; the ability of owners to finance acquisition and development in accordance with the Plan; and any reduction in the total number of individual parcels in the Project Area.

2. Rules for Participation Opportunities

Every property owner in the Trask Avenue Project may participate in the redevelopment of this Project Area pursuant to the adopted Rules and Regulations for Owner Participation in the Trask Avenue Project.

3. Participation Agreements

Each participant shall enter into a binding agreement with the Agency by which the participant agrees to develop or use the property in conformity with the Plan and to be subject to the provisions hereof. In such an agreement, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

C. Cooperation with Public Bodies

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 that own or intend to acquire property in the Project Area. The Agency shall impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan.

D. Property Management

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

E. Site Preparation and Improvements

1. Preparation of Building Sites

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

2. 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 the Plan. Such public improvements include, but are not limited to, overpasses, underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, sewage facilities, traffic signals, water distribution systems, parks, plazas, playgrounds, motor vehicle parking facilities, and landscaped areas.

F. Improvement of Structures by the Agency

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

G. Property Disposition and Development

1. Real Property Disposition and Development

a. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by leases or sales by negotiation without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities 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.

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.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. 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, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

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, color, religion, national origin, or ancestry, 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 sale, lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and nonsegregation clauses as are required by law.

c. Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public body or entity to the extent that such improvement 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.

Development Plans, both public and private, shall be submitted to the Agency and the City Planning Commission ("Planning Commission") for approval and architectural review. All development must conform to this Plan and all applicable federal, state, and local laws.

2. Personal Property Disposition

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

V. DEVELOPMENT OF THE PROJECT

A. Land Use Plan

The land use categories proposed for the Project Area are shown on the Land Use Map, Exhibit B, and are consistent with the General Plan of the City. Specific land uses and densities permitted within each category will be governed by the provisions of the appropriate zone classifications of the Municipal Code.

1. Commercial Uses

All of the areas shown on the Land Use Map and designated as commercial may be developed and used for commercial uses including but not limited to office, retail, service, entertainment, education, and related auxiliary uses. New development shall conform to the requirements of the City's zoning ordinance.

2. Industrial

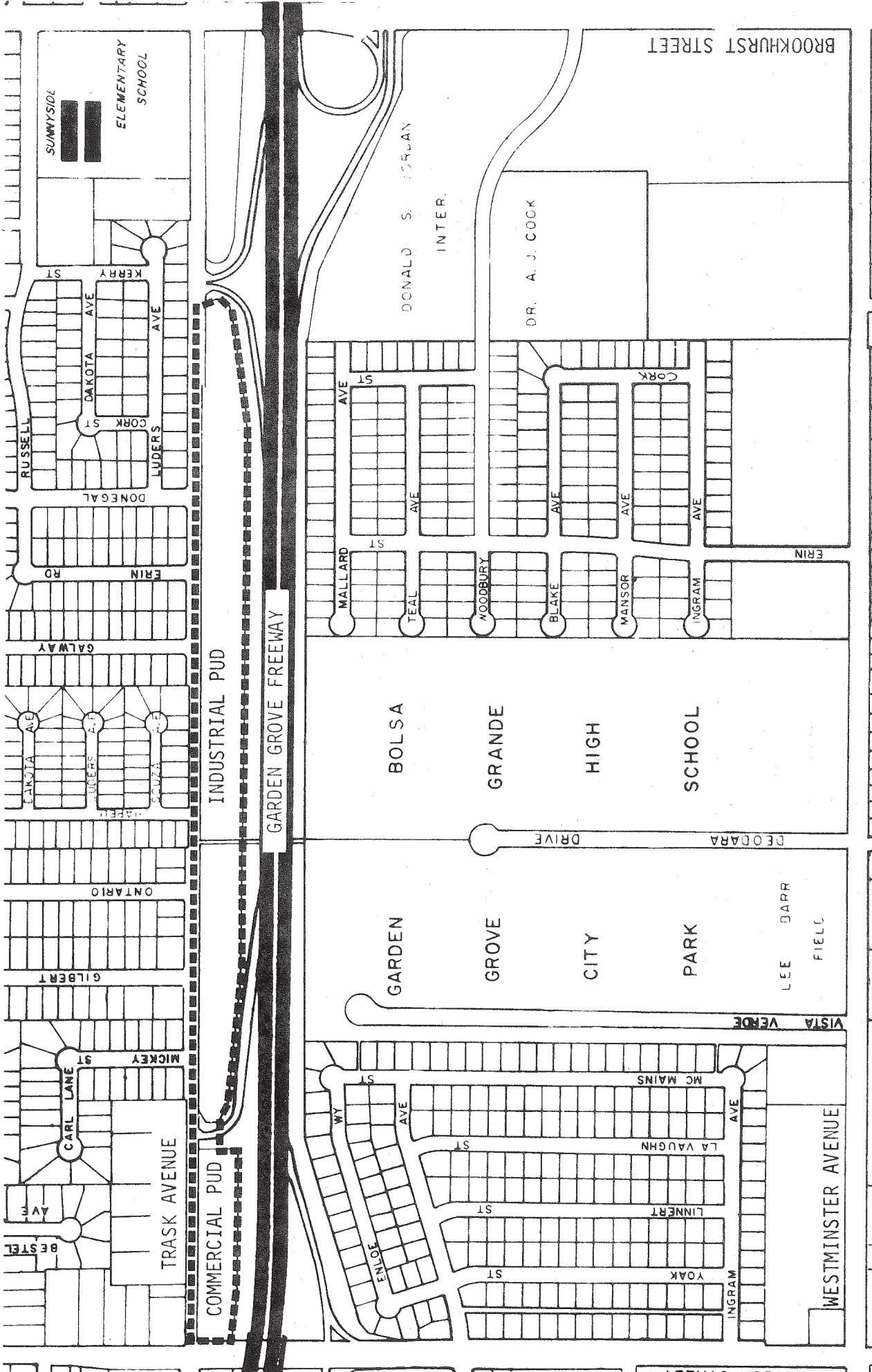
Areas designated as industrial shall be developed in accordance with all applicable requirements of the City zoning ordinances.

3. Public

Land devoted to public purposes may include all public rights-of-way, accessways, public grounds, parking, open spaces, and any other public and quasi-public uses which will enhance the potential of the Project Area.

4. Rights-of-Way

The major circulation system in the Project Area is to remain basically the same as that which existed prior to Plan adoption.



TRASK AVENUE PROJECT

EXHIBIT B
Land Use Map

Streets may be widened or altered as necessary for proper development of the Project. Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development.

The public rights-of-way may be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

B. 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 or otherwise changed after the date of the adoption of this Plan except in conformance with the provisions of this Plan and other documents formulated pursuant to this Plan.

1. New Construction

All new construction shall comply with all applicable state and local laws in effect from time to time including, but not limited to the Building, Electrical, Heating and Ventilating, Housing and Plumbing Codes of the City and the City Zoning Ordinances.

2. Limitation on the Number of Buildings

The number of buildings in the Project Area shall be regulated by the Agency.

3. Open Spaces and Landscaping

The approximate amount of open spaces to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around buildings, and all other amount of outdoor areas not permitted through limits on land covered by this Plan to be covered by buildings.

4. Utilities

The Agency shall require that all utilities be placed underground when physically and economically feasible, or when not feasible, above ground utilities may be permitted upon approval of the Agency.

5. Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area. Within the Project Area, except with the approval of the Agency, there shall be no extraction of oil, gas, or other mineral substances, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

6. Nondiscrimination and Nonsegregation

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

7. Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by the Plan. In order to permit such variation, the Agency must determine that:

- (a) The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- (b) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- (c) Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- (d) Permitting a variation will not be contrary to the objectives of the Plan.

No variation shall be granted which changes a basic land use 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 purposes of the Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

C. Design for Development

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

D. Development Review

The Agency in cooperation with the Garden Grove City Council and the Planning Commission will encourage review and provide all necessary safeguards to insure the development of the Trask Avenue Project pursuant to this Plan. Through the application of the Site Plan review and any other plans that may be adopted by the Agency as well as all applicable provisions of the Garden Grove Municipal Code, the above-mentioned agencies will insure the development of this Project Area pursuant to this Plan. The City Council may retain those controls and establish any restrictions or covenants to run with the land sold or leased for private use for such periods of time and under such conditions as the City Council deems necessary to effectuate the purpose of this part. The establishment of such controls is public purpose pursuant to Section 33336 of the Health & Safety Code of the State of California.

VI. METHODS FOR FINANCING THE PROJECT

A. General Description of the Proposed Financing Methods

The Agency is authorized to finance this Project with financial assistance from the City, State of California, Federal Government, property tax increments, interest income, Agency bonds, or any other available source.

Advances and loans for survey and planning and for the operating capital for nominal administration of this Project may be provided by the City until adequate tax increments or other funds are available or sufficiently assured to repay the loans and to permit borrowing adequate working capital from sources other than the City. The City as it is able 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 the County of Orange may be used for the street system. As available, federal loans and grants may be used to finance portions of Project costs.

The Agency is authorized to issue bonds if appropriate and feasible in an amount sufficient to finance all or any part of the Project.

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

B. Tax Increments

All taxes levied upon taxable property within the Trask Avenue Project each year by or for the benefit of the State of California, County of Orange, City of Garden Grove, any district, or other public corporation

(hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment 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 said 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 Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll 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 said 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 Agency to pay the principal of and interest on bonds, loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable

property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph one hereof, 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 bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in paragraph two above shall be irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

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

VII. 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 this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City may include the requirement of abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.
- B. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan.
- D. 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 development of the Project Area to be commenced and carried to completion without unnecessary delays.
- E. The undertaking and completing of any other proceedings necessary to carry out the Project.

VIII. ADMINISTRATION AND IMPLEMENTATION OF THE PLAN

The administration and implementation of this Plan or other documents implementing this Plan shall be performed by the City and/or Agency, as established from time to time by the City Council.

IX. DURATION OF THIS PLAN

The duration of the controls of this Plan shall be effective and in force for a minimum of ten years from the date of adoption of this Plan by the City Council.

X. PRECEDURE FOR AMENDMENT

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