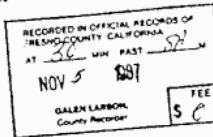


Recording requested by  
City Clerk, Fresno, California  
No For-Govt. Code 6103  
Return to City Clerk, Fresno

87133661

STATEMENT OF INSTITUTION OF PROCEEDINGS FOR  
REDEVELOPMENT OF THE CHINATOWN EXPANDED  
REDEVELOPMENT PROJECT AREA

TO: Mr. Galen Larsen, County Clerk  
County of Fresno  
1100 Van Ness Avenue  
Fresno, CA 93721




Pursuant to Section 33373 of the California Health and Safety Code, you are hereby notified that the Redevelopment Agency of the City of Fresno is in the process of implementing the Chinatown Expanded Area Redevelopment Plan adopted by Fresno City Council Ordinance No. 86-13 on January 28, 1986, in accordance with the California Community Redevelopment Law.

Implementation of the Chinatown Expanded Area Redevelopment Plan will utilize Tax Increment Financing whereby the 1985-86 last equalized roll is the base year assessment roll for the allocation of taxes pursuant to Section 33670 of the California Health and Safety Code.

Date: November 3, 1987

REDEVELOPMENT AGENCY OF THE  
CITY OF FRESNO

  
George A. Kerber

\_\_\_\_ Initial Plan  
☒ Amended Plan

DEPUTY RECORDER

NOV 05 1987

BILL NO. B-14

109

INTRODUCED BY COUNCILMEMBER  
Recording requested by  
City Clerk, Fresno, California  
No Pub-Govt. Code 6193  
Return to City Clerk, Fresno

Kimber  
ORDINANCE NO. 86-13

87098980

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA  
ADOPTING THE COMMUNITY REDEVELOPMENT PLAN FOR  
THE CHINATOWN EXPANDED AREA

WHEREAS, a Redevelopment Plan has been completed for the Chinatown Expanded Community Redevelopment Plan Area, which is generally bounded by Freeway 99, Fresno Street, "H" Street, and Freeway 41, as contained in the attached Exhibit "1"; and

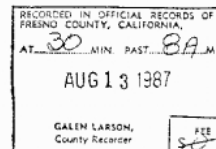
WHEREAS, the Council of the City of Fresno has established policies for the revitalization of Fresno's Central Area of which the subject area is a part; and

WHEREAS, the Redevelopment Agency of the City of Fresno desires that a redevelopment project be initiated within the Chinatown Expanded Area.

NOW, THEREFORE, the Council of the City of Fresno does ordain as follows:

SECTION 1. The purposes and intent of the Council with respect to the Chinatown Expanded Community Redevelopment Plan and the project area are to promote the elimination of blight, reverse the trend of economic stagnation, ensure the realization of the project area's potential for commercial, industrial, and residential growth, and to achieve the following objectives:

1. To mitigate, to the fullest possible extent, existing environmental deficiencies. Such deficiencies include, but are not limited to, potential storm water flood hazards, visual blight, and excessive noise levels which impact portions of the project area.
2. To protect existing and attract new investments in the project area by identifying the residential, commercial and industrial land use potentials of the area and encouraging their development in accordance with the plans and policies of the City of Fresno.



1/28/86  
3/28/86

3. To promote the development of an identifiable commercial activity center by encouraging the redevelopment and/or relocation of existing viable businesses and the development of appropriate new businesses within a select sector of the existing commercial area.
4. To stabilize the existing neighborhood and attract new housing investments in the infilling of the residential area south of the Freeway 99/Golden State Boulevard Interchange.
5. To reduce existing and potential land use conflicts and enhance the physical environment by incorporating appropriate property development standards in conjunction with future development and the rehabilitation or alteration of existing structures.
6. To enhance the visual character of the project area by providing a positive urban image along the major streets and creating a sense of entry into the Central Area.
7. To upgrade the pedestrian environment within the project area and enhance its relationship with other Central Area activity centers by providing improvements which will encourage pedestrian traffic along specific routes between the project area and the Central Area.
8. To encourage owner participation in the revitalization of existing habitable structures.
9. To provide for the preservation and enhancement of historic structures and monuments.
10. To encourage the active and continuous participation of project area residents and businesspersons in the formulation, refinement and implementation of this Plan, in order to ensure that the proposals incorporated herein are directly beneficial to the people who live and work within the project area.

SECTION 2. The Council does hereby approve and adopt the Community Redevelopment Plan for the Chinatown Expanded Area annexed hereto as Exhibit "1" as modified by Council on January 28, 1986.

and by this reference made a part of this ordinance per the inclusion of measures to mitigate or avoid significant environmental effects as identified in Final Environmental Impact Report No. 10089 and listed in Attachment 1 hereto.

SECTION 3. The Council does hereby designate the Plan incorporated in Section 2 of this ordinance as the official redevelopment plan of the project area.

SECTION 4. The Council finds and determines that:

- (1) The project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in this part;
- (2) The community redevelopment plan would redevelop the area in conformity with this part and in the interest of the public peace, health, safety, and welfare;
- (3) The adoption and carrying out of the redevelopment plan is economically sound and feasible;
- (4) The redevelopment plan conforms to the general plan of the community.
- (5) The carrying out of the redevelopment plan would promote the public peace, health, safety, and welfare of the community and would effectuate the purposes and policy of this part;
- (6) The condemnation of real property, as potentially provided for in the redevelopment plan, is necessary to the execution of the redevelopment plan and adequate provisions have been made for the payment for property to be acquired as provided by law;
- (7) The Agency has a feasible method or plan for the relocation of persons, families, and businesses displaced from the project area, if the redevelopment plan may result in the temporary or permanent displacement of any occupants from residences or businesses in the project area;

- (8) There are, or are being provided in the project area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced from the project area, decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to the places of employment;
- (9) Inclusion of any lands, buildings, or improvements which are not detrimental to the public health, safety, or welfare is necessary for the effective redevelopment of the area of which they are a part; that any such area included is necessary for effective redevelopment and is not included for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 without other substantial justification for its inclusion;
- (10) The elimination of blight and the redevelopment of the project area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.

SECTION 5. The Council of the City of Fresno is satisfied that permanent housing facilities are available for occupants displaced through the implementation of the redevelopment project and that adequate temporary housing facilities are also available in the community; and,

SECTION 6. The Council of the City of Fresno is convinced that, in the implementation of the redevelopment plan, the effect of tax increment financing will not cause a severe financial burden or detriment on any taxing agency deriving revenues from a tax increment project area except the Fresno County Free Library District which is hereby declared exempt from said tax increment financing; and,

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SECTION 7. The Council of the City of Fresno finds that the Final Environmental Impact Report No. 10089, certified by Council Resolution No. 86-27, is the controlling environmental document for the project and constitutes full and complete compliance with the California Environmental Quality Act; and,

SECTION 8. The Council of the City of Fresno finds that the report and recommendations of the Planning Commission contained in Resolution No. 8705 constitutes the report required by Section 65402 of the California Government Code; and,

SECTION 9. On January 28, 1986, the Redevelopment Agency of the City of Fresno and the Council of the City of Fresno held a duly noticed, joint public hearing to consider the Community Redevelopment Plan for the Chinatown Expanded Area and all evidence and testimony relating to said plan.

SECTION 10. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

CLERK'S CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, JACQUELINE L. RYLE, CMC, City Clerk of the City of Fresno, County of Fresno, State of California, do hereby certify that the foregoing Ordinance No. 86-13 was adopted by the Council of the City of Fresno, California, on the 28th day of January, 1986.

JACQUELINE L. RYLE, CMC  
City Clerk

By *Ad. Gaudin*  
Deputy

SR:JP:jb  
2112T/102

Attachments: Exhibit 1 - Chinatown Expanded Community  
Redevelopment Plan Report  
Attachment 1 - Mitigation Measures Identified in Final  
Environmental Impact Report No. 10089

APPROVED AS TO FORM:

CITY CLERK'S OFFICE

*Chen*  
Assistant

## SUMMARY OF MITIGATION MEASURES - EIR NO. 10089

1. Prepare an acquisition and relocation plan insuring City purchase of of Industrial Transition Area residential structures. Plan to be based on industrial demand for land, availability of purchase funds, and need to minimize disruption in residents' lives.
2. Replacement housing which the City may be required to construct and the required 20% tax increment set-aside shall be concentrated in the Plan Area, in the area surrounding "C" Street between Ventura and Fresno Streets, and/or in other, similar location.
3. Investigation of the potential of on-site adaptive reuse of the Vartanian House.
4. If and when they become actively considered for demolition, structures listed as possibly having architectural or historic significance by the Fresno City and County Historical Society (in its comments on Draft EIR No. 10089) shall be surveyed for inclusion in the Local Register of Historic Places and, if appropriate, the National Register of Historic Places.
5. If and when vehicular traffic warrants such actions, upgrade the capacity of Ventura Avenue between Freeway 99 and "H" Street, construct corner cut-offs or similar aids to freeway ramp access at Ventura/99 and Fresno/99 ramps.
6. If and when the proposed regional transportation terminal is located in the Plan Area, require appropriate studies to insure minimal interference with the existing Central Area and Plan Area circulation systems.
7. Explore the possibility of relocating loading facilities of appropriate "G" Street industrial firms onto Southern Pacific right-of-way land.
8. Request increased transit services in the Plan Area as warranted in order to conserve energy, reduce air pollution, and decrease vehicular traffic.
9. Conduct a noise level survey of the Island Area which will include monitoring of aircraft noises. Specifically require that mitigation measures required by the Noise Element of the 1984 Fresno General Plan be incorporated in new project area development.
10. Determine whether the City's housing rehabilitation efforts should also include noise mitigation measures in noise impacted areas.
11. Require the following construction related air pollution mitigation measures: Spray water to minimize dust entrainment by the action of the wind; wet and/or cover with a tarp all dump trucks hauling earth such that wind action is less able to blow soil materials out of the truck and onto the roadway; pave or seal in disturbed areas as soon as possible in order to reduce dust during construction; exercise proper care during refueling of construction vehicles and other equipment in order to reduce evaporative hydrocarbon emissions.
12. Require the following energy related mitigation measures: design and siting of new structures for energy conservation per existing State and local standards; schedule construction activity and machinery maintenance so as to keep energy use to the minimum associated with reasonable and responsible construction practices; include energy conservation features in commercial and industrial structural rehabilitation; promote the transportation related energy savings obtainable with an Industrial Corridor or Industrial Transition Area location.

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13. Upgrade sewer, water, flood control system as increased development warrants, using tax increment and other funds as appropriate.
14. Seek a revised Flood Insurance Rate Map (FIRM) upon completion of the proposed flood control improvement.
15. Require that all new nonresidential structures be equipped with a complete automatic fire extinguishing system.
16. Establish a similar requirement for rehabilitated nonresidential structures, subject to cost and practicality constraints.
17. Require all new construction comply with local building security ordinances.
18. Incorporate crime prevention into the overall design of future developments.
19. Investigate establishment of a facility to house "street people" in cooperation with private and public agencies concerned with the issue and making use of existing area facilities to the extent possible.
20. Initiate an action program related to Plan Area criminal activity which will include positive steps to reduce crime and monitoring to insure effectiveness. This plan should specifically address the feasibility of a Target Area Police Department Substation and develop a method of controlling the number and activities of area bars.
21. Revise the Plan to retain the existing C-4 zone district at Monterey and "G" Streets.