

RESOLUTION NO. 2003-018

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

MAR 1 1 2003

**DISPOSITION OF THREE AGENCY-OWNED PARCELS IN OAK PARK TO
NORTHERN CALIFORNIA CONSTRUCTION TRAINING, INC. FOR SINGLE-
FAMILY HOME DEVELOPMENT**

WHEREAS, the Agency has been designated to receive funding from the Department of Labor to administer and fund a Pre-Apprenticeship Construction Training Program; and

WHEREAS, the Agency issued a Request for Proposals to identify a contractor to design and implement a program providing both classroom training and an on site neighborhood revitalization construction training activity; and

WHEREAS, Northern California Construction Training Inc. ("NCCT") was the selected contractor; and

WHEREAS, NCCT proposed to construct three homes on three Agency owned lots as the on site neighborhood revitalization construction training activity; and

WHEREAS, the Agency owns three vacant parcels at 3615 7th Avenue, 3781 7th Avenue and 3132 37th Street in the Oak Park redevelopment area, which are suitable for home construction.

**BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF
SACRAMENTO:**

Section 1. The above recitals are true and correct and are hereby incorporated by this reference.

Section 2. The proposed actions for disposition of land are in furtherance of the Oak Park Redevelopment Project per California Environmental Quality Act ("CEQA") Guidelines §15180, §15162 and §15163. In addition, the proposed action for development of three parcels in a residential area are exempt from further environmental review per CEQA Guidelines §15303(a) as new construction of three single-family residences to be built in the residential area of Oak Park, which a heavily urbanized area within the meaning of this section. Furthermore, the proposed action for development of the three parcels is exempt from further environmental review per CEQA Guidelines §15332 in that they are infill development projects that are


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consistent with the general plan and zoning; they will occur within the city limits, are no more than 5 acres, and are substantially surrounded by urban uses; the land has no value as habitat for endangered, rare or threatened species; development of the parcels will not have a significant effect on traffic, noise, air quality, or water quality; and the sites can be adequately served by all required utilities and public services. The National Environmental Policy Act does not apply.


Section 3. The Executive Director, or her designee, is hereby authorized to execute a DDA, Regulatory Agreement, and related documents necessary to dispose of the aforementioned lots to NCCT to be used as a training site for the construction of three homes pursuant to the terms and conditions stated in the DDA and the Regulatory Agreement.

Section 4. The Executive Director, or her designee, shall insure through the DDA and the Regulatory Agreement that the NCCT classroom and on-site training of participants shall result in the construction of three single-family homes sold to low-income, owner-occupant households.



CHAIR

ATTEST:



SECRETARY

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