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March 1, 1994

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California



Honorable Members in Session:

**SUBJECT:** VARIOUS DOCUMENTS RELATED TO THE ADOPTION OF THE  
PROPOSED STOCKTON BOULEVARD REDEVELOPMENT PLAN

**LOCATION & COUNCIL DISTRICT:**

Stockton Boulevard from 14th Avenue to  
approximately Patterson Way  
Districts 5 and 6

**RECOMMENDATION**

This staff report recommends that the Redevelopment Agency of the City of Sacramento:

- receive the proposed Redevelopment Plan for the proposed Stockton Boulevard Redevelopment Project; direct the Executive Director to transmit the Plan to affected taxing agencies and the Project Area Committee; and submit the Plan to the County Policy Planning Commission and City Planning Commission for report and recommendation;
- receive the draft Rules Governing Participation and Preferences by Property Owners and Business Occupants in the proposed Stockton Boulevard Redevelopment Project, and direct the Executive Director to make such Rules available for public inspection and transmit said Rules to the Stockton Boulevard Project Area Committee (PAC); and
- approve the Preliminary Report for the proposed Stockton Boulevard Redevelopment Project, and direct the Executive Director to transmit said Report to affected taxing agencies and PAC.

**CONTACT PERSON**

Anne Moore, Acting Director, Community Development, 440-1357

**FOR COUNCIL MEETING OF**

March 1, 1994

# SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

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## SUMMARY

This report recommends receipt of the draft Redevelopment Plan, Owner Participation and Preference Rules, and approval of the Preliminary Report for the proposed Stockton Boulevard Redevelopment Project. These documents will be made available to the public and to the affected taxing agencies. Agency action on the documents and Agency action on adoption of the plan is scheduled to occur in May 1994.

## COMMISSION ACTION

At its meeting of February 16, 1994, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Amundson, Diepenbrock, Dobbins, Harland, Mooney, Rotz, Simon, Williams, Yew

NOES: None

NOT PRESENT TO VOTE: Holloway

ABSENT: Cespedes

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## BACKGROUND

The attached documents for the proposed Stockton Boulevard Redevelopment Area are being submitted to the Redevelopment Agency of the City of Sacramento for receipt to enable citizen review and comment and transmittal to the affected taxing agencies. The documents include the proposed Redevelopment Plan (Attachment I), the Owner Participation and Preference Rules (Attachment II), and the Preliminary Report (Attachment IV). Research for these documents

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began in early Spring 1993. Midstream in the process of generating the documents, Assembly Bill 1290 was passed which significantly changes the criteria for establishing blight in an area and financing the redevelopment project and also completely eliminates the fiscal review process. These documents have been updated to reflect those changes and are being transmitted for your information and review prior to your taking final action on the Redevelopment Plan in May 1994.

The proposed Stockton Boulevard Redevelopment Area contains both incorporated and non-incorporated areas, and, as a result, a parallel adoption process is being undertaken by both the County Board of Supervisors and the City Council. During the adoption process identical documents will be presented to both legislative bodies for consideration and approval.

The background and general purpose of each document is provided below:

1. Redevelopment Plan

This document is primarily a legal document rather than an actual implementation "plan." The Redevelopment Plan is a 28-page document which: a) describes the project area boundaries and contains a statement of goals and objectives of the project; b) outlines the Redevelopment Agency's powers and authorities in implementing the Plan; c) establishes permitted land uses and rehabilitation and/or general development requirements; d) identifies public utilities, facilities and improvements to be provided by the Agency which are necessary or of benefit to the Project; e) sets time limits on the Plan's duration, establishment of debt, and acquisition of property by eminent domain and sets limits on the amounts of bonded indebtedness and tax increment revenues; and f) addresses other provisions as may be needed and desired. The Plan must be adopted by ordinances of both the County of Sacramento and the City of Sacramento.

The attached resolution receives the final draft of this document, authorizes transmittal to the affected taxing agencies and the PAC (see Attachment III for a complete listing of affected taxing entities) and refers the Plan to the County Policy Planning Commission and City Planning Commission. The Plan is scheduled to be considered by the County Policy Planning Commission and the City Planning Commission on March 9 and March 10, 1994, respectively. Within 30 days of receiving the Plan, April 13 and April 14, 1994, respectively, the commissions are required under Community Redevelopment Law to submit a report to the redevelopment agencies of the City and County confirming that the Plan is in conformance with the City and County General Plans.

2. Owner Participation and Preference Rules

The Owner Participation and Preference Rules is a six-page set of rules which: a) provides

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rules for participation in the redevelopment of the Project Area by the owners of property within the Project Area; and b) extends preferences to displaced businesses from the Project Area, wishing to relocate in the Project Area.

The attached resolution receives the Owner Participation and Preference Rules and authorizes staff to make it available for public review.

### 3. Preliminary Report

The Preliminary Report is an early version of the Report to the Board of Supervisors and the City Council on the proposed Redevelopment Plan. The Preliminary Report along with the project Environmental Impact Report will be transmitted to the affected taxing agencies. The report provides preliminary information from which an affected taxing agency may determine whether the Project could have a fiscal impact upon them.

As required by CRL, the Preliminary Report contains the following five components:

- a) Reasons for the selection of the Project Area.
- b) Description of the physical, social, and economic conditions existing in the project area. This component describes project conditions in terms of the blight criteria contained in Sections 33030, 33031, and 33032 of the CRL.
- c) Preliminary assessment of the proposed method of financing the project, including an assessment of economic feasibility with reasons for including tax increment financing provisions in the proposed Redevelopment Plan.
- d) Description of the specific public projects to be pursued by the Redevelopment Agency in the Project Area including the public facilities and improvements intended to be provided.
- e) Description of how the public projects to be pursued by the Redevelopment Agency will improve or alleviate the blighted conditions found in the Project Area.

The attached resolution approves the Preliminary Report and its transmittal to affected taxing agencies. The Final Report to the City Council and the Board of Supervisors is scheduled to be completed in May 1994.

### FINANCIAL CONSIDERATIONS

There are no financial considerations connected with this action.

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## POLICY CONSIDERATIONS

The action proposed in this staff report is consistent with previously approved policy, and the Redevelopment Plan adoption process established by state law.

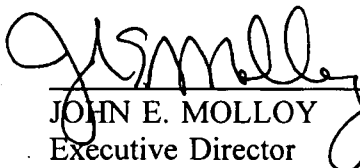
## ENVIRONMENTAL REVIEW

A Draft Environmental Impact Report (EIR) on the Stockton Boulevard Redevelopment Plan has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The EIR must be finalized and certified prior to approval of the final Redevelopment Plan. The Draft EIR was transmitted to the affected taxing agencies in December 1993 and the public review period closed January 31, 1994. The Final EIR will be available for review in late March, 1994.

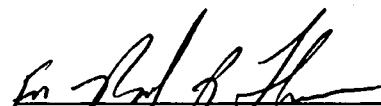
## W/MBE CONSIDERATIONS

M/WBE considerations are not required with this action.

Respectfully submitted by,

  
JOHN E. MOLLOY  
Executive Director

Transmittal approved by:

  
WILLIAM H. EDGAR  
City Manager

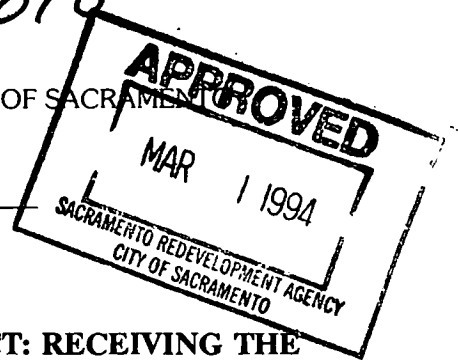
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**RESOLUTION NO.**

94-010

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_



**STOCKTON BOULEVARD REDEVELOPMENT PROJECT: RECEIVING THE PROPOSED REDEVELOPMENT PLAN; AUTHORIZING TRANSMITTAL OF THE PROPOSED REDEVELOPMENT PLAN TO AFFECTED TAXING ENTITIES AND THE PROJECT AREA COMMITTEE; AND SUBMITTAL OF THE PLAN TO THE PLANNING COMMISSION FOR REPORT AND RECOMMENDATION**

WHEREAS, the proposed Stockton Boulevard Redevelopment Project is within the territorial jurisdiction of both the City of Sacramento and the County of Sacramento;

WHEREAS, pursuant to Section 33210 through 33212 of the California Community Redevelopment Law (Section 33000 et seq., Health and Safety Code) the County of Sacramento and the City of Sacramento are jointly adopting the Redevelopment Plan for the Stockton Boulevard Redevelopment Project;

WHEREAS, The Redevelopment Agency of the County of Sacramento and the Redevelopment Agency of the City of Sacramento have prepared a Redevelopment Plan for the Stockton Boulevard Redevelopment Project;

WHEREAS, the California Redevelopment Law (CRL) provides in Section 33328 that prior to the publication of the notice of the joint Agency/Board of Supervisors/City Council public hearing on the proposed Redevelopment Plan, the Agency shall consult with each affected taxing agency with respect to the proposed Plan;

WHEREAS, the CRL further provides, in Section 33347.5 that if there exists within the Project Area a project area committee, the Agency shall submit the Redevelopment Plan to such committee before it is submitted to the Board of Supervisors and the City Council; and

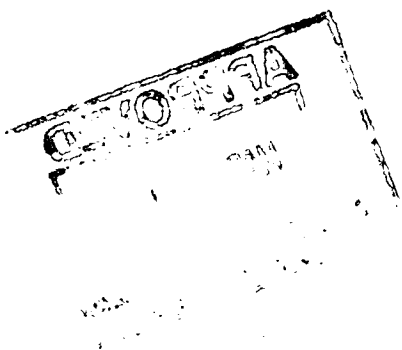
WHEREAS, the CRL provides, in Section 33211 that before presenting the proposed Redevelopment Plan to the City Council of the City of Sacramento and the Board of Supervisors of the County of Sacramento, the Agency shall obtain the report and recommendation of the planning commission of each community.

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The proposed Redevelopment Plan for the Stockton Boulevard Redevelopment Project is Received in the form attached as Attachment I.

Section 2: The Executive Director is authorized and directed to transmit the proposed Redevelopment Plan to each affected taxing agency for consultation purposes.

Section 3: The Executive Director is authorized and directed to refer the proposed Redevelopment Plan to the Project Area Committee, to prepare a recommendation if it so chooses.

Section 4: The proposed Redevelopment Plan is referred to the Sacramento County Policy Planning Commission and the Sacramento City Planning Commission for report and recommendation.

Section 5: Final approval of this resolution is contingent upon the same action by the Redevelopment Agency of the County of Sacramento within 30 days of adoption of this resolution.

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CHAIR

ATTEST:

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SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

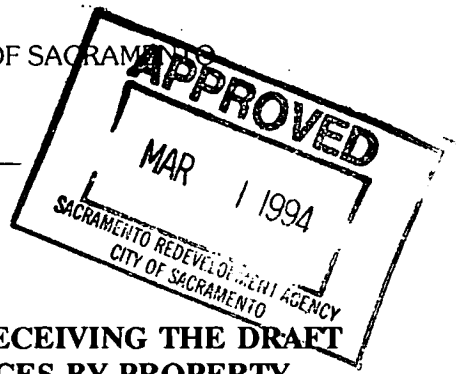
DATE ADOPTED: \_\_\_\_\_



# RESOLUTION NO. 94-011

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_



## STOCKTON BOULEVARD REDEVELOPMENT PROJECT: RECEIVING THE DRAFT RULES GOVERNING PARTICIPATION AND PREFERENCES BY PROPERTY OWNERS AND BUSINESS OCCUPANTS; DIRECTING THAT SUCH RULES BE MADE AVAILABLE FOR PUBLIC INSPECTION; AND AUTHORIZING TRANSMITTAL OF SAID RULES TO THE PROJECT AREA COMMITTEE

WHEREAS, Section 33339.5 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) provides that a redevelopment agency shall adopt and make available for public inspection rules to implement the operation of business re-entry preferences in connection with a redevelopment plan;

WHEREAS, Section 33345 of the Community Redevelopment Law (CRL) provides that a redevelopment agency shall adopt and make available for public inspection rules to implement the operation of owner participation in connection with a redevelopment plan; and

WHEREAS, pursuant to Section 33210 through 33212 of the CRL the City of Sacramento and the County of Sacramento are jointly adopting the Redevelopment Plan for the Stockton Boulevard Redevelopment Project.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The draft "Rules Governing Participation and Preferences by Property Owners and Business Occupants in the proposed Stockton Boulevard Redevelopment Project," attached as Attachment II and by reference made a part of this resolution, are received.

Section 2: The Executive Director is authorized and directed to make the draft Rules available for public inspection and to submit the draft Rules to the Stockton Boulevard Project Area Committee for their review and comment.

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### FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Section 3: Final approval of this resolution is contingent upon the same action of the Redevelopment Agency of the County of Sacramento within 30 days of adoption of this resolution.

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CHAIR

ATTEST:

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SECRETARY

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**RESOLUTION NO. 94-012**

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

**STOCKTON BOULEVARD REDEVELOPMENT PROJECT:  
APPROVING THE PRELIMINARY REPORT**

WHEREAS, the proposed Stockton Boulevard Redevelopment Project is within the territorial jurisdiction of both the City of Sacramento and the County of Sacramento;

WHEREAS, pursuant to Section 33210 through 33312 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the County of Sacramento and the City of Sacramento are jointly adopting the Redevelopment Plan for the proposed Stockton Boulevard Redevelopment Project;

WHEREAS, pursuant to Section 33344.5 of the California Community Redevelopment Law, the Redevelopment Agency of the County of Sacramento and the Redevelopment Agency of the City of Sacramento have prepared a preliminary report for transmittal to the affected taxing agencies on the proposed Redevelopment Plan for the proposed Stockton Boulevard Redevelopment Project.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Preliminary Report on the proposed Redevelopment Plan for the proposed Stockton Boulevard Redevelopment Project is approved, in the form attached as Attachment IV, and incorporated in this resolution by reference.

Section 2: The Executive Director is authorized and directed to transmit the Preliminary Report to each affected taxing entity and to the Stockton Boulevard Project Area Committee.



**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

Section 3: Final approval of this resolution is contingent upon the taking of the same actions by the Redevelopment Agency of the County of Sacramento within 30 days of adoption of this resolution.

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CHAIR

ATTEST:

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SECRETARY

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_