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August 19, 1998

Redevelopment Agency and City Council  
of the City of Sacramento  
Sacramento, California

APPROVED  
BY THE CITY COUNCIL

SEP 1 1998

OFFICE OF THE  
CITY CLERK



Honorable Members in Session:

SUBJECT: RECEIPT OF DOCUMENTS RELATED TO PROPOSED AMENDMENT TO  
THE SACRAMENTO ARMY DEPOT REDEVELOPMENT PLAN AND  
CONSENT TO PUBLIC HEARINGS

LOCATION AND COUNCIL DISTRICT

Sacramento Army Depot Redevelopment Project Area in Council District 6

RECOMMENDATIONS

This report recommends that the Sacramento Housing and Redevelopment Commission:

- ◆ Receive the Report to the City Council (Report to Council) on the proposed First Amendment to the Sacramento Army Depot Redevelopment Plan (Plan Amendment) including the Addendum to the Final Environmental Impact Report (EIR Addendum); and
- ◆ Recommend that the Redevelopment Agency adopt the Report to Council; and
- ◆ Recommend that the Redevelopment Agency and City Council consent to a joint public hearing on the proposed Plan Amendment, together with a concurrent public hearing by the Redevelopment Agency on the proposed First Amendment to the Implementation Plan (Implementation Plan Amendment).

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

- ◆ Receive the proposed Plan Amendment, the Report to Council, including the EIR Addendum and the proposed Implementation Plan Amendment; and
- ◆ Authorize transmittal of the proposed Plan Amendment and the Report to Council to the City Council; and

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- ◆ Adopt the Report to Council; and
- ◆ Consent to a joint public hearing with the City Council on the proposed Plan Amendment; and
- ◆ Call a concurrent public hearing on the Implementation Plan Amendment.

This report also recommends that the City Council:

- ◆ Receive the proposed Plan Amendment and the Report to Council, including the EIR Addendum; and
- ◆ Consent to and call a joint public hearing on the Plan Amendment (the date of October 6, 1998, is proposed as the date of the joint public hearing).

### CONTACT PERSON

Cassandra Jennings, Director, Business and Employment Opportunities Department, 440-1312  
Greg Wessel, Program Manager, Business and Employment Opportunities Department, 440-1346

FOR COUNCIL MEETING OF: September 1, 1998

### SUMMARY

This report presents recommendations related to the proposed First Amendment to the Redevelopment Plan for the Sacramento Army Depot Redevelopment Project Area (Attachment I). The Plan Amendment involves the exclusion of certain parcels from the Project Area. The recommendations are part of a series of governing board actions required by the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 et seq.) (CRL) in order to change the Project Area boundaries.

### TAC ACTION

At its meeting of July 23, 1998, the Avondale-Glen Elder Target Area Committee (TAC) unanimously recommended adoption of the Plan Amendment.

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COMMISSION ACTION

At its meeting of August 19, 1998, the Sacramento Housing and Redevelopment Commission recommended approval of the attached resolutions. The votes were as follows:

AYES: Castello, Dobbins, Harland, Hoag, Newsome, Rotz, Simon

NOES: None

ABSENT: Amundson, Cespedes, Holloway, Taylor

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### BACKGROUND

The Sacramento Army Depot Redevelopment Project Area was adopted by Ordinance in June 1995 to address physical and economic blight resulting from the closure of the Sacramento Army Depot and general blighting conditions in the surrounding area. The Redevelopment Plan (Plan) was prepared pursuant to the CRL and allows the use of redevelopment as a major financing and implementation technique. Plan implementation relies significantly on increases in the overall assessed value of property within the Project Area, and the Agency's ability to use tax increment financing for reinvestment in the Project Area.

Due to the substantial decrease in local operations of Proctor & Gamble Company and resulting decline in the value of that property shortly after Plan adoption, there has been no increase in the overall assessed value of property within the Project Area and, therefore, no tax increment revenue to invest in public improvements or other redevelopment activities. The proposed Plan Amendment would remove portions of the former Proctor & Gamble parcel, along with three other parcels, from the Project Area. The removal of these properties will result in increased revenue to the Agency and allow for the implementation of redevelopment activities approved as part of the Plan.

### FINANCIAL CONSIDERATIONS

The property proposed for exclusion has a significant negative impact on the total assessed value of the taxable property within the Project Area. If these parcels remain in the Project Area, it will likely be decades before the total sum of the assessed value of the taxable property exceeds the property value at the time of Plan adoption. Without the proposed Plan Amendment, the Project Area is not expected to generate any tax increment until FY 2004-05 (approximately \$16,000), preventing the Agency from carrying out any of the projects approved as part of the Plan until well into the future. With the Plan Amendment, the Project Area is expected to generate \$600,000 or more beginning in FY 1999-00. Detailed information on the financial considerations of the Plan Amendment can be found in the Report to Council (Attachment II).

### POLICY CONSIDERATIONS

The actions recommended in this report are consistent with City and Agency goals to eliminate blight and increase economic and employment opportunities. The recommended actions support the proposed Plan Amendment.

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ENVIRONMENTAL CONSIDERATIONS

The proposed action to modify the Project Area boundaries to eliminate certain parcels would not result in any new significant impacts that were not previously considered in the Final Environmental Impact Report for the Sacramento Army Depot Redevelopment Plan (Final EIR). Since only minor technical changes or additions are necessary to make the Final EIR adequate and complete for the Project, an Addendum to the Final EIR (EIR Addendum) has been prepared for the Plan Amendment. The changes do not raise important new issues about significant effects on the environment. The EIR Addendum and Final EIR are included in Attachment II as Exhibits G and H, respectively.

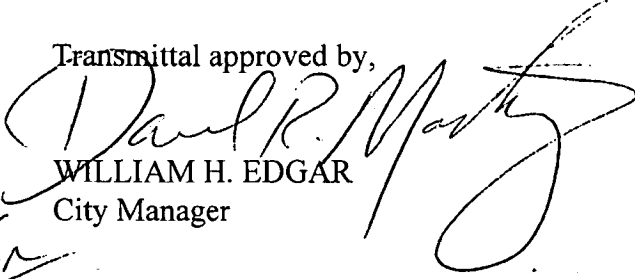
M/WBE CONSIDERATIONS

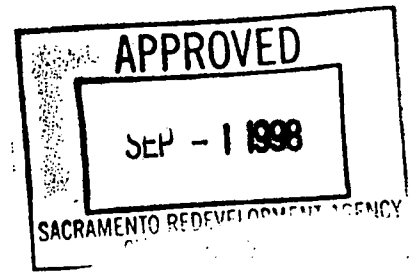
The items discussed in this report have no MBE/WBE impacts; therefore, MBE/WBE considerations do not apply.

Respectfully submitted by,

  
ANNE M. MOORE  
Acting Executive Director

Transmittal approved by,

  
WILLIAM H. EDGAR  
City Manager



**RESOLUTION NO. 98-037**

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

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

**SUBMITTING THE REPORT AND PROPOSED FIRST AMENDMENT TO THE CITY COUNCIL; APPROVING AND ADOPTING THE REPORT TO THE CITY COUNCIL OF THE PROPOSED FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT; CONSENTING TO AND REQUESTING THE CITY COUNCIL TO CALL A JOINT PUBLIC HEARING ON SAID FIRST AMENDMENT; AND CALLING A CONCURRENT PUBLIC HEARING OF THE AGENCY ON THE PROPOSED FIRST AMENDMENT TO THE IMPLEMENTATION PLAN FOR THE SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT**

WHEREAS, the Redevelopment Plan ("Redevelopment Plan") for the Sacramento Army Depot Redevelopment Project (the "Project") was adopted by the City Council of the City of Sacramento on June 27, 1995, by Ordinance No. 95-034; and

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") is vested with the responsibility for implementing and carrying out the Redevelopment Plan and, in connection therewith, prepared and adopted an Implementation Plan for the Project, pursuant to the requirements of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq., "CRL"), which Implementation Plan sets forth the Agency's proposed initial five-year goals, projects, programs and expenditures for redevelopment of the Project Area; and

WHEREAS, the Agency has prepared a proposed First Amendment to the Redevelopment Plan (the "Redevelopment Plan Amendment"), the purpose of which is to exclude certain areas (the "Excluded Areas") from the boundaries of the Project Area; and

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

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

WHEREAS, in connection with the proposed Redevelopment Plan Amendment, a proposed First Amendment to the Implementation Plan ("the Implementation Plan Amendment" has also been prepared to reflect the removal of the Excluded Areas from the Project Area and to make applicable changes to the five-year goals, projects, programs and expenditures set forth in the Implementation Plan; and

WHEREAS, the Agency has submitted the proposed Redevelopment Plan Amendment to the Planning Commission of the City of Sacramento for its report and recommendations, and has received such report and recommendations; and

WHEREAS, pursuant to CRL Section 33457.1, the Agency has prepared a Report to the City Council on the proposed Redevelopment Plan Amendment; and

WHEREAS, Section 33458 of the CRL authorizes a joint public hearing on the proposed Redevelopment Plan Amendment with the consent of the Agency and the City Council of the City of Sacramento (the "City Council"); and

WHEREAS, Section 33490(a)(1)(A) of the CRL authorizes the Agency to amend the Implementation Plan after conducting a joint public hearing on the proposed Implementation Plan Amendment;

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

Section 1. The Agency hereby approves and adopts the Report to the City Council on the proposed First Amendment to the Redevelopment Plan for the Sacramento Army Depot Redevelopment Project, in the form attached hereto, and hereby submits said Report, together with the proposed Redevelopment Plan Amendment, to the City Council.

Section 2. The Agency hereby consents to a joint public hearing on the proposed Redevelopment Plan Amendment and requests the City Council to call a joint public hearing of the Agency and the City Council, at such time as it may determine, in the Council Chambers in the Sacramento City Hall to consider and act upon the proposed Redevelopment Plan Amendment and all documents and evidence pertaining thereto.

Section 3. The Agency hereby calls a public hearing, to be held by the Agency concurrently with the joint public hearing on the proposed Redevelopment Plan Amendment, to consider and act on the proposed Implementation Plan Amendment.

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

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

Section 4. The Agency Clerk shall, in cooperation with the City Clerk of the City of Sacramento, prepare, publish and mail such notices and documents and do all other acts as may be necessary to carry out the purposes of this resolution.

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CHAIR

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SECRETARY

F:\kj\staffres\brita\consent1

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**FOR CITY CLERK USE ONLY**

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

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



BY THE CITY COUNCIL

SEP 1 1998

OFFICE OF THE CITY CLERK

**RESOLUTION NO. 98-443**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**RECEIVING THE PROPOSED PLAN AMENDMENT REPORT  
TO COUNCIL AND ENVIRONMENTAL IMPACT REPORT  
AND CONSENTING TO AND CALLING A  
JOINT PUBLIC HEARING ON THE PROPOSED FIRST AMENDMENT  
TO THE REDEVELOPMENT PLAN FOR THE SACRAMENTO  
ARMY DEPOT REDEVELOPMENT PROJECT**

WHEREAS, the Redevelopment Plan ("Redevelopment Plan") for the Sacramento Army Depot Redevelopment Project (the "Project") was adopted by the City Council of the City of Sacramento on June 27, 1995, by Ordinance No. 95-034; and

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") is vested with the responsibility for implementing and carrying out the Redevelopment Plan; and

WHEREAS, the Agency has prepared a proposed First Amendment to the Redevelopment Plan (the "Redevelopment Plan Amendment"), the purpose of which is to exclude certain areas (the "Excluded Areas") from the boundaries of the Project Area; and

WHEREAS, pursuant to CRL Section 33457.1, the Agency has prepared a Report to the City Council on the proposed Redevelopment Plan Amendment; and

WHEREAS, the Agency has submitted the Report and the proposed Redevelopment Plan Amendment to the City Council and consented to and requested that the City Council call a joint public hearing of the Agency and the City Council to consider and act upon the proposed Redevelopment Plan Amendment; and

WHEREAS, Section 33458 of the CRL authorizes a joint public hearing on the proposed Redevelopment Plan Amendment with the consent of the Agency and the City Council of the City of Sacramento (the "City Council").

**FOR CITY CLERK USE ONLY**

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:**

Section 1. The City Council hereby acknowledges receipt of the proposed Redevelopment Plan Amendment and the Agency's Report to the City Council on the proposed Redevelopment Plan Amendment.

Section 2. The City Council hereby consents to, and calls, a joint public hearing in the Council Chambers in the Sacramento City Hall to consider and act upon the proposed Redevelopment Plan Amendment and all documents and evidence pertaining thereto. The time and date of such joint public hearing shall be determined by the City Clerk of the City of Sacramento.

Section 3. The City Clerk of the City of Sacramento shall, in cooperation with the Secretary of the Agency, prepare, publish and mail such notices and documents and do all other acts as may be necessary to carry out the purposes of this resolution.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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**FOR CITY CLERK USE ONLY**

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

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