

# RESOLUTION NO. 99-030

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY SACRAMENTO

ON DATE OF SEP 14 1999

## SOCIAL SERVICES COMPLEX: FINDINGS, APPROVAL OF MITIGATED NEGATIVE DECLARATION, MITIGATION MONITORING PLAN, AND AUTHORIZATION OF EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT WITH A STREET INVESTMENTS, LLC; AND RELATED AUTHORIZATIONS

**WHEREAS**, the Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Richards Boulevard Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for the Richards Boulevard Redevelopment Project Area ("Project Area");

**WHEREAS**, the Agency owns certain real property ("Property") in the Project area which was acquired with Merged Downtown Sacramento Redevelopment Project Area Low- to Moderate-Income Housing funds, which Property is generally described as various parcels located in the area bounded by 12<sup>th</sup> and 16<sup>th</sup> streets, and North B Street and the Union Pacific railroad levee and more particularly described in the proposed Disposition and Development Agreement ("DDA"), a copy of which is on file with the Agency Clerk;

**WHEREAS**, the Agency and A Street Investments, LLC ("Developer") desire to enter into the DDA, which DDA would convey the Property by means of a ground lease, and would require certain improvements within the Property, primarily for the purpose of providing housing and housing-related services for very low-income residents of Sacramento, as further described in the DDA (collectively, "Project");

**WHEREAS**, in accordance with the California Environmental Quality Act and its implementing regulations, an Initial Study has been prepared for the proposed project as described in the DDA, and said Initial Study has disclosed no negative impacts of the proposed project upon the environment which cannot be mitigated to a less than significant impact; and

**WHEREAS**, a report under Health and Safety Code 33433 has been prepared, filed with the Agency Clerk and duly made available for public review and, proper notice having been given, a hearing has been held in accordance with Health and Safety Code Sections 33431 and 33433.

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 99-030

DATE ADOPTED: SEP 14 1999

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

Section 1. The foregoing recitals are true and correct.

Section 2. After preparation and review of the Initial Study for the Project, prepared in accordance with California Code of Regulations (“CCR”) 15063, a draft “Mitigated Negative Declaration” has been prepared for the Project in accordance with CCR 15070 and circulated for public review in accordance with CCR 15073. A copy of the Mitigated Negative declaration, including without limitation, findings and mitigation measures, is on file with the Agency Clerk. The Mitigated Negative Declaration has been considered in accordance with CCR 15074. The Mitigated Negative Declaration, including, without limitation, findings and mitigation measures contained in it and comments and responses entered into the public record, is certified as adequate and complete and reflects the independent judgment of the Agency. The Mitigated Negative Declaration, including without limitation all said findings and mitigation measures, is approved and adopted. The City Manager is directed to file a “Notice of Determination” pursuant to CCR 15075.

Section 3. The project will eliminate physical blight in that it will result in the development of underutilized and irregular parcels of land in a significant location of the Project Area, and will further enhance development of other underutilized parcels and stimulate economic activity in and near the Project Area. The Project is consistent with the goals and objectives of the Redevelopment Plan and Implementation Plan for the Project Area. The Project is listed in the Implementation Plan. Goals of the Redevelopment Plan, as stated in the Implementation Plan, include the assembly of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation in the Project Area; the planning, redesign and development of undeveloped areas which are stagnant or improperly utilized. The DDA shall be deemed an implementing document approved in furtherance of the Redevelopment Plan, the Implementation Plan for the Project Area and all applicable land use plan , studies and strategies.

Section 4. The consideration given for the interest conveyed under the DDA is not less than the fair reuse value at the use with the covenants, conditions, restrictions and necessary development costs authorized by the DDA and conveyance documents.

Section 5. The requirements of the Aesthetic Improvement Policy, adopted by Resolution No. 2865 on October 16, 1979, which is also known as the “Art in Public Places

---

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: 99-030

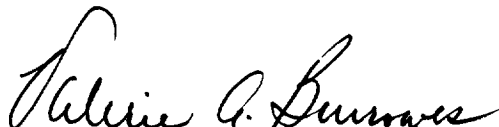
DATE ADOPTED: SEP 14 1999

Program," shall be modified for the Project to reduce the required expenditure for "Aesthetic Projects" ( as defined in the Art in Public Places Program Guidelines) to the amount of \$29,500.

Section 6. The DDA is approved and the City Manager is authorized to execute the DDA and to take such actions and execute such instruments as necessary to effectuate and implement this resolution and the DDA, as approved by Agency Counsel.

  
MAYOR

ATTEST:

  
CITY CLERK

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 99-030

DATE ADOPTED: SEP 14 1999