

**RESOLUTION NO. 2002-042**

**ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

ON DATE OF

**OCT 15 2002**

**MUTUAL ASSISTANCE NETWORK – NEIGHBORHOOD CENTRAL PROJECT:  
DEL PASO HEIGHTS PROJECT AREA, CEQA EXEMPTION, AND PROJECT  
APPROVAL, AND AUTHORIZATION FOR EXECUTION OF A DISPOSITION AND  
DEVELOPMENT AGREEMENT WITH MUTUAL ASSISTANCE NETWORK OF DEL  
PASO HEIGHTS REGARDING 3801 MARYSVILLE BOULEVARD; RELATED  
AUTHORIZATIONS**

WHEREAS, the Redevelopment Agency of the City of Sacramento (“Agency”) has adopted the Del Paso Heights Redevelopment Plan (“Redevelopment Plan”) and an “Implementation Plan” for the Del Paso Heights Project Area (“Project Area”);

WHEREAS, the Agency owns certain real property (“Property”), in the Project Area and acquired with Project Area tax increment funds, which property is generally described as 3801 Marysville Boulevard, and more particularly described in the legal description as set forth in the Disposition and Development Agreement (“DDA”).

WHEREAS, the Agency and the Mutual Assistance Network of Del Paso Heights, Inc. (“Developer”) desire to enter into a DDA, a copy of which accompanies this resolution and is on file with the Agency Clerk, which DDA would convey *INTEREST* in the Property, as more specifically described in the DDA, and which would require the improvements within the Property, as further described in the DDA (collectively, “Project”);

WHEREAS, approval of the DDA is in furtherance of the Del Paso Heights Redevelopment Plan as amended. Per the California Environmental Quality Act (“CEQA”), Guidelines Section 15180, actions to eliminate blight and encourage redevelopment in a redevelopment area were deemed approved at the time of adoption of the redevelopment plan. Per CEQA Guidelines Sections 15162 and 15163, there are no significant new impacts or changes in circumstances associated with this project, thus no further environmental documentation is required at this time. NEPA does not apply; and

WHEREAS, a report under Health and Safety Code 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.

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

Section 1. The Redevelopment Agency of the City of Sacramento finds and determines that approval of the DDA is in furtherance of the Del Paso Heights Redevelopment Plan as amended. Per CEQA Guidelines Section 15180, actions to eliminate blight and encourage redevelopment in a redevelopment area were deemed approved at the time of adoption of the redevelopment plan. Per Guidelines Sections 15162 and 15163, there are no significant

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new impacts or changes in circumstances associated with this project, thus no further environmental documentation is required at this time. NEPA does not apply.

Section 2. The Project will assist in the elimination of blight in that it will reduce vacant lots and alleviate inadequate parking facilities. The Project is consistent with the goals and objectives of the Redevelopment Plan and the Implementation Plan. Goals of the Redevelopment Plan, as stated in the Implementation Plan are "Recruit new businesses, organizations and agencies to provide goods and services, training, and employment opportunities for local residents; Create employment opportunities and engage neighborhood-based employment and training agencies in promoting jobs and job-readiness training created through redevelopment activity; and Eliminate or ameliorate certain environmental deficiencies such as insufficient off-street and on-street parking, storm drainage, sidewalks, and other similar public improvements and facilities adversely affecting the Project Area". 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 3. The consideration given for the interest conveyed under the DDA is not less than the fair reuse value at the use and with the covenants, conditions, restrictions, and necessary development costs authorized by the DDA and conveyance documents.

Section 4. The Executive Director is authorized to execute the Forgivable Loan with the Developer and to take such actions and to execute such instruments necessary for that Loan, consistent with this resolution and the DDA.


Section 5. The DDA is approved and the Executive Director is authorized to execute the DDA with the Developer and to take such actions, execute such instruments, and amend the budget as may be necessary to effectuate and implement this resolution and the DDA.

Section 6. The Agency Budget is amended to transfer \$770,000 from the Del Paso Heights 1999 Tax Exempt Capital Improvement Revenue Bonds (CIRBs) to the Mutual Assistance Network – Neighborhood Central Project.

Section 7. The Executive Director is authorized to negotiate and enter into any Intercreditor Agreements as may be necessary solely to manage the disbursement and priorities of Project funding.

  
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CHAIR

ATTEST:

  
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SECRETARY

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