

AMENDED

**RESOLUTION NO. 2000-038**

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

**JUN 06 2000**

**DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA:  
INITIAL STUDY AND ADOPTION OF NEGATIVE DECLARATION;  
DISPOSITION AND DEVELOPMENT AGREEMENT WITH  
DEL PASO NUEVO UNIT 1 DEVELOPMENT, LLC, REGARDING DEL PASO NUEVO  
SITE A AND B1; AND 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 Redevelopment Project Area ("Project Area");

WHEREAS, the Agency owns certain real property ("Property") in the Project Area that was acquired with Project Area tax increment funds, which Property is generally described as 54 improved lots and more particularly described in the tentative map submitted on March 21, 2000 and attached as Attachment IV;

WHEREAS, the Agency and Del Paso Nuevo Unit 1 Development, LLC ("Developer") desire to enter into a disposition and development agreement ("DDA"), a copy of which is on file with the Agency Clerk, which DDA would convey a fee 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, in accordance with the California Environmental Quality Act and its implementing regulations, an Initial Study and a Negative Declaration have 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 less than significant; and

WHEREAS, a report under Health and Safety Code Section 33433 ("Summary Report") has been prepared, filed with the Agency Clerk and duly made available for public review, and, proper notice having been given, a joint public hearing of the Agency and the City of Sacramento ("City") has been held in accordance with Health and Safety Code Sections 33431 and 33433 and at that hearing the City and the Agency evaluated the Summary Report and all of the information, testimony, and evidence presented during the public hearing,

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

Section 1. After preparation and review of the Initial Study for the Project, prepared in accordance with California Code of Regulations ("CCR") §15063, a draft Negative Declaration has been prepared for the Project in accordance with CCR §15070 and circulated for public review in accordance with CCR §15073. The Negative Declaration and all resulting public comments having been considered in accordance with CCR §15074, the Negative Declaration, including all mitigation measures and the "Mitigation Monitoring Plan," a copy of which is attached as Attachment III, is adequate and complete and reflects the independent judgment of the Agency. The Negative Declaration, including all mitigation measures and the Mitigation Monitoring Plan, are approved and adopted.

Section 2. The Project will assist in the elimination of blight in that it will eliminate nonconforming uses and will develop underutilized parcels of real property. The Project is consistent with the goals and objectives of the Redevelopment Plan and the Implementation Plan. A goal of the Redevelopment Plan, as stated in the Implementation Plan, is to complete the development of Del Paso Nuevo, reduce the number of vacant infill lots and increase homeownership. 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 plans, studies, and strategies.

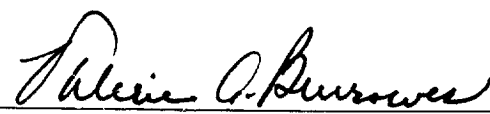
Section 3. The consideration given for the interest conveyed under the DDA is not less than the fair reuse value at the use and with the covenants, conditions, restrictions, and necessary development costs authorized by the DDA and conveyance documents.

Section 4. The Agency's policy of requiring performance and payment bonds under a disposition and development is hereby waived for the Del Paso Nuevo Site A and B1 Project in order to facilitate development of affordable and market rate housing units.

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

  
CHAIR

ATTEST:

  
SECRETARY

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