

RESOLUTION NO. 99-024

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

JUN 1 1999

ON DATE OF _____

**DEL PASO HEIGHTS REDEVELOPMENT AREA: CEQA EXEMPTION;
CEQA AND PROJECT APPROVAL, AND AUTHORIZATION FOR
EXECUTION OF A DISPOSITION AND DEVELOPMENT AGREEMENT
WITH GREATER SACRAMENTO URBAN LEAGUE REGARDING
3707 BALSAM STREET; RELATED AUTHORIZATIONS
SUPERCEDED; CONTACT REVIEWING ATTORNEY FOR ANY CHANGES**

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 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 3707 Balsam Street, and more particularly described in the legal description, attached as Attachment I;

WHEREAS, the Agency and the Greater Sacramento Urban League ("Developer") desire to enter into a Disposition and Development Agreement ("DDA"), a copy of which accompanies this resolution and is on file with the Agency Clerk, which DDA would convey 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, the proposed project, as described in the DDA, has been determined to be exempt under CEQA, CEQA Guidelines § 15322; 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 §§ 33431 and 33433.

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

Section 1. The Project is an urban infill project exempt from environmental review pursuant to CEQA Guidelines § 15322. The Executive Director may prepare a Notice of Exemption for the Project in accordance with CEQA Guidelines § 15062.

FOR CITY CLERK USE ONLY

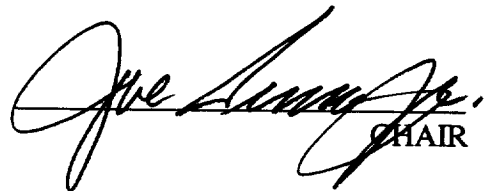
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Section 2. The Project will assist in the elimination of blight in that it will remove buildings with serious code violations, dilapidation and deterioration, defective design and physical construction; depreciated property values; abnormally low lease rates and abandoned buildings; and a high crime rate that constitutes a serious threat to the public safety and welfare. 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 develop a superior level of community facilities providing for the cultural, health and social needs of the resident; to improve the neighborhood environment and image; to eliminate blighted and blighting conditions; and to increase and develop economic activity in the area by attracting new business and enhancing property values. 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 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 Executive Director is authorized to amend the Agency budget to receive and appropriate \$1,500,000 of the private fundraising equity from Greater Sacramento Urban League.


CHAIR


SECRETARY

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