



APPROVED
BY THE CITY COUNCIL

OCT 20 1998

OFFICE OF THE
CITY CLERK

October 20, 1998

1.4



City Council of the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Second Reading and Approval of the Ordinance Adopting the First Amendment to the Sacramento Army Depot Redevelopment Plan

LOCATION & COUNCIL DISTRICT

Sacramento Army Depot Redevelopment Area in Council District 6

RECOMMENDATION

Staff recommends that the City Council hear the second reading and approve the ordinance adopting the proposed First Amendment to the Sacramento Army Depot Redevelopment Plan.

CONTACT PERSON(S)

Cassandra Jennings, Director of Community Development, 440-1312
Greg Wessel, Program Manager, 440-1346

FOR COUNCIL MEETING OF: October 20, 1998

SUMMARY

The actions recommended in this staff report are the final of a series of City Council actions related to the adoption of the proposed First Amendment to the Sacramento Army Depot Redevelopment Plan (Plan Amendment), as required by the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 et seq.). The Plan Amendment involves the exclusion of certain parcels from the Sacramento Army Depot Redevelopment Project Area (Project Area).

COMMISSION ACTION

At its September 16, 1998 meeting, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached ordinance.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council of the City of Sacramento

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BACKGROUND

The Sacramento Army Depot Redevelopment Plan (Plan) was adopted in June 1995 to address physical and economic blighting conditions in and around the former Army Depot. The proposed Amendment excludes certain parcels from the Project Area, including five parcels from the former Proctor & Gamble site. The exclusion of these parcels will enable the Project Area to generate tax increment revenue and the Redevelopment Agency to implement projects approved as part of the Plan.

The City Council and Redevelopment Agency of the City of Sacramento held a joint public hearing on this matter on October 6, 1998, and the City Council heard the first reading of the Ordinance adopting the proposed Amendment. No written or oral objections to the Plan Amendment have been received.

FINANCIAL CONSIDERATIONS

The property proposed for exclusion has a significant negative impact on the total assessed value of the Project Area. Without the proposed Amendment, the project area is not expected to generate any tax increment revenue until FY 2004-05, thus preventing the implementation of any of the projects approved as part of the Plan until well into the future. With the proposed Amendment, the Project Area is expected to generate \$600,000 or more of tax increment revenue each year beginning in FY 1999-00.

POLICY CONSIDERATIONS

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

ENVIRONMENTAL REVIEW

The proposed action to modify the Project Area boundaries to eliminate certain parcels would not result in any new significant impacts not previously considered in the Final Environmental Impact Report (Final EIR). The City Council, at its October 6, 1998, meeting approved an Addendum to the Final EIR (Addendum), which resulted in only minor technical changes to make it adequate and complete for the proposed Plan Amendment.

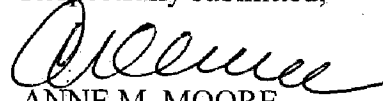
M/WBE CONSIDERATIONS

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

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

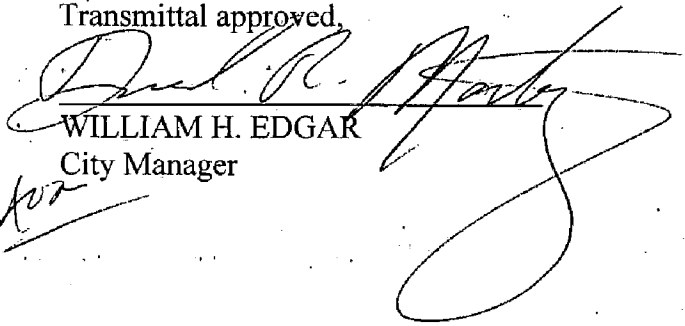
City Council of the City of Sacramento
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Respectfully submitted,



ANNE M. MOORE
Acting Executive Director

Transmittal approved,



WILLIAM H. EDGAR
City Manager

**FIRST AMENDMENT TO THE
REDEVELOPMENT PLAN
FOR THE
SACRAMENTO ARMY DEPOT
REDEVELOPMENT PROJECT AREA**

Prepared by the:

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

June 1998

(4)

**FIRST AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE
SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT**

The Redevelopment Plan (the "Redevelopment Plan") for the Sacramento Army Depot Redevelopment Project (the "Project"), as adopted by the City Council of the City of Sacramento on June 27, 1995, by Ordinance No. 95-034, is hereby amended as follows:

1. The boundaries of the Project Area, as shown and described in the Redevelopment Plan, are hereby amended to exclude the areas (the "Excluded Areas") shown on the map attached as Attachment No. 1 and described in the "Legal Description of the Excluded Areas", attached as Attachment No. 2.
2. The map of the Project Area attached to the Redevelopment Plan as Exhibit "A" is hereby amended and replaced in its entirety by the map attached as Attachment No. 3, entitled "Exhibit 'A', Sacramento Army Depot Redevelopment Project, Redevelopment Plan Map (Amended 1998)."
3. The legal description of the Project Area attached to the Redevelopment Plan as Exhibit "B" is hereby amended and replaced in its entirety by the legal description attached as Attachment No. 4, entitled "Exhibit 'B', Sacramento Army Depot Redevelopment Project Area (Amended 1998)."



ATTACHMENT NO. 1

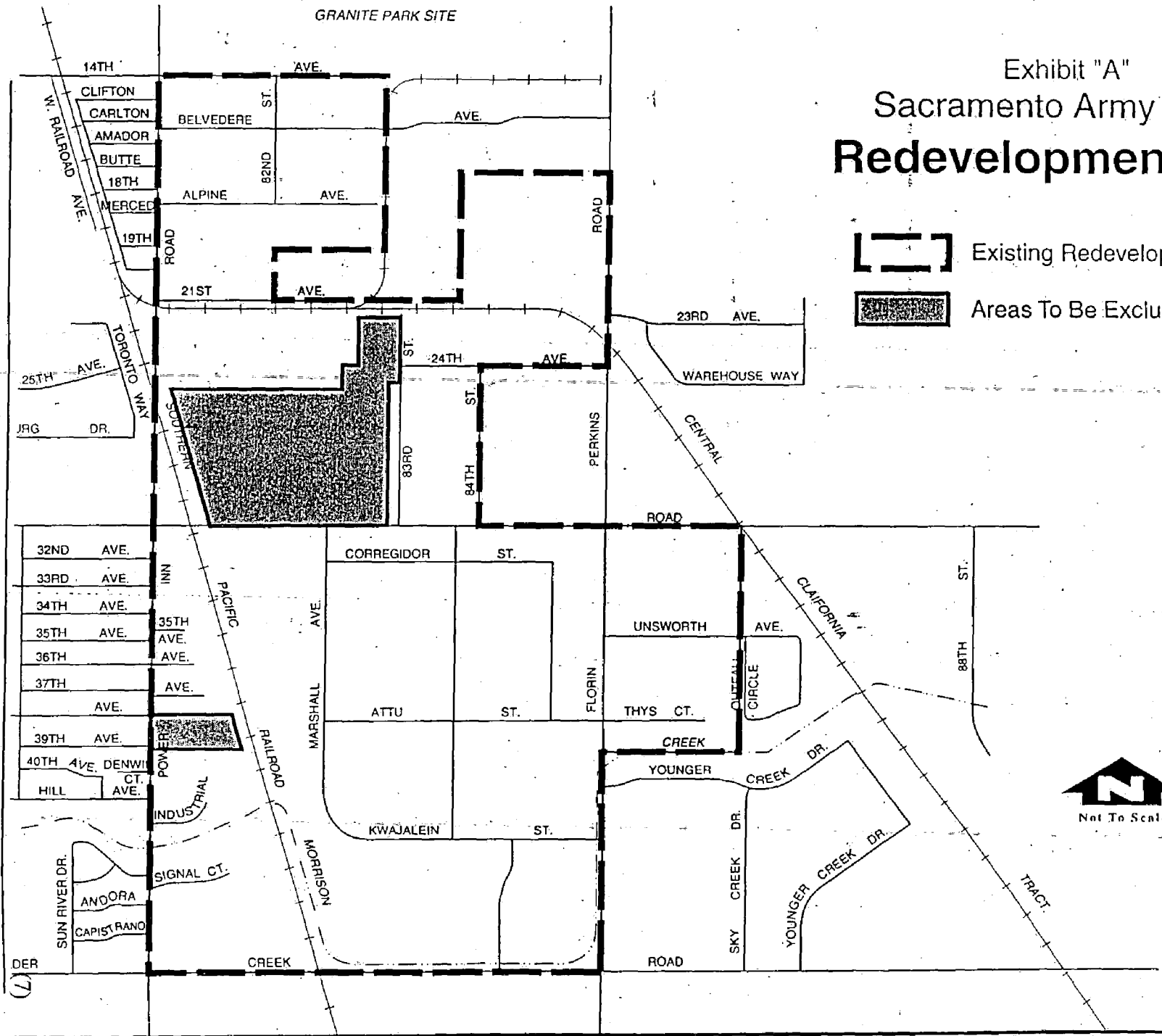
MAP OF THE EXCLUDED AREAS

**Sacramento Army Depot Redevelopment Project
Amendment No. 1**

(6)

Exhibit "A" Sacramento Army Depot Redevelopment Area

-  Existing Redevelopment Area
-  Areas To Be Excluded



ATTACHMENT NO. 2

LEGAL DESCRIPTION OF THE EXCLUDED AREAS

**Sacramento Army Depot Redevelopment Project
Amendment No. 1**

ASSESSOR'S PARCEL NO. 061-0010-30, 31, 33, 38 & 39

All that certain real property situated in the County of Sacramento, State of California ; described as follows:

Beginning at the southwest corner of Lot 5, as shown on the Plat of Power Ridge Industrial Park, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 147 of Maps, page no. 5; thence from said point of beginning N.89°07'29"E. 1,986.98 feet; thence N.00°32'01"W. 1,422.75 feet to the southwest corner of Lot 7, as shown on the plat of Lawrence Industrial Tract, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 48 of Maps, page 5; thence S.89°56'15"E. 225.00 feet to the westerly right-of-way of 83rd Street; thence N.00°31'11"W. 202.25 feet; thence N.00°29'32"W. 619.30 feet; thence S.88°56'35"W. 664.00 feet; thence S.00°32'01"E. 656 feet; thence S.88°56'35"W. 146.51 feet; thence S.00°52'E. 230.78 feet; thence S.89°08'W. 1860.96 feet; thence S.16°36'35"E. 1653.00 feet to the point of beginning.

ASSESSOR'S PARCEL NO. 027-0360-015, 016 and 062-0010-008

All that certain real property situated in the County of Sacramento, State of California, described as follows:

Beginning at the southwest corner of Fuller Industrial Park, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 58 of Maps, Page No. 1; thence from said point of beginning N 89°55'00" E 996.46 feet; thence S 15°58'20" E 413.98 feet; thence S 89°55'00" W 1111.41 feet to the centerline of Power Inn Road; thence N 00°09'55" E 398.20 feet to the point of beginning.

ATTACHMENT NO. 3

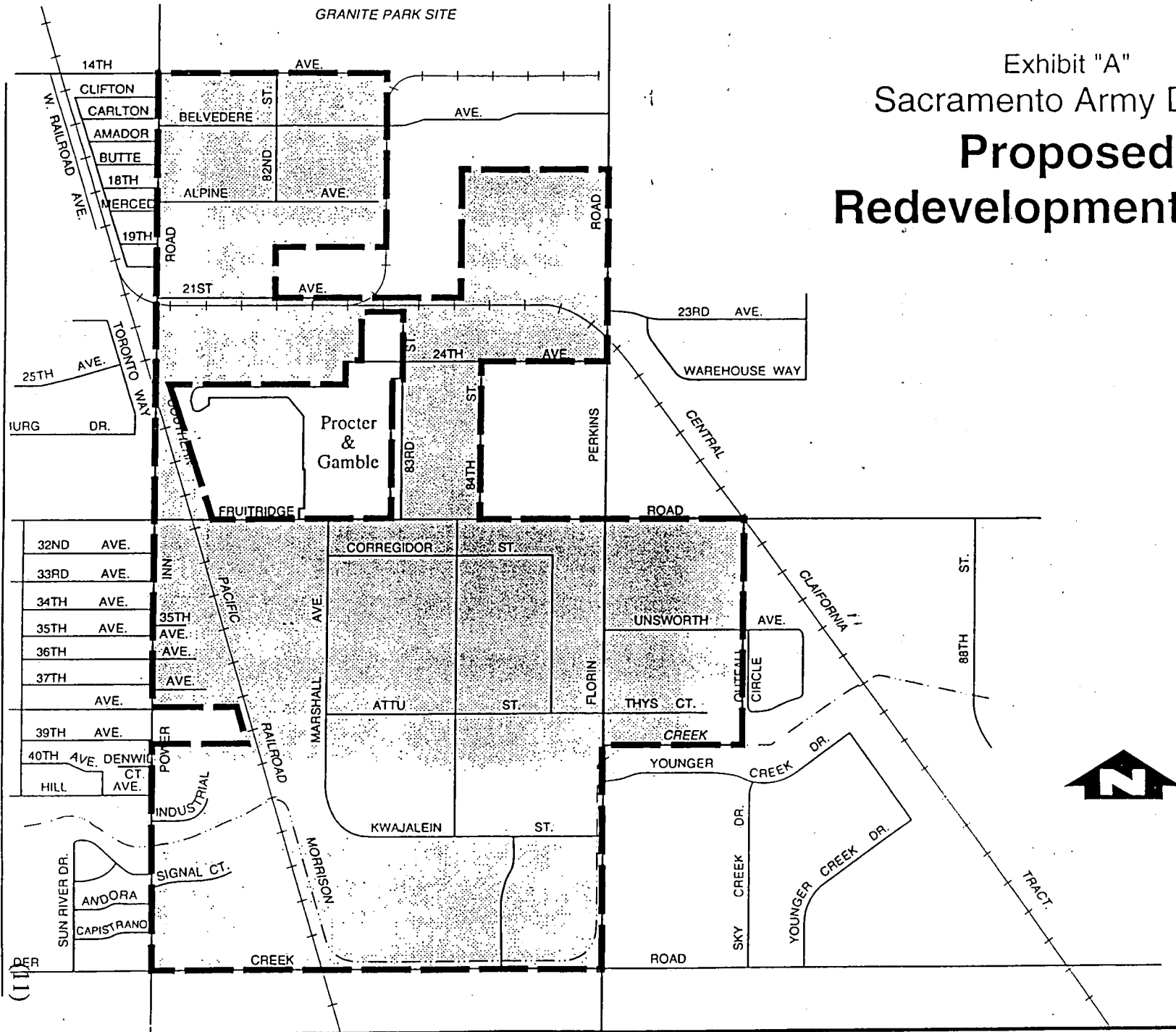
EXHIBIT "A"
REDEVELOPMENT PLAN MAP (AMENDED 1998)

Sacramento Army Depot Redevelopment Project
Amendment No. 1

Exhibit "A"

Sacramento Army Depot

Proposed Redevelopment Area



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ATTACHMENT NO. 4

EXHIBIT "B"

LEGAL DESCRIPTION OF THE PROJECT AREA (AMENDED 1998)

**Sacramento Army Depot Redevelopment Project
Amendment No. 1**

Proposed Redevelopment Project Study Area

All that certain real property situated in the County of Sacramento, State of California, described as follows:

Beginning at the intersections of the centerline of Elder Creek Road and Power Inn Road; thence from said point of beginning northerly along the centerline of said Power Inn Road to a point located S 00°09'55" W 398.20 feet from the southwest corner of Fuller Industrial Park, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 58 of Maps, Page No. 1; thence N 89°55'00" E 1111.41 feet; thence N 15°58'20" W 413.98 feet; thence S 89°55'00" W 996.46 feet to the centerline of said Power Inn Road; thence northerly along the centerline of said Power Inn Road its intersection with the centerline of 14th Avenue; thence easterly along the centerline of said 14th Avenue to a point, said point located easterly 1,240.60 feet from the centerline of 82nd Street; thence southerly parallel with the centerline of said 82nd Street to a point located southerly parallel with the centerline of said 82nd Street 499.80 feet from the centerline of Alpine Avenue; thence westerly parallel with the centerline of said Alpine Avenue 1,304.09 feet; thence southerly parallel with the centerline of said Power Inn Road 658.94 feet to the northerly right-of-way line of Central California Traction Railroad; thence easterly along the right-of-way line of said Central California Traction Railroad 2,044.03 feet to a point, said point located 1,896.14 feet from the centerline of Florin-Perkins Road; thence northerly parallel with the centerline of said Florin-Perkins Road 1,609.07 feet; thence N 88°36'10" E 1,907.08 feet to the centerline of said Florin-Perkins Road; thence southerly along the centerline of said Florin-Perkins Road to its intersection with the centerline of 24th Avenue; thence westerly along the centerline of said 24th Avenue to its intersection with the centerline of 84th Street; thence southerly along the centerline of said 84th Street to its intersection with the centerline of Fruitridge Road; thence easterly along the centerline of said Fruitridge Road to a point, said point located easterly 1,389.78 feet from the intersection of the centerlines of said Fruitridge Road and said Florin-Perkins Road; thence southerly to the intersection with the centerline of Morrison Creek; thence westerly along the centerline of said Morrison Creek and its westerly projection to its intersection with the centerline of said Florin Perkins Road; thence southerly along the centerline of said Florin-Perkins Road to its intersection with the centerlines of said Elder Creek Road; thence westerly along the centerline of said Elder Creek Road to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Beginning at the southwest corner of Lot 5, as shown on the plat of Power Ridge Industrial Park, the official plat of which is recorded in the Office of

(13)

the Recorder of Sacramento County in Book 147 of Maps, Page No. 5; thence from said point of beginning N 89°07'29" E 1,986.98 feet; thence N 00°32'01" W 1,422.75 feet to the southwest corner of Lot 7, as shown on the plat of Lawrence Industrial Tract, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 48 of maps, Page No. 5; thence S 89°56'15" E 225.00 feet to the westerly right-of-way of 83rd Street; thence N.00°31'11"W. 202.25 feet; thence N.00°29'32"W. 619.30 feet; thence S.88°56'35"W. 664.00 feet; thence S.00°32'01"E. 656 feet; thence S.88°56'35"W. 146.51 feet; thence S.00°52'E. 230.78 feet; thence S.89°08'W. 1860.96 feet; thence S.16°36'35"E. 1653.00 feet to the point of beginning.

APPROVED
BY THE CITY COUNCIL

OCT 20 1998

ORDINANCE NO. 98-043

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

OFFICE OF THE CITY CLERK APPROVED OCT 20 1998 SACRAMENTO REDEVELOPMENT AGENCY CITY OF SACRAMENTO

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO AMENDING ORDINANCE NO. 95-034 AND APPROVING AND ADOPTING THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT

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

WHEREAS, the City Council has received from the Redevelopment Agency of the City of Sacramento (Agency) the proposed First Amendment (First Amendment) to the Redevelopment Plan for the Project, a copy of which is on file at the office of the City Clerk at 915 "I" Street, Sacramento, California, together with the Report of the Agency to the City Council on the proposed First Amendment (Agency's Report), including: (1) the reasons for amending the Redevelopment Plan; (2) the Implementation Plan for the Project; (3) the economic feasibility of the proposed First Amendment; (4) an analysis of the Preliminary Plan for the Project; (5) the report and recommendations of the Planning Commission of the City of Sacramento (Planning Commission); and (6) the Addendum to the Final Environmental Impact Report (Final EIR) on the Redevelopment Plan; and

WHEREAS, the proposed First Amendment would exclude certain property (Excluded Areas) from within the boundaries of the Project; and

WHEREAS, on July 9, 1998, the Planning Commission adopted a Notice of Decision and Findings of Fact determining that the proposed First Amendment is consistent with the adopted goals and policies of the General Plan of the City of Sacramento; and

WHEREAS, in connection with the proposed First Amendment, the Agency prepared an Addendum to the Final EIR on the Redevelopment Plan in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq.); and

WHEREAS, the Agency and the City Council have reviewed and considered the Final EIR, as modified by the Addendum to the Final EIR, and have each approved the Addendum to the Final EIR and determined that no subsequent environmental impact report is required; and

FOR CITY CLERK USE ONLY

WHEREAS, the City Council and the Agency held a joint public hearing in the City Council Chambers, 915 "I" Street, Sacramento, California, on October 6, 1998, to consider the approval and adoption of the proposed First Amendment; and

WHEREAS, a notice of said hearing was duly and regularly published in the *Daily Recorder*, a newspaper of general circulation in the City of Sacramento, once a week for three successive weeks prior to the date of said hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency Clerk; and

WHEREAS, copies of the notice of the joint public hearing were mailed by first class mail to the last known address of each assessee of each parcel of land in the Project Area as shown on the last equalized assessment roll of the County of Sacramento; and

WHEREAS, copies of the notice of the joint public hearing were mailed by first class mail to all residential and business occupants within the Project Area;

WHEREAS, copies of the notice of the joint public hearing were mailed by certified mail, with return receipt requested, to the governing body of each taxing agency which receives taxes from property within the Project Area; and

WHEREAS, the City Council has considered the Agency's Report, the report and recommendations of the City Planning Commission, the proposed First Amendment, and the Final EIR, as modified by the Addendum to the Final EIR; has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the proposed First Amendment; and

WHEREAS, all actions required by law have been taken by all appropriate public bodies;

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

Section 1. The purpose and intent of the City Council with respect to the First Amendment is to promote the full and effective implementation of the Redevelopment Plan for the Project Area.

Section 2. The City Council hereby finds and determines that:

- (a) It is necessary and desirable to amend the Redevelopment Plan in the manner set forth in the proposed First Amendment in order to carry out the redevelopment of the Project Area and make possible the achievement of the goals and objectives of the Redevelopment Plan. This finding is based upon the facts set forth in the Agency's Report, in particular that, without the removal of the Excluded Areas, the Agency's redevelopment efforts will be impaired because no tax increment revenue will be generated to finance redevelopment activities until approximately fiscal year 2004-2005, nearly ten years from the initial adoption of the Redevelopment Plan.

FOR CITY CLERK USE ONLY

- (b) The proposed First Amendment will aid in the redevelopment of the Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety, and welfare. This finding is based upon the facts set forth in the Agency's Report, in particular that, the removal of the Excluded Areas will enable the generation of tax increment revenue to finance redevelopment activities by approximately fiscal year 1999-2000, and that redevelopment, as will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the physical and economic conditions of the Project Area.
- (c) The carrying out of the Redevelopment Plan, as it is proposed to be amended by the First Amendment, is economically sound and feasible. This finding is based upon the facts set forth in the Agency's Report, in particular that the removal of the Excluded Areas will enable the generation of tax increment revenue to finance redevelopment activities by approximately fiscal year 1999-2000. This finding is further based on the fact that under the Redevelopment Plan no redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity.
- (d) The Redevelopment Plan, as it is proposed to be amended by the First Amendment, is consistent with the General Plan of the City of Sacramento. This finding is based upon the findings of the City Planning Commission set forth in the Notice of Decision and Findings of Fact adopted on July 9, 1998, a copy of which is included in the Agency's Report.
- (e) The carrying out of the Redevelopment Plan, as it is proposed to be amended by the First Amendment, would promote the public peace, health, safety, and welfare of the City of Sacramento and will effectuate the purposes and policy of the Community Redevelopment Law. This finding is based upon the facts set forth in the Agency's Report, in particular that redevelopment, as contemplated by the Redevelopment Plan, will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the physical and economic conditions of the Project Area, and that without the removal of the Excluded Areas, effective implementation of the Redevelopment Plan will be impaired.
- (f) The matters set forth in Section 33367(d)(6), (7), (8), (9), (10), (11), (12) and (13) of the Community Redevelopment Law are not applicable to or affected by the First Amendment and consequently, as provided in Section 33457.1 of the Community Redevelopment Law, no further findings with respect to such matters are warranted or required.

Section 3. Having considered all evidence and testimony presented for or against any aspect of the First Amendment, the City Council hereby overrules all objections to the First Amendment.

FOR CITY CLERK USE ONLY

Section 4. The Redevelopment Plan, as adopted by Ordinance No. 95-034, is hereby amended as set forth in the First Amendment attached hereto. As so amended, the Redevelopment Plan is incorporated herein by this reference. The Executive Director of the Agency is hereby authorized to combine the Redevelopment Plan, as amended by the First Amendment, into a single document, and said document, when filed with the City Clerk and the Agency Clerk, shall constitute the official Redevelopment Plan for the Sacramento Army Depot Redevelopment Project. Ordinance No. 95-034 is continued in full force and effect, as amended by this Ordinance.

Section 5. In order to implement and facilitate the effectuation of the proposed First Amendment, certain official actions must be taken by the City Council; accordingly, the City Council hereby: (a) pledges its cooperation in helping to carry out the Redevelopment Plan, as amended by the First Amendment; (b) directs the various officials, departments, boards, and agencies of the City of Sacramento having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan, as amended by the First Amendment; (c) stands ready to consider and take appropriate action on proposals and measures designed to effectuate the Redevelopment Plan, as amended by the First Amendment; and (d) declares its intention to undertake and complete any proceeding, including the expenditure of moneys, necessary to be carried out by the City under the provisions of the Redevelopment Plan, as amended by the First Amendment.

Section 6. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan, as amended by the First Amendment.

Section 7. The City Clerk is hereby directed to record with the County Observer of Sacramento County a notice of the approval and adoption of the First Amendment pursuant to this Ordinance, containing a legal description of the Excluded Areas, and a statement that proceedings for the redevelopment of the Project Area pursuant to the Redevelopment Plan, as amended by the First Amendment, have been instituted under the Community Redevelopment Law.

Section 8. The City Clerk is hereby directed to transmit a copy of this Ordinance, together with a description of the Excluded Areas and a map of the Project Area showing the Excluded Areas, to the Auditor-Controller and Assessor of the County of Sacramento, to the governing body of each of the taxing agencies which receives taxes from property within the Project Area, and to the State Board of Equalization, no later than thirty (30) days following the adoption of this Ordinance.

Section 9. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published once in *the Daily Recorder*, a newspaper of general circulation, published and circulated in the City of Sacramento.

FOR CITY CLERK USE ONLY

Section 10. If any part of this Ordinance or the First Amendment which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or the First Amendment, and this City Council hereby declares that it would have passed the remainder of this Ordinance or approved the remainder of the First Amendment if such invalid portion thereof had been deleted.

Section 11. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

MAYOR

ATTEST:

CITY CLERK

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10/6/98 1.4
PASSED FOR
PUBLICATION
& CONTINUED
TO 10-20-98

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO AMENDING ORDINANCE NO. 95-034 AND APPROVING AND ADOPTING THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT

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WHEREAS, the City Council has received from the Redevelopment Agency of the City of Sacramento (Agency) the proposed First Amendment (First Amendment) to the Redevelopment Plan for the Project, a copy of which is on file at the office of the City Clerk at 915 "I" Street, Sacramento, California, together with the Report of the Agency to the City Council on the proposed First Amendment (Agency's Report), including: (1) the reasons for amending the Redevelopment Plan; (2) the Implementation Plan for the Project; (3) the economic feasibility of the proposed First Amendment; (4) an analysis of the Preliminary Plan for the Project; (5) the report and recommendations of the Planning Commission of the City of Sacramento (Planning Commission); and (6) the Addendum to the Final Environmental Impact Report (Final EIR) on the Redevelopment Plan; and

WHEREAS, the proposed First Amendment would exclude certain property (Excluded Areas) from within the boundaries of the Project; and

WHEREAS, on July 9, 1998, the Planning Commission adopted a Notice of Decision and Findings of Fact determining that the proposed First Amendment is consistent with the adopted goals and policies of the General Plan of the City of Sacramento; and

WHEREAS, in connection with the proposed First Amendment, the Agency prepared an Addendum to the Final EIR on the Redevelopment Plan in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq.); and

WHEREAS, the Agency and the City Council have reviewed and considered the Final EIR, as modified by the Addendum to the Final EIR, and have each approved the Addendum to the Final EIR and determined that no subsequent environmental impact report is required; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

WHEREAS, the City Council and the Agency held a joint public hearing in the City Council Chambers, 915 "I" Street, Sacramento, California, on October 6, 1998, to consider the approval and adoption of the proposed First Amendment; and

WHEREAS, a notice of said hearing was duly and regularly published in the *Daily Recorder*, a newspaper of general circulation in the City of Sacramento, once a week for three successive weeks prior to the date of said hearing, and a copy of said notice and affidavit of publication are on file with the City Clerk and the Agency Clerk; and

WHEREAS, copies of the notice of the joint public hearing were mailed by first class mail to the last known address of each assessee of each parcel of land in the Project Area as shown on the last equalized assessment roll of the County of Sacramento; and

WHEREAS, copies of the notice of the joint public hearing were mailed by first class mail to all residential and business occupants within the Project Area;

WHEREAS, copies of the notice of the joint public hearing were mailed by certified mail, with return receipt requested, to the governing body of each taxing agency which receives taxes from property within the Project Area; and

WHEREAS, the City Council has considered the Agency's Report, the report and recommendations of the City Planning Commission, the proposed First Amendment, and the Final EIR, as modified by the Addendum to the Final EIR; has provided an opportunity for all persons to be heard and has received and considered all evidence and testimony presented for or against any and all aspects of the proposed First Amendment; and

WHEREAS, all actions required by law have been taken by all appropriate public bodies;

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

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Section 2. The City Council hereby finds and determines that:

- (a) It is necessary and desirable to amend the Redevelopment Plan in the manner set forth in the proposed First Amendment in order to carry out the redevelopment of the Project Area and make possible the achievement of the goals and objectives of the Redevelopment Plan. This finding is based upon the facts set forth in the Agency's Report, in particular that, without the removal of the Excluded Areas, the Agency's redevelopment efforts will be impaired because no tax increment revenue will be generated to finance redevelopment activities until approximately fiscal year 2004-2005, nearly ten years from the initial adoption of the Redevelopment Plan.

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ORDINANCE NO.: _____

DATE ADOPTED: _____

- (b) The proposed First Amendment will aid in the redevelopment of the Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety, and welfare. This finding is based upon the facts set forth in the Agency's Report, in particular that, the removal of the Excluded Areas will enable the generation of tax increment revenue to finance redevelopment activities by approximately fiscal year 1999-2000, and that redevelopment, as will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the physical and economic conditions of the Project Area.
- (c) The carrying out of the Redevelopment Plan, as it is proposed to be amended by the First Amendment, is economically sound and feasible. This finding is based upon the facts set forth in the Agency's Report, in particular that the removal of the Excluded Areas will enable the generation of tax increment revenue to finance redevelopment activities by approximately fiscal year 1999-2000. This finding is further based on the fact that under the Redevelopment Plan no redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity.
- (d) The Redevelopment Plan, as it is proposed to be amended by the First Amendment, is consistent with the General Plan of the City of Sacramento. This finding is based upon the findings of the City Planning Commission set forth in the Notice of Decision and Findings of Fact adopted on July 9, 1998, a copy of which is included in the Agency's Report.
- (e) The carrying out of the Redevelopment Plan, as it is proposed to be amended by the First Amendment, would promote the public peace, health, safety, and welfare of the City of Sacramento and will effectuate the purposes and policy of the Community Redevelopment Law. This finding is based upon the facts set forth in the Agency's Report, in particular that redevelopment, as contemplated by the Redevelopment Plan, will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the physical and economic conditions of the Project Area, and that without the removal of the Excluded Areas, effective implementation of the Redevelopment Plan will be impaired.
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Section 3. Having considered all evidence and testimony presented for or against any aspect of the First Amendment, the City Council hereby overrules all objections to the First Amendment.

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Section 4. The Redevelopment Plan, as adopted by Ordinance No. 95-034, is hereby amended as set forth in the First Amendment attached hereto. As so amended, the Redevelopment Plan is incorporated herein by this reference. The Executive Director of the Agency is hereby authorized to combine the Redevelopment Plan, as amended by the First Amendment, into a single document, and said document, when filed with the City Clerk and the Agency Clerk, shall constitute the official Redevelopment Plan for the Sacramento Army Depot Redevelopment Project. Ordinance No. 95-034 is continued in full force and effect, as amended by this Ordinance.

Section 5. In order to implement and facilitate the effectuation of the proposed First Amendment, certain official actions must be taken by the City Council; accordingly, the City Council hereby: (a) pledges its cooperation in helping to carry out the Redevelopment Plan, as amended by the First Amendment; (b) directs the various officials, departments, boards, and agencies of the City of Sacramento having administrative responsibilities in the Project Area likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan, as amended by the First Amendment; (c) stands ready to consider and take appropriate action on proposals and measures designed to effectuate the Redevelopment Plan, as amended by the First Amendment; and (d) declares its intention to undertake and complete any proceeding, including the expenditure of moneys, necessary to be carried out by the City under the provisions of the Redevelopment Plan, as amended by the First Amendment.

Section 6. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, and the Agency is hereby vested with the responsibility for carrying out the Redevelopment Plan, as amended by the First Amendment.

Section 7. The City Clerk is hereby directed to record with the County Observer of Sacramento County a notice of the approval and adoption of the First Amendment pursuant to this Ordinance, containing a legal description of the Excluded Areas, and a statement that proceedings for the redevelopment of the Project Area pursuant to the Redevelopment Plan, as amended by the First Amendment, have been instituted under the Community Redevelopment Law.

Section 8. The City Clerk is hereby directed to transmit a copy of this Ordinance, together with a description of the Excluded Areas and a map of the Project Area showing the Excluded Areas, to the Auditor-Controller and Assessor of the County of Sacramento, to the governing body of each of the taxing agencies which receives taxes from property within the Project Area, and to the State Board of Equalization, no later than thirty (30) days following the adoption of this Ordinance.

Section 9. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published once in *the Daily Recorder*, a newspaper of general circulation, published and circulated in the City of Sacramento.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Section 10. If any part of this Ordinance or the First Amendment which it approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or the First Amendment, and this City Council hereby declares that it would have passed the remainder of this Ordinance or approved the remainder of the First Amendment if such invalid portion thereof had been deleted.

Section 11. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

MAYOR

ATTEST:

CITY CLERK

A:\ordinance.doc

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

THE DAILY RECORDER

...Since 1911...

1115 H Street P.O. Box 1048
Sacramento, California 95812
Telephone (916) 444-2355
Fax (916) 444-0636

SAC. CITY CLERK PO#8070060934
915 I St., Rm. 304/ V. HENRY
Sacramento CA 95814

This space for filing stamp only

1.4

DJC8922248

Proof of Publication

(2015.5 C.C.P.)

State of California)
County of Sacramento) ss

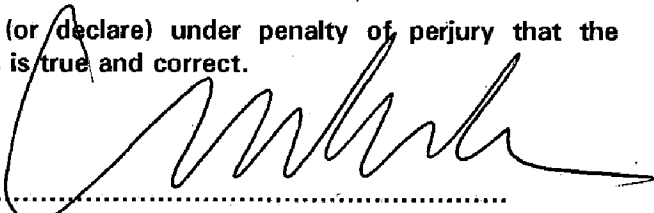
AD 8743

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of THE DAILY RECORDER, a daily newspaper published in the English language in the City of Sacramento, County of Sacramento, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of Sacramento, State of California, under date of May 2, 1913, Case No. 16,180. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/13/98

EXECUTED ON : 10/13/98
AT LOS ANGELES, CALIFORNIA

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

City of Sacramento Ordinances

On October 6, 1998, the following ordinance(s) were considered by the Sacramento City Council and will be considered for final adoption at the regular meeting of October 20, 1998. In accordance with Sacramento City Charter Section 32, the titles are herein published:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO AMENDING ORDINANCE NO. 95-034 AND APPROVING AND ADOPTING THE FIRST AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT

Anyone interested in the full text of the above ordinance(s) may contact the Office of the City Clerk, City Hall, 915 "I" Street, Room 304, phone (916) 264-5427
SACRAMENTO CITY COUNCIL
BY: VALERIE A. BURROWES
CITY CLERK
AD NO: 8743
SAC-DJC8922248/AD 8743
10/13

THE DAILY RECORDER

...Since 1911...

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SACRAMENTO CITY COUNCIL
BY: VALERIE A. BURROWES
CITY CLERK
AD NO: 8743

SAC-DJC8922248/AD 8743
10/13

State of California)
County of Sacramento) ss

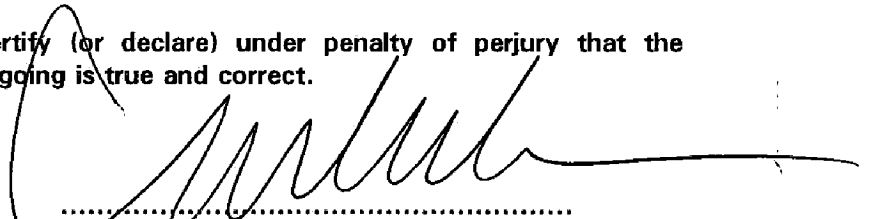
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.....
Signature



STATE BOARD OF EQUALIZATION

TAX AREA SERVICES SECTION

450 N Street, MIC: 59
P. O. Box 942879
Sacramento, CA 94279-0059

Telephone: (916) 322-7185
FAX: (916) 327-4251

JOHAN KLEHS
First District, Hayward

DEAN F. ANDAL
Second District, Stockton

CLAUDE PARRISH
Third District, Torrance

JOHN CHIANG
Fourth District, Los Angeles

KATHLEEN CONNELL
Controller, Sacramento

E. L. SORENSEN, JR.
Executive Director

March 10, 1999

Ms. Virginia K. Henry
Office of the City Clerk
City of Sacramento
915 "I" Street, Room 304
Sacramento, CA 95814-2671

Dear Ms. Henry:

This is to acknowledge receipt of Ordinance No. 98-043 and the final map and description adopting and approving the **First Amendment for the Sacramento Army Depot Redevelopment Project within the City of Sacramento**. Your filing is hereby accepted.

These documents are ready for processing on the 1999/2000 Board Roll. We will establish the Tax-Rate Area codes needed to identify this project. This will facilitate the future computation of tax increments.

The 1995/96 base-year values of affected state-assessed properties contained in our letter of January 24, 1995, to the Sacramento county auditor continue to be valid.

Sincerely,

David J. Martin, Supervisor
Tax Area Services Section

DJM:pdr

cc: Sacramento County Assessor
Sacramento County Auditor
Ms. C. Nicole Murphy, Attorney
Ms. Amy C. Marshall, Associate Planner

STATE BOARD OF EQUALIZATION

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450 N Street, MIC: 59
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RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

OCT 26 2 13 PM '99

JOHAN KLEHS
First District, Hayward

DEAN F. ANDAL
Second District, Stockton

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REVISED
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David J. Martin, Supervisor
Tax Area Services Section

DJM:slt
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