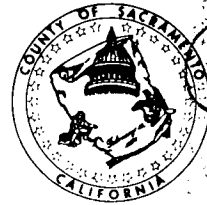




**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



10.5

June 23, 1992

City Council and
Redevelopment Agency of the
City of Sacramento
Sacramento, California

APPROVED
BY THE CITY COUNCIL

JUN 30 1992

OFFICE OF THE
CITY CLERK



Honorable Members in Session:

**SUBJECT: JOINT PUBLIC HEARING ON NORTH SACRAMENTO
REDEVELOPMENT PLAN AND PUBLIC HEARING PURSUANT TO
SECTION 33679 OF THE CALIFORNIA HEALTH AND SAFETY CODE**

LOCATION AND COUNCIL DISTRICT

District 2

SUMMARY

The purpose of the proposed joint public hearing meeting is to: 1) conduct public hearings; 2) adopt an ordinance approving and adopting a Redevelopment Plan for the proposed North Sacramento Redevelopment Project Area; 3) determine benefit findings pursuant to state law which permit the use of future North Sacramento tax increment funds outside the Project Area for the provision of low- and moderate-income housing; and 4) make findings regarding the Final Environmental Impact Report. The City Council and the Redevelopment Agency are requested to conduct these hearings in accordance with the California State Health and Safety Code and to approve all resolutions and ordinances pertinent to these actions.

PAC ACTION

At its meeting of April 6, 1992, the North Sacramento Project Area Committee approved the proposed North Sacramento Redevelopment Plan (Redevelopment Plan).

(1)

CONTINUED
FROM 6-23-92
TO 6-30-92

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the
City of Sacramento
June 23, 1992
Page 2

The votes were as follows:

AYES:	Austin, Clapp, DeCanio, Dye, Enlow, Garza, Gonsoulin, Johnson, Oliver, Perry
NOES:	None
ABSENT:	Jones, Lowrey
ABSTENTION:	Lemmon

COMMISSION ACTION

At its meeting of May 6, 1992, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of specific documents pertinent to the adoption of the North Sacramento Redevelopment Plan.

The votes were as follows:

AYES:	Amundson, Diepenbrock, Inglis, Moose, Wooley, Yew, Simon
NOES:	None
ABSENT:	Cespedes, Simpson, Williams

STAFF RECOMMENDATION

Staff recommends that the City Council and Redevelopment Agency hold a joint public hearing on the proposed Redevelopment Plan. After all presentations have been made and public comments taken and responded to, and if no written objections are received from property owners or affected taxing agencies, the hearing may be closed and the Agency and the City Council may proceed with the following actions:

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the
City of Sacramento
June 23, 1992
Page 3

1. **REDEVELOPMENT AGENCY** adoption of a resolution finding that the provision of low and moderate-income housing outside of the Project Area is of benefit to the Project.
2. **REDEVELOPMENT AGENCY** adoption of a resolution making findings regarding the final environmental impact report ("EIR"), adopting a statement of overriding considerations, and approving a mitigation monitoring program.
3. **CITY COUNCIL** adoption of a resolution making findings regarding the final environmental impact report ("EIR"), adopting a statement of overriding considerations, and approving a mitigation monitoring program.
4. **CITY COUNCIL** adoption of resolutions finding the provision of low- and moderate-income housing outside the Project Area is of benefit to the Project.
5. **CITY COUNCIL** first reading and adoption of the ordinance adopting the Redevelopment Plan of North Sacramento.

If written objections are received from property owners or affected taxing agencies, the hearing shall be continued to June 30, 1992, for the limited purpose of responding to the written comments. Prior to the June 30, 1992 Joint Public meeting, Agency staff and Redevelopment consultants, including Agency Counsel, shall prepare written findings in response to each written objection received if any from an affected property owner or taxing agency.

The Council and Redevelopment Agency shall approve the items noted above plus:

- The **CITY COUNCIL** adopts a resolution establishing findings in response to the written objections. (This action taken only if written objections are raised on June 23, 1992.)

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the
City of Sacramento
June 23, 1992
Page 4

<u>TABLE OF CONTENTS</u>	<u>PAGE</u>
Background	4
Financial Considerations	8
Policy Considerations	8
Environmental Review	8
M\WBE	8
Resolutions	10

BACKGROUND

This meeting represents the culmination of a redevelopment plan adoption process initiated on September 25, 1990. Since that date, the City Council, the Redevelopment Agency and the City Planning Commission have taken action(s) to adopt a redevelopment survey area, complete a feasibility study, appoint a project area committee, approve a preliminary plan and a preliminary report, conduct a public hearing on the draft EIR, certify the final EIR, approve Owner Participation Rules, and receive a Report to Council on the proposed Redevelopment Plan.

The documents submitted to the City Council for the joint public hearing of June 23, 1992, contain information pursuant to California Community Redevelopment Law (Health and Safety Code Section 33000 et. seq.). Some of these documents have been reviewed and/or adopted previously. They are the:

1. Draft North Sacramento Redevelopment Plan approved by the City Planning Commission on April 30, 1992 and approved by the North Sacramento Project Area Committee on April 6, 1992.
2. Rules Governing Participation and Preferences by Property Owners and Business Occupants approved and adopted by the Redevelopment Agency on May 19, 1992.
3. Report to Council on the Proposed North Sacramento Redevelopment Plan approved and adopted by the Redevelopment Agency on May 19, 1992.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the
City of Sacramento
June 23, 1992
Page 5

4. EIR certified by the Redevelopment Agency on June 16, 1992. On June 23, 1992, the Council and Agency are being asked to make findings regarding the Final EIR and approve the mitigation monitoring program.

Additional documents (included in your document binder) before the City Council at this hearing are described in greater detail below:

5. Fiscal Review Committee Report and Agency Response Thereto (Supplement to Report to Council included in your document binder).

In connection with the preparation of a redevelopment plan which utilizes tax increment financing, the County or any affected taxing entity may call for the creation of a fiscal review committee (FRC) within 15 days after receipt of the Agency's Preliminary Report. The Sacramento County Office of Education, whose jurisdiction includes the proposed North Sacramento Redevelopment Area, called for the creation of such a committee on January 15, 1992. Within 15 days of such notification to the Agency, the Agency staff is required to commence consultations with the FRC for the purpose of identifying the fiscal effects of the proposed Redevelopment Plan upon the affected taxing entities. The FRC met on four occasions; February 6, March 26, April 9, and April 16, 1992, and submitted its report to the Agency on May 21, 1992. The Agency had 30 days to respond to the FRC report which determined that the taxing entities would be impacted by redevelopment. The response was sent June 4, 1992. The Agency staff is in the process of negotiating pass-through agreements between the Agency and specific taxing entities. These pass-throughs will allow the taxing entities to receive a percentage of the area's tax increment. To the extent the agreements are not reached by June 23, staff will brief the City Council for final approval at a later date.

The entire FRC report and Agency response is included in the Supplemental Reports to Council attached or on file in the Clerk's office.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the
City of Sacramento
June 23, 1992
Page 6

6. Ordinance approving and adopting the North Sacramento Redevelopment Plan. Including the following findings:
 - Redevelopment Plan is economically sound and feasible.
 - Redevelopment plan conforms to the General Plan of the City of Sacramento.
 - Carrying out of the redevelopment plan will promote the public peace, health, safety and welfare of the community and would effectuate the purposes and policies of the plan.
 - Condemnation of real property, as provided for in the Redevelopment Plan, is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law.
 - Elimination of blight and the redevelopment of the Project Area could not be reasonably expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency.
 - Effect of tax increment financing will not cause significant financial burden or detriment on any taxing agency deriving revenues from the Project Area.
 - Statement that the City Council is satisfied that permanent housing facilities will be available within three years from the time occupants of the Project Area are displaced and that pending the development of the facilities, there will be available to the displaced occupants adequate temporary housing facilities at rents compared to those in the community at the time of their displacement.

Pursuant to Redevelopment Law Health and Safety Code Section 33363, the City Council may adopt the North Sacramento Redevelopment Plan as the official Plan by ordinance. This action takes place at the conclusion of the joint public hearings after the Council has heard all written and oral objections to the Plan. Before adopting the Plan, the Council and Agency shall evaluate all reports, recommendations and testimony for and against adoption

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the
City of Sacramento
June 23, 1992
Page 7

and require that written findings in response to each written objection be prepared and considered at a subsequent hearing scheduled for this limited purpose. Notice has been given to all property owners, residents, affected taxing entities, and interested parties of the June 23, 1992, hearing as well as the fact that a second hearing has been scheduled for June 30, 1992, if requested to respond to any objections to the Plan.

FINANCIAL CONSIDERATIONS

It is estimated that over the 35-year life of the Redevelopment Plan, cumulative tax increment revenue would total \$353 million. This amount is based upon: 1) new development proposed for the area; 2) an annual two-percent increase in property assessments as permitted under Article XIII A of the California Constitution; and 3) assumed underlying growth rates stimulated by Agency investment activities as reflected by transfers of ownership and other new construction. An annual growth rate of four percent was assumed for fiscal 1992-93 through 1996-97 and six percent was assumed for the remaining years of the Plan.

Projections of annual estimated tax increment revenues are fully detailed in the Report to Council on the proposed Redevelopment Plan for the North Sacramento Redevelopment Project which was adopted by the Redevelopment Agency on May 19, 1992.

POLICY CONSIDERATION

The recommended action is consistent with the policies of the City Council and Redevelopment Agency of the City of Sacramento policy direction and conforms with the California Community Redevelopment Law.

ENVIRONMENTAL REVIEW

A draft environmental impact report (EIR) was prepared by Agency consultants and circulated for public review and comment during the period from February 21, 1992, through April 9, 1992. On March 18, 1992, a duly noticed public hearing was held by the Sacramento Housing and Redevelopment Commission on the Draft EIR. The Final EIR, consisting of the Draft EIR, responses to comments and appendices, was certified by the Agency on June 16, 1992 as adequate, complete and appropriate.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

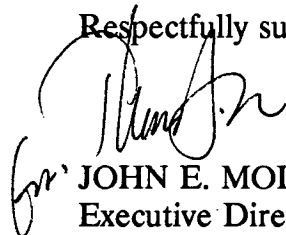
City Council and
Redevelopment Agency of the
City of Sacramento
June 23, 1992
Page 8

At the joint public hearing of June 23, 1992, the Council and the Agency will be asked to receive and adopt the Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring Program, based on the maximum potential buildout analyzed under the Increased Intensity Alternative.

M/WBE REVIEW

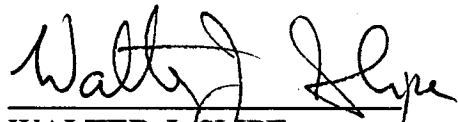
M/WBE considerations are not required with this activity.

Respectfully submitted by,


for JOHN E. MOLLOY
Executive Director

Transmittal approved by,

For Council meeting of:
June 23, 1992


WALTER J. SLIPE
City Manager

Contact Person: Bina Lefkovitz
Director of Community Development
440-1360
or
Anne Moore
Assistant Director Community Development
440-1317

\\CHRISTIN\\JOINT-HR.PUB

RESPONSE TO WRITTEN COMMENTS

RECEIVED AT THE JOINT PUBLIC HEARING

JUNE 23, 1992 ON THE

NORTH SACRAMENTO REDEVELOPMENT PLAN ADOPTION

1. AVAILABILITY OF DOCUMENT AND PLAN FOR THE AREA

As stated in public meetings, the Redevelopment Plan is a general legal document rather than a specific "plan". The document describes project boundaries; states broad goals and objectives of the Project; outlines the Agency's powers and authorities in implementation of the Plan; identifies permitted land uses; and sets time limits and bonded debt limits. Actual selection of specific redevelopment projects occurs as tax increment funds become available after consultation with the North Sacramento Redevelopment Project Area Committee, the Sacramento Housing and Redevelopment Commission and approval by the Redevelopment Agency of the City of Sacramento.

All redevelopment documents, including the Redevelopment Plan, Owner Participation and Preference Rules, draft and final Environmental Impact Report, and Report to Council on the Proposed Redevelopment Plan, have been available to the public throughout the adoption process. A certified letter was sent to all property owners and a non-certified letter was sent to each address in the proposed redevelopment area informing them of the formation of the redevelopment area and the date of the joint public hearing schedule to consider plan adoption.

2. DISPLACEMENT OF OCCUPANTS

The Agency has stated in individual conversations with property owners and in public meetings that no person or business will be displaced without due process of law, payment of fair market value for property acquired, and payment of relocation benefits. Additionally it is our policy in all our neighborhood redevelopment areas to strengthen and increase the base of homeowners in the community, as we see a high percentage of owner occupants as a key to neighborhood stability. Similarly we are committed to strengthening existing businesses in our redevelopment areas. In any event, no displacement is initiated by adoption of the Redevelopment Plan. Only after the planning process is completed, in which affected property owners will be given ample opportunity to participate, could displacement occur. If after plan adoption and implementation of plans for the project area, it becomes necessary to displace any business owner, property owner or resident, the Agency is required to follow procedures set out in state law. The Agency must first attempt to negotiate

a sale with the affected property owner. No resident can be displaced until comparable, decent, safe and sanitary replacement housing is available. As one of several benefits available, relocation rules provide for payment of moving expenses and the increased cost of new housing. Additionally, the Agency must, within four years, replace any housing for low- or moderate- income households which are removed as a result of Agency action. If requested, business owners are entitled to recover loss of goodwill. If the Agency acquires property by eminent domain, the Agency is required to pay the fair market value of that property.

3. LAND USE ISSUES - specifically residential rezoned to commercial

The adoption of the North Sacramento Redevelopment Plan will not result in the rezoning of any properties. The North Sacramento Redevelopment Plan Map is required by law to conform with the City of Sacramento General Plan and to the extent it is incorporated into the General Plan, with the North Sacramento Community Plan. The Planning Commission of the City of Sacramento approved a report on April 30, 1992 finding the Plan including the Redevelopment Plan map, consistent with the General Plan. No zoning or land use changes have been proposed within the Redevelopment Plan.

4. RELATIONSHIP BETWEEN CITY BUILDING INSPECTION AND AGENCY

The Agency and the City of Sacramento Building Inspection Division are two separate entities. Currently, the Agency is not directly responsible for building inspection in North Sacramento or any part of the City. However, as has been done in other redevelopment areas, Redevelopment staff and the Project Area Committee may be able to assist in streamlining the process to assist property owners with building inspection issues.

5. REHABILITATION FINANCING AND TAX IMPLICATIONS

The Agency will attempt to assist developers to undertake rehabilitation projects in the area through low interest loans, and in a few instances, grants. No new taxes will be imposed due to the redevelopment status of the area.

6. HOUSING SET-ASIDE USE

According to California Redevelopment Law, 20% of the tax increment generated must be spent on low to moderate income housing benefitting the Project Area. It is the intent of the Agency to utilize these funds within the Project Area primarily for rehabilitation of current housing stock and secondly on new construction. However, due to the housing/jobs imbalance in the Project Area, the City Council

may wish to use housing set-aside funds outside the Project Area at some time during the 35 year term of the Redevelopment Plan. In addition, the City of Sacramento has adopted a Fair Share Housing Policy which we believe benefits the Project Area. For this reason, at times housing development may be better placed outside the Redevelopment Area. In such an event, we would be willing to commit to construct housing within a reasonable proximity of the Project Area.

In order to be able to use housing set aside funds outside the Project Area it must be shown that these funds will continue to assist low and moderate housing needs in the North Sacramento Project Area. There is no requirement to make a finding that the Project Area can not accommodate housing and we do not recommend making such a finding. All proposed housing projects will come before the Project Area Committee for its recommendation and the City Council for its approval.

7. REVENUES AND SERVICES OF PROPERTIES WITHIN THE PROJECT AREA

The Agency also believes that viable developed commercial and residential properties within the Project Area are an asset to the City of Sacramento. It is the Agency's goal, through redevelopment, is to stimulate new commercial and residential growth and improvements in the area, thereby eventually increasing the revenue to City and decreasing the cost of services rendered by the City. The adoption of the Redevelopment Plan in no way reduces the level of services rendered by the City of Sacramento in North Sacramento.

8. SCHOOL DISTRICT ISSUES

- a. The Agency is willing to concede that the proposed Redevelopment Plan will produce a financial burden and detriment to the members of the Fiscal Review Committee (FRC). However, as discussed in the Agency's response to the Report of the FRC, the degree of that burden and detriment with respect to the School Districts is overstated. The Agency has provided the members of the FRC with proposed pass-through agreements which it believes will adequately alleviate any financial burden or detriment they may face. Furthermore, based on the tax increment projection contained in the Agency's Report to City Council, the School Districts for the most part have been offered pass-through payments which would exceed the fiscal impact identified by the School Districts and revised by the Agency based upon, in the Agency's opinion, more plausible assumptions.

Over the 35-year life of the Redevelopment Plan, the estimated financial impact in future dollars for the County Office of Education is approximately \$.9 million as compared to a proposed cumulative pass-through payment of an estimated \$1.2 million; for the Los Rios Community College District it is

\$4.4 million as compared to \$3.8 million; the Grant Joint Union High School District's estimated impact is a \$2.5 million as compared to an alleviation payment of \$13.5 million; and finally the proposed payment to the North Sacramento Elementary School District is \$10.9 million when the impact is estimated to be \$1.1 million.

b. Inadequate Discussion of Timing for Impact Assessment

The proposed Redevelopment Plan is a 35 year plan. Table IV-6 of the Agency's Report to City Council represents a possible depiction of the Project's implementation. It shows that the bulk of the Agency's activities, including resulting development, are anticipated to occur in years 5 through 15. During the initial years new development will be slow as the Agency's activities begin to engender private sector confidence. During the remaining years, it is anticipated the Agency will repay the debt it has incurred, construct public improvements and implement its low- and moderate-income housing program.

Because the EIR prepared for a redevelopment plan is a program EIR, it assesses the project's impacts at its completion as opposed to annual or yearly basis. It is probable that because the EIR assesses cumulative impacts as occurring at once, the impacts to the School Districts are overstated. For example, the Final EIR states that the proposed project will generate 211 new students. If all of these students enrolled simultaneously, they could have an impact on school capacity. However, given that the new development will occur over time the impact will be significantly less.

c. Inadequate Discussion of the Impact of Low- and Moderate- Income Housing Requirements

The Agency's Report to the City Council identifies the estimated amount of tax increment revenue to be generated by the Project that will be set aside for the purpose of increasing, improving and preserving the low- and moderate-income housing stock. The Report to City Council in Part III further discusses the intended uses of the housing set aside, which include relocation assistance for displaced occupants, rent subsidization, residential rehabilitation, and limited site assembly. Clearly, it is the Agency's intent to utilize the housing set aside funds to improve and preserve the existing housing stock in the Project Area. The Agency's Report to City Council further indicates that new residential development is expected to be 1,446 new dwelling units.

d. Inadequate Consideration of Alternatives

The EIR does consider an alternative in which private enterprise continues to act without redevelopment intervention. This alternative is the no project

alternative. The impact of this alternative is maintenance of the status quo in that the blighted condition of the Project Area will continue to persist.

The Community Redevelopment Law (CRL) does not require that specific alternatives be considered and found not feasible. The CRL does require the Agency to explain why private enterprise acting alone cannot redevelop the Project Area and why the City Council with funding sources other than tax increment financing cannot alleviate blighting conditions. The Agency's Report to City Council, particularly Part IV Sections D and E and Part I, addresses these issues in detail.

e. Project Area Is Not Blighted

Part II of the Agency's Report to City Council demonstrates that the Project Area is a blighted area. Among the blighting conditions found in the Project Area are: defective design and character of physical construction, faulty interior arrangement and exterior spacing, age and obsolescence, deterioration, shifting uses, mixed character of buildings, lots of irregular form, shape and inadequate size, inadequate public improvements and social and economic maladjustment.

f. Insufficient Limitation on Type, Size, Height, Number and Proposed Use of Buildings

The Redevelopment Plan for the North Sacramento Redevelopment Project contains a Redevelopment Plan Map which sets forth the permitted land uses within the Project Area. The Planning Commission found the Plan to conform to City's General Plan. Development within the Project Area must occur within the guidelines set forth therein and in other applicable codes and ordinances.

g. Project Does Not Comply with Section 33353.5

Section 33353.5(c) of the Health and Safety Code permits the fiscal review committee as a means of relieving the affected taxing agencies financial burden or detriment to recommend the Agency: lower its tax increment limit, reduce the duration of the Plan, reduce the size of the project area, modify the proposed project, and/or specify other actions towards that end. The fiscal review committee as part of its findings contained in the Report of FRC recommended only two of the above measures. The FRC recommended the redevelopment agency reduce its tax increment limit and enter into tax sharing agreements with the affected taxing agency.

The Agency has been actively negotiating the terms of pass-through agreements with the affected taxing agencies and continues to do so; it believes that mutually agreeable terms can be reached. The Agency has not

considered reducing its tax increment limit because that limit, \$268 million, has been established upon the programs needed to accomplish redevelopment of the project area and nothing more. In fact the tax increment revenue anticipated to be generated by the Agency's activities is almost \$353 million. Thus, the Agency has decided to forego approximately \$85 million in tax increment revenue by establishing a limit based on costs rather than revenues. The revenues over and above the limit will automatically revert to the affected taxing agencies.

h. CRL and CEQA Notice Requirements Were Not Met

The notices provided during the plan adoption process pursuant to CEQA and the Health and Safety Code are a matter of public record. The Agency has provided all notices as prescribed by law and can demonstrate in its offices that it has, if requested to do so.

i. School Districts Are Not Guaranteed Reimbursement from State

To the extent the School Districts are not "basic aid districts" (i.e., their property tax revenues plus average daily attendance payments exceed their minimum base revenue amount), the State is required by law to assist them in meeting their minimum base revenue amount. The four school districts affected by the Plan are not "basic aid districts" and as such they will receive state funding to meet their minimum base revenue amount.

j. Agency Activities Divert State Funds

The tax increment revenue generated within the proposed project area is property tax revenue which would have gone unrealized without its efforts in the Project Area.

Since one cannot lose what one never had, such revenue is not a loss to the School Districts or the State but the earnings of the Agency for its activities. Since local property tax revenue is not a revenue source for the State, it is not directly impacted by redevelopment which is a state mandated local program. Furthermore, if the State is not responsible for offsetting local property tax revenues for school district, as asserted by the School Districts above, it is unclear how the State or School Districts can be impacted.

k. Uncertainty of Project Hinders School District's Assessment of Impacts

It is unclear why the School Districts assert they cannot quantify potential fiscal impacts as a result of the proposed Project. As part of the Report of the FRC, the School Districts provided a fiscal impact analysis of approximately 70 pages. Although the Agency disagrees with some of the underlying assumptions, it appears that the School Districts believed they had

sufficient data to prepare their analysis and base their claim of financial burden or detriment.

1. Agency Must Budget Conservatively to Sell Bonds. Schools May Elect to Receive 2 Percent Inflationary Growth. Agency Has Additional Flexibility to Alleviate Impact on Schools.

The School Districts' point is unclear. The Agency does agree that it is in the Agency's own interest to be fiscally conservative when selling bonds. To the extent the Agency enters into pass-through agreements with the affected taxing agencies, its bond capacity is further restricted.

The Agency also agrees the School Districts may elect to adopt a Health and Safety Code Section 33676 resolution instead of entering into a pass-through agreement with the Agency.

The Agency again agrees with the School Districts. The Agency believes it has provided the School Districts with more than adequate proposals for pass-through agreements and would like to come to a mutually agreeable conclusion.

Written Comments
Received

REGARDING:
North Sacramento Redevelopment Project

To Whom It May Concern:

I object to the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area.

I attended the public meeting Thursday, June 4, 1992, held at the Woodlake Park Community Center. I along with many others were looking for specific details to the plan. All the residents and property owners should have the right to know what is in their future.

My husband and I worked very hard to be able to own our own home and I feel that this may now be taken away from me. A lot of other residents/property owners are in the same circumstances. For many people in the area, their home is all they have, and it is not morally right to take that away.

My home and most other homes in this vast area should NOT be effected. There is no reason to level the entire North Sacramento area. All the information presented to the general populous indicates the entire North Sacramento area will be completely rebuilt, without regard for the people who live and work in the area.

If you have a specific plan; with lot numbers, timetables, future developments, architectural drawings, environmental studies, etc. it should be made available for the all the area's residents to study.

Every resident/property owner should be made aware of the possibility of their property being acquired by the Sacramento Housing and Redevelopment Agency. Until all specifics are made available to everyone in the area, and approved by the majority of those living and working there, I say NO to this plan.

Sincerely,

*Kathleen M. Knechtli
509 Redwood Ave
Sacramento CA 95815
June 14, 1992*

Wilma M. Weaver
2400 Forrest Street
Sacramento, CA 95815

To Whom It May Concern:

I object to the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area.

I attended the public meeting Thursday, June 4, 1992, held at the Woodlake Park Community Center. I along with many others were looking for specific details to the plan. All the residents and property owners should have the right to know what is in their future.

My husband and I worked very hard to be able to own our own home and I feel that this may now be taken away from me. A lot of other residents/property owners are in the same circumstances. For many people in the area, their home is all they have, and it is not morally right to take that away.

My home and most other homes in this vast area should NOT be effected. There is no reason to level the entire North Sacramento area. All the information presented to the general populous indicates the entire North Sacramento area will be completely rebuilt, without regard for the people who live and work in the area.

If you have a specific plan; with lot numbers, timetables, future developments, architectural drawings, environmental studies, etc. it should be made available for the all the area's residents to study.

Every resident/property owner should be made aware of the possibility of their property being acquired by the Sacramento Housing and Redevelopment Agency. Until all specifics are made available to everyone in the area, and approved by the majority of those living and working there, I say NO to this plan.

Sincerely,

Wilma M. Weaver

Wilma M. Weaver

6-13-92

REGARDING:
North Sacramento Redevelopment Project

June 12, 1992

Received in ED's Office

JUN 16 1992

Sacramento Housing and
Redevelopment Agency

To Whom It May Concern:

I object to the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area.

I attended the public meeting Thursday, June 4, 1992, held at the Woodlake Park Community Center. I along with many others were looking for specific details to the plan. All the residents and property owners should have the right to know what is in their future.

My husband and I worked very hard to be able to own our own home and I feel that this may now be taken away from me. A lot of other residents/property owners are in the same circumstances. For many people in the area, their home is all they have, and it is not morally right to take that away.

My home and most other homes in this vast area should NOT be effected. There is no reason to level the entire North Sacramento area. All the information presented to the general populous indicates the entire North Sacramento area will be completely rebuilt, without regard for the people who live and work in the area.

If you have a specific plan; with lot numbers, timetables, future developments, architectural drawings, environmental studies, etc. it should be made available for the all the area's residents to study.

Every resident/property owner should be made aware of the possibility of their property being acquired by the Sacramento Housing and Redevelopment Agency. Until all specifics are made available to everyone in the area, and approved by the majority of those living and working there, I say NO to this plan.

Sincerely,

*Mrs. Loretta P. Morgan
2438 Forrest Street
Sacramento, Ca. 95815*

JUNE 22, 1992

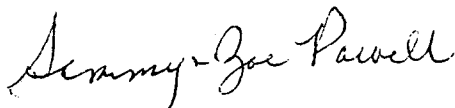
MAYON ANN RUDIN, AND CITY COUNCIL MEMBERS:

THIS LETTER IS IN RESPONSE TO THE SACRAMENTO HOUSING AND REDEVELOPMENT PLAN.

I believe the plan is very vague, in as much as it fails to state what properties it wants for public use or what properties it wants for private use. The two words that are very disturbing to me in "EMINENT DOMAIN", translated means **confiscation**, there are ordinances and laws that the City of Sacramento has that will remedy and attain the objectives of the plan. I also believe the properties within the boundaries of the plan are a **real asset** to the city, both in **revenue** to the city, and **services rendered** by the city, so in my opinion, the city council should give a NO vote to the plan.

P.S. In closing may I quote a phrase all of us could use: **THROW AWAY THE HAMMER AND PICK UP A HORN.**

RESPECTFULLY SUBMITTED,



SAMMY AND ZOE POWELL

June 23, 1992

Allied Custom Upholsterers
2114 Acoma Street
Sacramento, CA 95815
Phone: 916) 922-1838

City Council & Redevelopment Agency
915 I Street
Sacramento, CA 95814

To Members of the City Council and Redevelopment Agency:

We are writing to you to voice our objections about the proposed redevelopment of the North Sacramento area. We operate a small business located at 2114 Acoma Street. We have been in business at this location for over 20 years. We have 10 employees many of whom have worked for us for over 10 years. This proposal would place in jeopardy the continuation of this viable small business and the economic well being of its employees.

A primary concern is the mandatory relocation of our business and the fiscal consequences of such a requirement. Any increase in our current administrative costs would be impossible for us to absorb and remain viable.

We would request that the city council explore the repercussions of relocating these small businesses and the available opportunities for comparably feasible relocations.

Sincerely,



Wallace E. Baker

Owner - Allied Custom Upholsterers

DAVID DELZELL
1598 CAPITANCILLOS DR
SAN JOSE CA 95120 18AM

**WESTERN
UNION**

MAILGRAM®



1-006728K170 06/18/92 ICS IPMBNGZ CSP SCAB
4082680911 MGMB TDBN SAN JOSE CA 97 06-18 0120P EST

CITY CLERK OF SACRAMENTO
915 I ST
SACRAMENTO CA 95814

RECEIVED
CITY CLERK'S OFFICE
JUN 19 1 45 PM '92

STATEMENT OF OBJECTIONS TO NORTH SACRAMENTO REDEVELOPMENT PLAN.
(A) OBJECT TO REGULARITY OF RELATIONSHIPS BETWEEN DEVELOPMENT/HOUSING
AGENCY; PROPERTY OWNERS, AND BUILDING DEPARTMENT.
(B) OBJECT TO TYPES OF AVAILABLE FINANCING FOR PROPERTY
REHABILITATION WITHING REDEVELOPMENT PLAN.
(C) OBJECT TO TAX IMPLICATIONS FOR LANDLORDS WITHIN REDEVELOPMENT
ZONE.

THIS IS A REQUEST TO BE HEARD AT THE SCHEDULED MEETING ON JUNE 23
1992 REFERENCE YOUR LETTER 5/26/92. PLEASE CONFIRM BY PHONE OR IN
WRITING IF POSSIBLE.

D.A. DELZELL
408-268-0911
1598 CAPITANCILLOS DR
SAN JOSE CA 95120

13:15 EST

MGMCOMP

(28)

MMY-ZOE Powell

12 EL CAMINO AVE.

SACRAMENTO 95815

12

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

JUN 23 10 34 AM '92

City Clerk
City of Sacramento

725-0583

Hand Delivered

June 23, 1992
To John ~~Maloy~~

Sir: We want
our residential
area kept
residential. We
don't want it
to look like
downtown!

We want
protection from
further encroach-
ment of druggers,
gangs, dumpers, etc.

-2-

We have for a long time wanted the hookers, pimps, panders, the open selling of drugs (on Fairfield St. and Redwood Ave. for one, etc.), out of North Sac.

No "tent city" for the "homeless" who are filling our neighborhoods with needles and filth - please. Lois Lester

BRINLEY & SCHOTT

ATTORNEYS AT LAW

3877 TWELFTH STREET
SUITE 200
RIVERSIDE, CALIFORNIA 92501
(714) 274-9191
FAX: (714) 788-9040

13522 NEWPORT AVENUE
SUITE 201
TUSTIN, CALIFORNIA 92680
(714) 731-0363
FAX: (714) 731-5741

June 22, 1992

Anne M. Moore
Assistant Director of Community Development
Sacramento Housing and Redevelopment Agency
630 I Street, Room 250
Sacramento, California 95814

Re: North Sacramento Redevelopment Plan ("Plan")

Dear Ms. Moore:

This is written on behalf of the Sacramento County Superintendent of Schools, the Los Rios Community College District, the Grant Joint Union High School District, and the North Sacramento School District, (collectively the "Schools").

We are pleased that an agreement has been reached to alleviate impact of the Plan on Schools. I attempted to reach you by telephone on Monday, June 22, 1992, and left a message on your machine that I would like to send you a letter in confidence which could be discarded after the formal agreements are executed.

Enclosed is a statement of objections to the Plan and EIR which you may in fact hold in confidence and discard after the formal agreements for the schools are executed with the understanding that, if such agreements are not executed, the letter will constitute an official statement of objections by the Schools and be a part of the Administrative Record in this matter.

Please call me if you have any concerns.

Sincerely,

BRINLEY & SCHOTT

By: Leonard D. Brinley
Leonard D. Brinley

LDB/cg
Enclosure

BRINLEY & SCHOTT

ATTORNEYS AT LAW

3877 TWELFTH STREET
SUITE 200
RIVERSIDE, CALIFORNIA 92501
(714) 274-9191
FAX: (714) 788-9040

13522 NEWPORT AVENUE
SUITE 201
TUSTIN, CALIFORNIA 92680
(714) 731-0363
FAX: (714) 731-5741

June 22, 1992

City Council, City of Sacramento and the
Sacramento Housing and Redevelopment Agency

Re: North Sacramento Redevelopment Plan ("Plan")

Dear Members of the Agency and Council:

This is written on behalf of the Sacramento County Superintendent of Schools ("Superintendent"), the Los Rios Community College District ("College"), the Grant Joint Union High School District ("Grant") and the North Sacramento School District ("North Sacramento") (collectively the "Schools") to object to the adoption of the Project and the corresponding Environmental Impact Report ("EIR") until the impact of the Project on Schools has been alleviated.

The Schools are concerned that the Project and EIR do not adequately address impacts, potential mitigation measures and reasonable alternatives. A copy of our correspondence dated April 9, 1992, is enclosed and incorporated herein. To the extent that they are not redundant, some of the Schools' other concerns are as follows:

1. The Fiscal Review Committee determined that the Project will impact the Schools but the Agency has not yet provided for appropriate alleviation of that impact.
2. The Project and EIR do not adequately discuss the timing for implementation of the Project. The consequential financial and environmental impacts cannot be properly anticipated or planned for.
3. The Project and EIR do not adequately address the impact of the Project's compliance with low- and moderate- income housing requirements.
4. The Project and EIR do not adequately consider the alternative of permitting private enterprise acting alone to develop the Project area. The Community Redevelopment Law ("CRL") and applicable law requires that specific alternatives be considered and found not feasible.

5. The Project area is not blighted in the manner required by applicable law.

6. The limitations on type, size, height, number, and proposed use of all buildings are not properly defined. The incorporation of Municipal Code provisions is insufficient and does not provide the specificity required by statute.

7. The Project does not adequately identify and evaluate the measures stated in Health and Safety Code Section 33353.5 which would:

(a) modify the total amount of tax increment to be received by the Redevelopment Agency;

(b) modify the duration of the Redevelopment plan;

(c) modify the size of the project area;

(d) modify a kind or number of specific projects proposed to be undertaken by the Agency;

(e) include specific actions for projects to be undertaken by the Agency which would reduce or eliminate the detrimental fiscal effects on the Schools; and

(f) involve payments by the Agency to the Schools.

8. The Schools do not have sufficient information from which to determine that all notices required by CRL and the California Environmental Quality Act ("CEQA") have been given and on that basis alleges that they have not been given in the manner required by law.

9. The Schools are not guaranteed reimbursement by the state for local property tax revenues diverted to the Agency.

10. Any diversion of State revenues to offset the local property tax revenues claimed by the Agency is an additional burden on the State which impacts the Schools.

11. The proposed project is uncertain and the Schools are therefore hampered in their efforts to accurately quantify the significant impacts expected.

12. The Agency must budget conservatively in order to sell bonds. The Schools may already claim certain revenues

City Council, City of Sacramento and the
Sacramento Housing and Redevelopment Agency
June 22, 1992
Page 3

pursuant to Health and Safety Code Section 33676. The Agency has the additional flexibility necessary to appropriately alleviate the impact of the Project on the Schools.

The Schools will gladly meet with the Agency to resolve mutual concerns. The Schools request that the Project not be approved until its impacts on the Schools can be appropriately alleviated.

Sincerely,

BRINLEY & SCHOTT

By: Leonard D. Brinley
Leonard D. Brinley

LDB/cg
Enclosure

BRINLEY & SCHOTT

ATTORNEYS AT LAW

3877 TWELFTH STREET
SUITE 200
RIVERSIDE, CALIFORNIA 92501

(714) 274-9191
FAX: (714) 788-9040

13522 NEWPORT AVENUE
SUITE 201
TUSTIN, CALIFORNIA 92680
(714) 731-0363
FAX: (714) 731-5741

April 9, 1992

Gail Ervin
Environmental Coordinator
Special Services Division
Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, California 95814

Re: North Sacramento Redevelopment Plan ("Plan")
Environmental Impact Report ("EIR")

Dear Ms. Ervin:

This is written on behalf of the Sacramento County Superintendent of Schools ("Superintendent"), the Los Rios Community College District ("College"), the Grant Joint Union High School District ("Grant") and the North Sacramento School District ("North Sacramento") (collectively the "Schools"). The EIR does not address the impacts of the Plan on the Superintendent and the College. The following comments reflect some of the other specific inadequacies of the EIR.

1. The use of a program EIR is insufficient unless it examines in detail the specific projects which constitute the entire Plan.

2. The Plan will create a "significant amount of new employment opportunities" and more than 1400 new residential units. A comprehensive housing study and employer survey are needed to determine the exact requirements for new housing and probable locations before environmental impacts can be studied.

3. The findings concerning insignificant impacts and the lack of unavoidable adverse fiscal impacts must be supported by empirical data.

4. The fiscal impacts of the Plan on the other taxing entities should be determined and alleviated prior to approval of the final EIR.

5. The use of a general guide for redevelopment is insufficient from which to determine the impact of the plan on residents in terms of environmental quality.

6. The EIR must address cumulative impacts in detail.
7. A complete housing study is necessary to establish the expected growth in student population of public schools including those of the Superintendent and the College.
8. The Plan projects significant levels of new students without providing for mitigation of that impact.
9. The EIR recognizes that the Plan could stimulate growth in surrounding areas. Thousands of new housing units may be necessitated by the Plan.
10. The EIR does not appropriately address the concerns of other entities and persons.
11. The Plan should be delayed until the general plan is revised for appropriate environmental evaluation of the Plan.
12. The EIR does not detail the extent to which state legislated mitigation measures will alleviate the environmental effect of the Project on Schools.
13. The EIR does not identify the manner in which the Schools would be able to operate in general or meet their needs for school facilities without the Schools receiving tax revenues generated by the Plan.
14. The EIR does not examine projections for increased student enrollment by the Schools due to the Plan. The EIR is therefore lacking in its consideration of all related environmental impacts including population growth, housing, transportation, noise, recreation, fire protection and other public services.
15. The EIR does not adequately discuss the timing for implementation of the Plan. The consequential financial and environmental impacts cannot be properly anticipated or planned for.
16. The EIR does not adequately address the impact of the Plan's compliance with low- and moderate-income housing requirements.
17. The EIR does not adequately consider the alternative of permitting private enterprise acting alone to develop the Project area.

18. The EIR does not adequately consider the migration into the area caused by the Plan.

19. The Schools do not have sufficient information from which to determine that all notices required by the California Environmental Quality Act ("CEQA") have been given and on that basis alleges that they have not been given in the manner required by law.

20. No information is provided in the EIR regarding the ultimate capacity of the Plan, i.e., the amount of net new dwelling units and commercial/industrial square footage that may be built within the entire project area, including infill development. While the EIR attempts to project net new development for vacant acreage within the project area, it does not account for the potential synergy effects of redevelopment elsewhere within the project area.

21. Even on the vacant acreage, the Agency projects development to occur at lower than maximum densities (in some cases, lower than existing densities). Redevelopment typically increases densities, often up to maximum levels.

22. Table C on page 34 of the EIR indicates 187.2 vacant acres within the Redevelopment Plan Area. This figure contrasts with 180.54 vacant acres indicated for the Redevelopment Plan Area in Table F on page 70. While Table F shows 187.2 vacant acres for the Community Plan Area, Table D on page 52 shows 187.81 vacant acres for the same area. What is the reason for these apparent inconsistencies?

23. Table C shows existing development and net acreage for different land uses. The implied Floor Area Ratio (FAR) for retail, office and industrial uses is approximately 1.00. Table N on page 91 indicates that the acreages shown in Table F are also net acres. Table F, however, implies new development will have FARs between 0.20 and 0.35. New development is projected to occur at lower densities than existing development. This is not realistic for the project area.

24. Tables N and O (pp. 91-92) show a high degree of variance among alternate employment generation factors, including up to 82 percent for industrial uses, 100 percent for retail uses, and 300 percent for office uses. In addition, some of the employment generation factors seem inappropriate for the designated land uses.

Gail Ervin
April 9, 1992
Page 4

The Schools will gladly meet with the Agency to resolve mutual concerns. The Schools request that the EIR not be approved until the Plan's impacts on the Schools can be appropriately alleviated.

Sincerely,

BRINLEY & SCHOTT

By: Leonard D. Brinley
Leonard D. Brinley

LDB/cg
CORRES.003\SAC01003.001



LEGAL SERVICES OF NORTHERN CALIFORNIA, INC.

515 - 12th STREET, SACRAMENTO, CALIFORNIA 95814

(916) 444-6760

TO: MEMBERS OF THE CITY COUNCIL
FROM: IMM O. ONG, STAFF ATTORNEY, LEGAL SERVICES OF NORTHERN CALIFORNIA, INC.
SUBJECT: THE PROPOSED REDEVELOPMENT PLAN FOR NORTH SACRAMENTO;
FINDINGS THAT THE PROVISION OF LOW AND MODERATE INCOME HOUSING IS OF BENEFIT TO THE PROJECT.
Date: June 23, 1992

Section 33334.2(g) of the Health and Safety Code states that the Housing Fund monies must be used inside the redevelopment project area unless the City Council, the legislative body, makes a finding that use outside the project area will be of benefit to the redevelopment project, North Sacramento.

Several factors need to be considered before there can be a finding that use of the Housing Fund outside North Sacramento will benefit it. These are as follows:

1. Is the housing to be constructed outside the project area in close proximity to the project area so as to be within a reasonable commuting distance of employment centers which are expected to develop within the redevelopment project?

The Draft EIR of the project states that as a result of the redevelopment, there will be a housing/job imbalance within the project area. "An increase in the demand for housing will be created by the addition of 4,086 - 5,885 new jobs in the project area." Page 110, Draft EIR. In addition, City Policy CP18 recognises that the location of residential land use in relationship to employment centers may be a significant factor in reducing traffic and meeting housing needs. Proposing to use the Housing Fund of the North Sacramento Redevelopment Project is clearly contrary to the interests of the North Sacramento Redevelopment Project, and the residents of the project.

2. Can the Project area accommodate housing?

If the project area cannot accommodate housing, the legislative body must make a finding to this effect before the redevelopment plan is adopted, and then make a finding that housing outside the project area will benefit the project. Health and Safety Code Section 33334.2(g). The North Sacramento Draft EIR made no mention that the project area will not be able to accommodate housing.

At the heart of the issue to use the Housing Fund outside of the project area is a decision to locate low and moderate income housing outside of the project area. This will deny affordable housing in an area where employment will be generated, to those most in need of employment, namely that segment of the population which lives in low and moderate income housing. While there is a plan to construct residential units within the project area and near to employment centers, these are apparently not intended to be low and moderate income housing. It is very, very wrong to direct low and moderate income housing to less desirable sites. The members of the City Council are respectfully urged to consider the factors mentioned above before deciding to approve the use of the Housing Fund outside of the project area.

northsac.mem

**CITY COUNCIL OF THE CITY OF SACRAMENTO
AND
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**

**JOINT PUBLIC HEARING DOCUMENT BINDER
June 23, 1992**

TABLE OF CONTENTS

<u>Document</u>	<u>Binder Tab No.</u>
Transmittal Letter	--
Special Agenda Notice	1
Proposed Redevelopment Plan	2
Agency's Report to City Council on Proposed Plan	3
Supplement to the Agency's Report to City Council	4
Final Environmental Impact Report	5
Adopted Owner Participation and Preference Rules	6
Agency Resolution Making Environmental Findings	7
Agency Resolution Re: Low/Moderate Income Housing	8
Council Resolution Making Environmental Findings	9
Council Resolution Re: Low/Moderate Income Housing	10
Council Resolution Overruling Objections	11
Ordinance Approving and Adopting Redevelopment Plan	12

Note:

The above Agency and City Council actions will be considered at the close of the joint public hearing if no written objections have been received from property owners or affected taxing agencies prior to or at the joint public hearing. If any such objections have been received, then the hearing will be continued for the limited purpose of responding to such objections. In addition, all Agency and City Council actions will be considered on June 30, 1992

\CHRISTIN\TRANSMIT



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



June 23, 1992

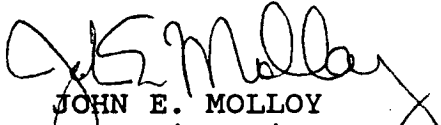
City Council
Sacramento, California

Honorable Mayor and Members of the Council:

The attached binder contains documents you will be considering or may wish to refer to at the joint City Council/Redevelopment Agency public hearing on the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area scheduled for June 23, 1992, at 7:30 p.m. If written objections are received from property owners and/or affected taxing agencies, written responses are required within one week, and action cannot be taken on the proposed Redevelopment Plan at that time. If this occurs the joint public hearing must be continued to June 30, 1992. You may want to also refer to this binder at that continued joint public hearing.

Please refer to the attached Table of Contents for a list of the documents included in the binder. If you have any questions, please call Anne Moore at 440-1322.

Sincerely,


JOHN E. MOLLOY
Executive Director
Sacramento Housing and Redevelopment Agency

Attachment: Document Binder

\christin\sac-city.cou

SPECIAL AGENDA NOTICE

**JOINT PUBLIC HEARING ON PROPOSED REDEVELOPMENT PLAN
FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA
June 23, 1992**

A Joint Public Hearing of the City Council of the City of Sacramento and the Redevelopment Agency of the City of Sacramento is scheduled to consider and act upon the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area.

The purpose of the hearing is to hear evidence and testimony concerning the adoption of the proposed Redevelopment Plan.

The law requires certain formal procedures for these public hearing. The City Clerk will be responsible for a transcript of the hearing. Following presentations by staff and consultants, members of the public and interested persons may speak and testify.

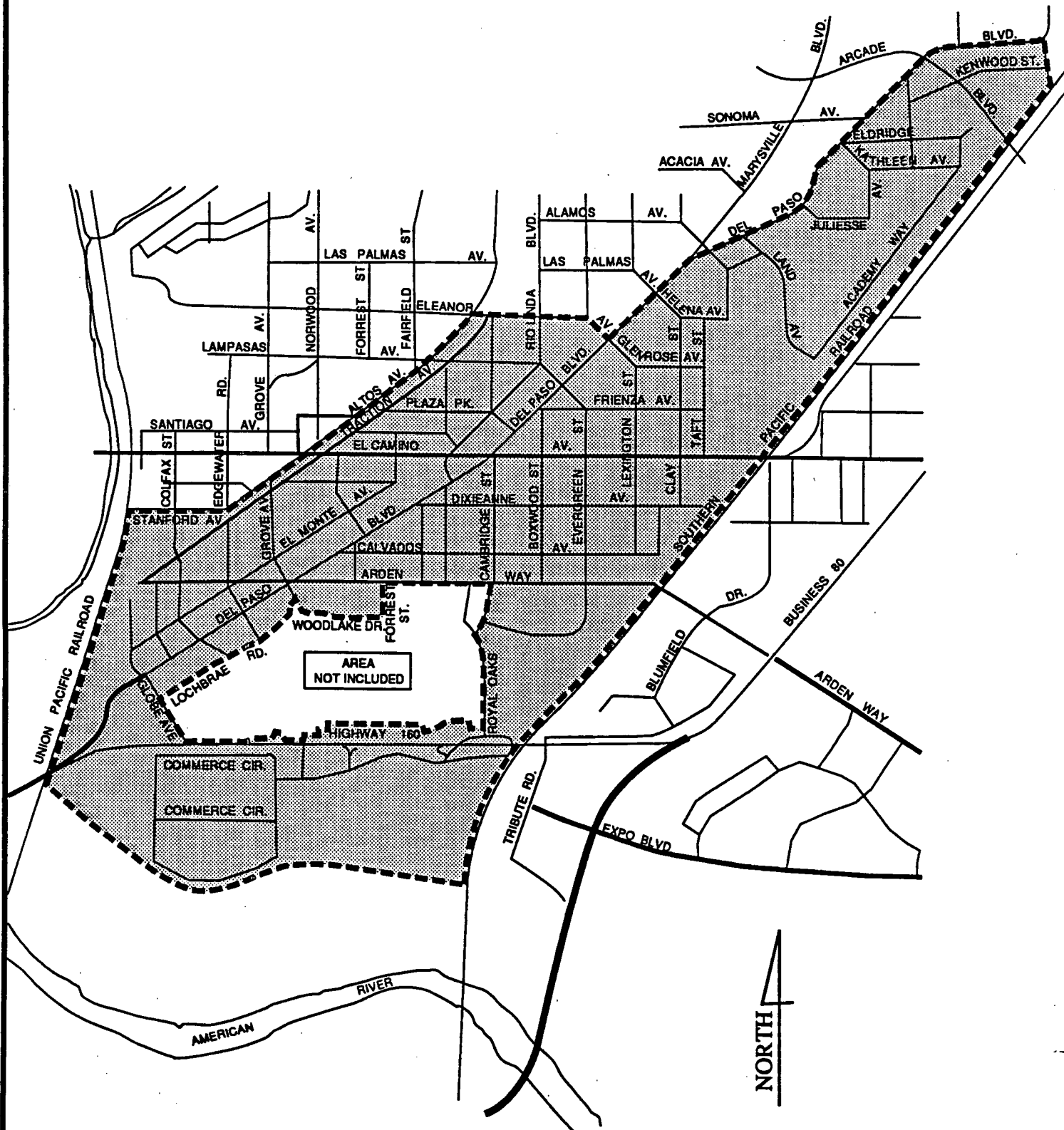
Questions or comments from the public on any matter must be limited to 3 minutes per individual and must pertain to the subject under consideration.

The agenda for the public hearing will be as follows:

**AGENDA FOR JOINT PUBLIC HEARING
ON
PROPOSED NORTH SACRAMENTO
REDEVELOPMENT PLAN**

1. Opening of Joint Public Hearing
2. Statement of Procedures
3. Staff and Consultant Presentations
4. Public Testimony and Comments
5. Close of Hearing or Continuation of Hearing
6. Agency and Council Deliberations and Actions (If Hearing is closed)

\\CHRISTIN\\SPEC PUB.NOT



NORTH SACRAMENTO REDEVELOPMENT AREA

**REDEVELOPMENT PLAN
FOR THE
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**

**Adopted:
Ordinance No.**

**Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
SACRAMENTO, CALIFORNIA**

TABLE OF CONTENTS

	<u>PAGE</u>
I. [Section 100] INTRODUCTION	1
II. [Section 200] PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION.....	3
III. [Section 300] PROPOSED REDEVELOPMENT ACTIVITIES	4
A. [Section 301] General	4
B. [Section 302] Owner Participation and Business Reentry Preferences	4
1. [Section 303] Owner Participation	4
2. [Section 304] Business Reentry Preferences	5
3. [Section 305] Participation Agreements.....	6
4. [Section 306] Implementing Rules.....	6
C. [Section 307] Property Acquisition.....	6
1. [Section 308] Acquisition of Real Property	6
2. [Section 309] Acquisition of Personal Property.....	7
D. [Section 310] Property Management.....	7
E. [Section 311] Relocation of Occupants Displaced by Agency Acquisition	7
1. [Section 312] Relocation Housing Requirements	7
2. [Section 313] Replacement Housing Plan	7
3. [Section 314] Assistance in Finding Other Locations.....	8
4. [Section 315] Relocation Payments	8
F. [Section 316] Payments to Taxing Agencies for in Lieu of Taxes and To Alleviate Financial Burden	8
G. [Section 317] Demolition, Clearance, Public Improvements, Building and Site Preparation	8
1. [Section 318] Demolition and Clearance	8
2. [Section 319] Public Improvements.....	8
3. [Section 320] Preparation of Building Sites	9

EXHIBIT "C"
North Sacramento Redevelopment Project Area
PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS

I. TRAFFIC CIRCULATION IMPROVEMENTS

Construction, reconstruction of streets, railroad crossings, street widenings and realignments and traffic improvements.

1. Extend Exposition Boulevard to Route 160
2. Connect Arden Way to Garden Highway
3. Extend Evergreen Street to Route 160

II. WATER SYSTEM IMPROVEMENTS

Construction, reconstruction, replacement of water lines, mains, feeders and equipment to increase water supply and distribution.

III. SEWER AND FLOOD CONTROL IMPROVEMENTS

Construction, reconstruction and replacement of sewer lines and storm drains.

1. Sewer improvements
2. Storm drain improvements

IV. STREET/SIDEWALK/CURB/GUTTER IMPROVEMENTS

Construction, reconstruction of street, sidewalk, gutters, railroad crossings, street widenings and realignments.

V. PUBLIC FACILITIES

1. Park acquisition and construction in northern portion of Project Area
2. Woodlake Park improvements
3. North Sacramento/Hagginwood Branch Library

VI. TRANSIT IMPROVEMENTS

1. Pedestrian walkway/overcrossing
2. Rail station platforms
3. Parking facilities

Note: This listing of proposed improvements and facilities is set forth for planning purposes, and shall not be deemed as a limitation on the Agency's authority to implement the Redevelopment Plan.

EXCEPTING THEREFROM the following described parcel:

Beginning at the intersection of the centerlines of Globe Avenue and Lochbrae Road; thence from said point of beginning southeasterly along the centerline of Said Globe Avenue to the northerly right-of-way line of State Highway 160; thence easterly along the north right-of-way line of said State Highway 160 to the intersection of the southerly right-of-way line of said Globe Avenue and the easterly right-of-way line of Edgewater Road; thence N 23°14'39" E 112.42 feet; thence S 89°56'30" E 110.14 feet; thence N 85°01'35" E 79.82 feet; thence N 44°28'45" E 70.01 feet; thence S 89°56'30" E 42.00 feet; thence S 43°10'10" E 68.62 feet; thence S 84°08'56" E 69.35 feet; thence S 89°56'30" E 360.47 feet to the westerly right-of-way line of Canterbury Road; thence N 00°05'00" E along the right-of-way of said Canterbury Road 25.09 feet; thence S 89°55'00" E 261.68 feet; thence N 00°05'00" E 35.70 feet; thence S 89°55'00" E 1,100.68 feet; thence S 00°05'00" W 15.08 feet; thence curving to the left on a 704.00 feet radius, subtended by a chord bearing S 08°10'32" E 87.13 feet; thence along a curve to the left on a 814.00 feet radius, subtended by a chord bearing N 68°25'24" E 852.01 feet; thence curving to the right on a 640.73 feet radius, subtended by a chord bearing N 69°37'01" E 224.65 feet; thence curving the right on a 210.00 feet radius, subtended by a chord bearing N 57°02'36" E 69.75 feet; thence S 89°55'00" E 24.07 feet; thence S 00°05'00" W 90.46 feet; thence S 89°55'00" E 333.92 feet to the centerline of Royal Oaks Drive; thence northerly along the centerline of said Royal Oaks Drive to its intersection with the centerline of Arden Way; thence westerly along the centerline of said Arden Way to its intersection with the centerline of Forrest Street; thence southerly along the centerline of said Forrest Street to its intersection with the centerline of Woodlake Drive; thence westerly along the centerline of said Woodlake Drive to its intersection with the centerline of said Lochbrae Road; thence southwesterly along the centerline of said Lochbrae Road to the point of beginning. Containing 1,186 acres more or less.

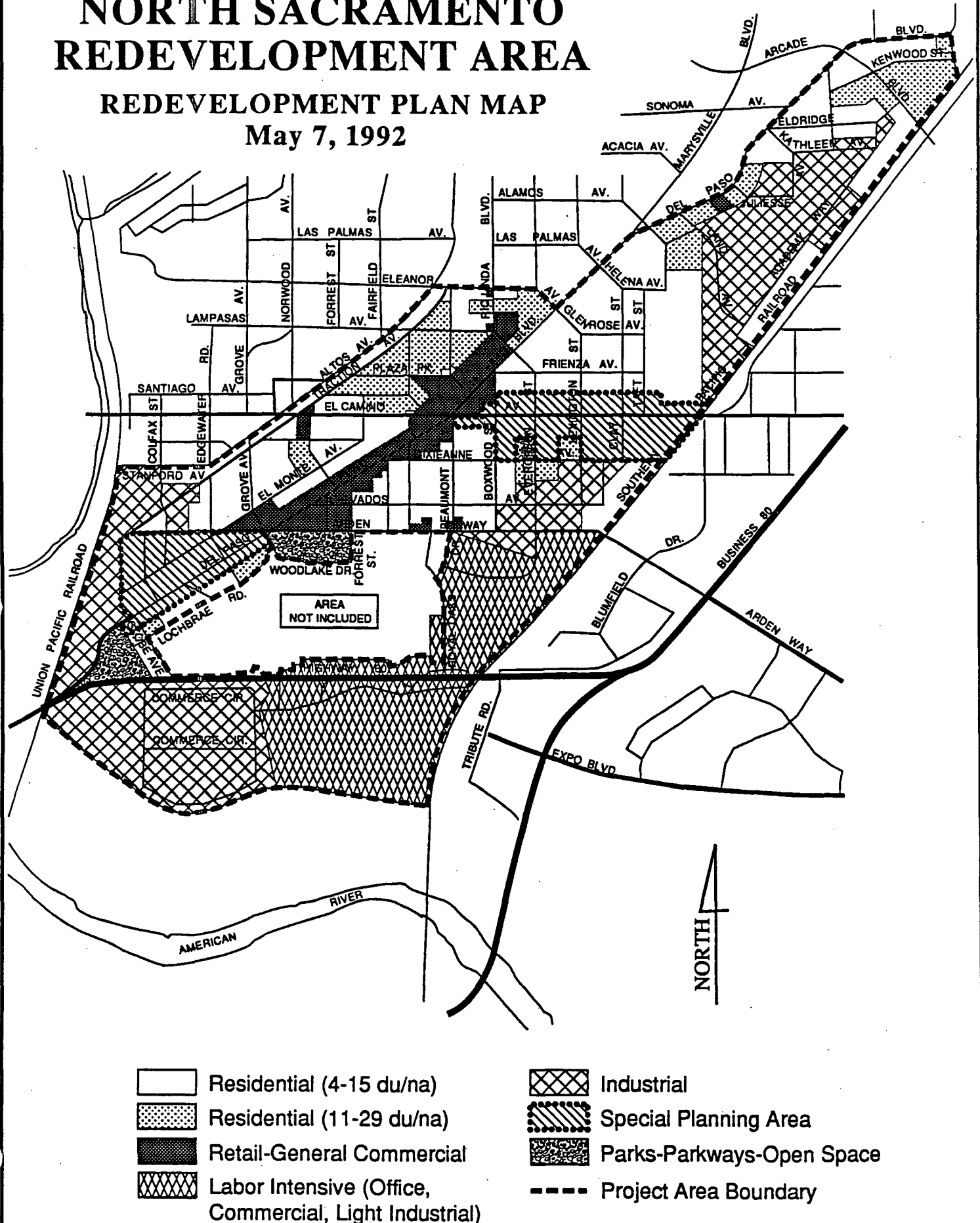
EXHIBIT "B"

**North Sacramento Redevelopment Project Area
LEGAL DESCRIPTION OF PROJECT AREA**

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

Beginning at the intersection of the centerlines of Eleanor Avenue and Altos Avenue; thence from said point of beginning easterly along the centerline of said Eleanor Avenue to its intersection with the centerline of Del Paso Boulevard; thence northeasterly along the centerline of said Del Paso Boulevard to its intersection with the centerline of Craigmont Street; thence southerly along the centerline of said Craigmont Street and its southerly projection to its intersection with the westerly right-of-way line of Southern Pacific Railroad Company; thence southwesterly along the west right-of-way line of said Southern Pacific Railroad to the north line of the levee right-of-way; thence westerly along said north line of the levee right-of-way to its intersection with the easterly right-of-way line of the Union Pacific Railroad; thence northeasterly along the east right -of-way line of said Union Pacific Railroad to its intersection with the westerly projection of the centerline of Stanford Avenue; thence easterly along the westerly projection of said Stanford Avenue and the centerline of said Stanford Avenue to its intersection with the centerline of said Altos Avenue; thence northeasterly along the centerline of said Altos Avenue to the point of beginning.

May 7, 1992



VII. [Section 700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

VIII. [Section 800] DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for 35 years from the effective date of the ordinance adopting this Plan by the City Council; provided, however, that the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations.

IX. [Section 900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure hereafter established by law.

of: 1) any payments to be made from such principal amount by the Agency to any taxing agency pursuant to Section 33401 of the Community Redevelopment Law and Section 316 of this Plan to alleviate financial burden; and 2) any funds required by Section 33334.2 of the Community Redevelopment Law and Section 335 of this Plan to be deposited by the Agency in a Low and Moderate Income Housing Fund as a result of making such payments to taxing agencies.

D. [Section 504] Time Limit on Establishment of Indebtedness

The Agency shall not establish or incur loans, advances, or indebtedness to finance in whole or in part the Project beyond 35 years from the effective date of the ordinance adopting this Plan. Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. Such time limitation may be extended only by amendment of this Plan.

E. [Section 505] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

V. [Section 500] METHOD OF FINANCING THE PROJECT

A. [Section 501] General Description of the Proposed Financing Method

The Agency is authorized to finance the Project with tax increment funds; interest income; Agency bonds; donations; loans from private financial institutions; the lease or sale of Agency-owned property; owner participant or developer loans; sales, use or transient occupancy taxes; participation in development; or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of the Project may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Agency in carrying out the Project. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 502 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Project activities.

B. [Section 502] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Sacramento, the City of Sacramento, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Sacramento last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and
2. Except as provided in subdivision 3 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, monies

H. [Section 420] Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within the Project Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls by resolution of the Agency, or by the adoption of one or more Design Guides pursuant to this Section.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency unless allowed pursuant to the procedures of Section 421 hereof. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and architectural quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

I. [Section 421] Building Permits

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been processed in the manner provided hereinbelow. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guide adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreement.

Whenever an application for a building permit for rehabilitation or development of one or more residential dwelling units in the Project Area is received by the City, the City shall request the Agency to review such application and proposed rehabilitation or development for the purpose of monitoring compliance with the provisions of Section 336 of this Plan. In such event, the Agency shall determine whether the provisions of Section 336 are applicable to the proposed rehabilitation or development, and shall notify the City in writing within 25 days of such request the results of its determination, including whether the applicant must enter into an agreement with the Agency before proceeding with the proposed rehabilitation or development.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

generally compatible with existing and proposed developments and uses in the Project Area, and abatement of such uses is not required by applicable City codes. The owner of such a property may be required to enter into a participation agreement, to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding and Project Area uses and development and are permitted under applicable City codes.

G. [Section 409] General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the effective date of the ordinance adopting this Plan, except in conformance with the provisions of this Plan.

1. [Section 410] Construction

All construction in the Project Area shall comply with all applicable state and local laws in effect from time to time.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area, including property rehabilitation standards adopted pursuant to Section 330 hereof, and one or more Design Guides adopted pursuant to Section 420 hereof.

2. [Section 411] Limitation on the Number of Buildings

The approximate number of buildings in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

3. [Section 412] Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

4. [Section 413] Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable federal, state and local statutes and ordinances.

5. [Section 414] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all

IV. [Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [Section 401] Redevelopment Plan Map and Major Project Area Land Uses

The Redevelopment Plan Map attached hereto illustrates the location of the Project Area boundary, identifies the major streets within the Project Area, and designates the major land uses authorized within the Project Area by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within the Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. The major land uses authorized within the Project Area by the General Plan are described below. Other uses may be authorized from time to time by General Plan amendments.

B. [Section 402] Major Land Uses

Major land uses permitted within the Project Area shall include: Residential, Commercial, Office, Labor Intensive, Industrial, Public Facilities and Parks-Parkways-Open Space. The areas shown on the Redevelopment Plan Map for the foregoing uses may be used for any of the various kinds of uses specified for or permitted within such areas by the General Plan and City ordinances, resolutions and other laws.

C. [Section 403] Other Land Uses

1. [Section 404] Public Rights of Way

Major public streets within the Project Area are generally described as follows:

Academy Way
Altos Avenue
Arden Way
Del Paso Boulevard
El Camino Avenue
Eleanor Avenue
Evergreen Street
Marconi Avenue
Rio Linda Boulevard
Royal Oaks Drive
Traction Avenue
State Highway 160

Additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development. It is anticipated that Project development may entail vacation and/or realignment of certain streets, alleys, and other rights-of-way.

Any changes in the existing street layout shall be in accord with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

1. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with

- (6) Acquire buildings or structures.
- (7) Rehabilitate buildings or structures.
- (8) Provide subsidies to, or for the benefit of, very low income households, as defined by Section 50105 of the Health and Safety Code, lower income households, as defined by Section 50079.5 of the Health and Safety Code, or persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code, to the extent those households cannot obtain housing at affordable costs on the open market. Housing units available on the open market are those units developed without direct government subsidies.
- (9) Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.
- (10) Maintain the community's supply of mobilehomes.
- (11) Preserve the availability to lower income households of affordable housing units in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 334 above. These funds may be used inside or outside the Project Area provided, however, that such funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for these purposes shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund and any repayments or other income to the Agency for loans, advances, or grants, of any kind, from such Low and Moderate Income Housing Fund, shall accrue to and be deposited in, the fund and may only be used in the manner prescribed for the Low and Moderate Income Housing Fund.

**4. [Section 336] New or Rehabilitated Dwelling Units
Developed Within Project Area**

At least thirty percent (30%) of all new or rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

At least fifteen percent (15%) of all new or rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing costs to very low income households.

The percentage requirements set forth in this Section shall apply independently of the requirements of Section 334 and in the aggregate to housing made available pursuant to the first and second paragraphs, respectively, of this Section 336 and not to each individual case of rehabilitation, development or construction of dwelling units.

J. **[Section 329] Rehabilitation, Conservation and Moving of Structures**

1. **[Section 330] Rehabilitation and Conservation**

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of retention, conservation and rehabilitation in the Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City.
- c. The expansion of public improvements, facilities and utilities.
- d. The assembly and development of areas in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible, or which do not further the purposes of this Plan.

2. **[Section 331] Moving of Structures**

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. **[Section 332] Low or Moderate Income Housing**

1. **[Section 333] Authority Generally**

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate

b. **[Section 324] Disposition and Development Documents**

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guide and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law.

c. **[Section 325] Development by the Agency or Other Public Bodies or Entities**

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council of the City of Sacramento, pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; and (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 319 of this Plan, including, without limitation, those set forth in Exhibit "C", Proposed Public Improvements and Facilities Projects.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

3. **[Section 314] Assistance in Finding Other Locations**

The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by Agency action in the Project Area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

4. **[Section 315] Relocation Payments**

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced by the Agency from property in the Project Area. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. **[Section 316] Payments to Taxing Agencies for In Lieu of Taxes and to Alleviate Financial Burden**

Subject to the provisions of Section 33401 of the Community Redevelopment Law, the Agency may make the payments specified in this Section 316. In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any City, County, City and County, District, including, but not limited to, a School District, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes. The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City), any amounts of money which, in the Agency's determination, are necessary and appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

G. **[Section 317] Demolition, Clearance, Public Improvements, Building and Site Preparation**

1. **[Section 318] Demolition and Clearance**

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. **[Section 319] Public Improvements**

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) over- and under-passes; (2) sewers; (3) storm drains; (4) electrical, natural gas, telephone and water distribution systems; (5) parks and plazas; (6) playgrounds; (7) parking and

Guide adopted by the Agency pursuant to this Redevelopment Plan; and (4) the extent of control which the Agency may have regarding the potential reentry accommodations.

3. [Section 305] Participation Agreements

The Agency may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 421 hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as is necessary to make the provisions of this Plan and such participation agreement applicable to their properties. In the event an owner or participant fails or refuses to develop, or use and maintain, their real property pursuant to this Plan and such participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

4. [Section 306] Implementing Rules

The provisions of Sections 302 through 305 shall be implemented according to the rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency. Where there is a conflict between the participation and reentry preferences provisions in this Plan and such rules adopted by the Agency, the rules shall prevail.

C. [Section 307] Property Acquisition

1. [Section 308] Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, lease, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of the Project Area.

No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the effective date of the ordinance approving and adopting this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property retained by the original owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan or of any Design Guide

III. [Section 300] PROPOSED REDEVELOPMENT ACTIVITIES

A. [Section 301] General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Project Area and the community, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Project Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities, and other public facilities and improvements;
7. Disposition of property for uses in accordance with this Plan;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the Project and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. [Section 302] Owner Participation and Business Reentry Preferences

1. [Section 303] Owner Participation

Owners of real property within the Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Project Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and owner participation implementation rules adopted by the Agency.

II. [Section 200] PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundary of the Project Area is shown on the Redevelopment Plan Map attached as Exhibit "A," and is described in the Legal Description of the Project Area attached as Exhibit "B."

**REDEVELOPMENT PLAN
FOR THE
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**

I. [Section 100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the North Sacramento Redevelopment Project Area (the "Project") in the City of Sacramento (the "City"), County of Sacramento, State of California. This Plan consists of text (Sections 100 through 900), the Redevelopment Plan Map (Exhibit "A"), a Legal Description of the Project Area (Exhibit "B"), and the Proposed Public Improvements and Facilities Projects (Exhibit "C"). This Plan was prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 et seq.; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and all applicable local codes and ordinances.

The definitions of general terms which are contained in the Community Redevelopment Law govern the construction of this Plan, unless more specific terms and definitions therefor are otherwise provided in this Plan.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Project, or this Plan whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The project area (the "Project Area") includes all properties within the Project boundary shown on the Redevelopment Plan Map and described in the Legal Description of the Project Area.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Sacramento, as applied in accord with local codes and ordinances.

This Redevelopment Plan is based upon the Preliminary Plan formulated and adopted by the Sacramento City Planning Commission (the "Planning Commission") on September 19, 1991.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

In general, the goals and objectives of the redevelopment program in the Project Area are as follows:

1. Reduce local unemployment through the development of local job opportunities and the preservation of the area's existing employment base by encouraging office development and labor intensive industrial uses and by capitalizing on local skill training programs and City policies regarding local hiring.

	<u>PAGE</u>
G. [Section 409] General Controls and Limitations	18
1. [Section 410] Construction	18
2. [Section 411] Limitation on the Number of Buildings	18
3. [Section 412] Number of Dwelling Units	18
4. [Section 413] Limitations on Type, Size and Height of Buildings	18
5. [Section 414] Open Spaces, Landscaping, Light, Air and Privacy	18
6. [Section 415] Signs	19
7. [Section 415] Utilities	19
8. [Section 417] Incompatible Uses	19
9. [Section 418] Subdivision of Parcels	19
10. [Section 419] Minor Variations	19
H. [Section 420] Design Guide	20
I. [Section 421] Building Permits	20
V. [Section 500] METHODS OF FINANCING THE PROJECT	21
A. [Section 501] General Description of the Proposed Financing Method	21
B. [Section 502] Tax Increment Funds	21
C. [Section 503] Agency Bonds	22
D. [Section 504] Time Limit on Establishment of Indebtedness	23
E. [Section 505] Other Loans and Grants	23
VI. [Section 600] ACTIONS BY THE CITY	24
VII. [Section 700] ENFORCEMENT	25
VIII. [Section 800] DURATION OF THIS PLAN	25
IX. [Section 900] PROCEDURE FOR AMENDMENT	25
EXHIBIT "A" REDEVELOPMENT PLAN MAP	
EXHIBIT "B" LEGAL DESCRIPTION OF PROJECT AREA	
EXHIBIT "C" PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS	

H.	[Section 321] Property Disposition and Development	9
1.	[Section 322] Real Property Disposition and Development	9
a.	[Section 323] General	9
b.	[Section 324] Disposition and Development Documents	10
c.	[Section 325] Development by the Agency or Other Public Bodies or Entities	10
d.	[Section 326] Development Plans	11
2.	[Section 327] Personal Property Disposition.....	11
I.	[Section 328] Cooperation with Public Bodies	11
J.	[Section 329] Rehabilitation, Conservation and Moving of Structures.....	12
1.	[Section 330] Rehabilitation and Conservation	12
2.	[Section 331] Moving of Structures	12
K.	[Section 332] Low or Moderate Income Housing.....	12
1.	[Section 333] Authority Generally	12
2.	[Section 334] Replacement Housing.....	13
3.	[Section 335] Increase, Improve and Preserve the Supply	13
4.	[Section 336] New or Rehabilitated Dwelling Units Developed Within Project Area.....	14
5.	[Section 337] Duration of Dwelling Unit Availability and Agency Monitoring.....	15
IV.	[Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS	16
A.	[Section 401] Redevelopment Plan Map and Major Project Area Land Uses	16
B.	[Section 402] Major Land Uses	16
C.	[Section 403] Other Land Uses	16
1.	[Section 404] Public Rights of Way	16
2.	[Section 405] Other Public, Semi-Public, Institutional and Non-Profit Uses	17
D.	[Section 406] Conforming Properties	17
E.	[Section 407] Interim Uses.....	17
F.	[Section 408] Nonconforming Uses.....	17



KatzHollis

**REPORT TO CITY COUNCIL
on the
PROPOSED REDEVELOPMENT PLAN
for the
NORTH SACRAMENTO REDEVELOPMENT
PROJECT AREA**

**Prepared by Katz Hollis
for the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

April, 1992

KatzHollis

TABLE OF CONTENTS

<u>PART</u>		<u>PAGE</u>
	INTRODUCTION	1
I.	REASONS FOR SELECTION OF PROJECT AREA.....	I-1
A.	Background and General Overview of Existing Conditions.....	I-1
B.	Predominantly Urbanized Area.....	I-2
C.	Properties Included for Redevelopment Purposes.....	I-3
D.	Goals and Objectives for Redevelopment of the Project Area	I-3
II.	DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN PROJECT AREA.....	II-1
A.	Existing Physical Conditions.....	II-2
1.	Project Area Land Uses and General Characteristics.....	II-2
2.	Buildings and Structures.....	II-2
a.	Defective Design and Character of Physical Construction	II-2
b.	Faulty Interior Arrangement and Exterior Spacing.....	II-3
c.	Age and Obsolescence	II-4
d.	Deterioration.....	II-5
e.	Shifting Uses	II-6
f.	Mixed Character of Buildings.....	II-7
g.	Vacancies and Vacated Structures	II-7
3.	Properties	II-7
a.	Lots (Parcels) of Irregular Form, Shape and Inadequate Size.....	II-8
b.	Ownership Patterns	II-9
c.	Inadequate Public Improvements, Facilities and Utilities	II-9
i.	Street, Sidewalk, Curb, Gutter and Storm Drain Deficiencies.....	II-9
ii.	Water Distribution Deficiencies	II-10
iii.	Traffic, Circulation and Parking Deficiencies	II-10
B.	Existing Social Conditions	II-11
1.	Population.....	II-12
2.	Housing.....	II-12
3.	Income.....	II-13
4.	Employment.....	II-14
5.	Crime	II-14
6.	Social Maladjustment.....	II-16

KatzHollis

<u>PART</u>	<u>PAGE</u>
C. Existing Economic Conditions.....	II-16
1. General Economic Setting.....	II-17
2. Economic Deterioration, Dislocation and Disuse.....	II-17
a. Prevalence of Impaired Investments.....	II-17
i. Vacant or Vacated Property and Commercial Structures...	II-18
ii. Retail Sales.....	II-18
iii. Shifting Building Usage.....	II-19
b. Existence of Inadequate Public Improvements, Public Facilities and Utilities.....	II-19
c. Prevalence of Economic Maladjustment.....	II-19
III. DESCRIPTION OF SPECIFIC PROJECTS PROPOSED BY AGENCY IN PROJECT AREA AND HOW PROPOSED PROJECTS WILL IMPROVE OR ALLEVIATE BLIGHT CONDITIONS.....	III-1
A. General Redevelopment Actions.....	III-1
B. Specific Redevelopment Projects and Programs.....	III-1
1. Public Improvements and Public Facilities.....	III-2
2. Selective Land Assembly and Disposition Program.....	III-3
3. Relocation.....	III-3
4. Low and Moderate Income Housing.....	III-3
5. Commercial and Residential Rehabilitation.....	III-4
6. Other Redevelopment Activities.....	III-4
C. How Proposed Projects Will Improve or Alleviate Conditions Described in Part II of This Report.....	III-5
IV. PROPOSED METHOD OF FINANCING REDEVELOPMENT OF THE PROJECT AREA, INCLUDING ASSESSMENT OF ECONOMIC FEASIBILITY OF PROJECT, REASONS FOR INCLUDING TAX INCREMENT FINANCING AND EXPLANATION OF WHY THE ELIMINATION OF BLIGHT AND REDEVELOPMENT OF THE PROJECT AREA.....	IV-1
A. Estimated Costs of the Redevelopment Program Proposed by Agency.....	IV-1
B. Financing Methods and Alternatives.....	IV-3
1. General Financing Methods Available to the Agency.....	IV-3
2. Financing Alternatives Other Than Tax Increment Financing.....	IV-3
a. Loans, Grants, Contributions From City, County, State and Federal Government and From Project Developers.....	IV-3
b. Property Disposition Proceeds and Parking Facility Revenues.....	IV-4
c. Repayment of Loans and Advances.....	IV-4
d. Special Assessment or Tax Districts.....	IV-5
e. Development Fees.....	IV-5

KatzHollis

<u>PART</u>		<u>PAGE</u>
	3. Tax Increment Financing	IV-5
	a. Reasons for Including Tax Increment Financing in the Proposed Redevelopment Plan	IV-5
	b. Tax Increment Revenue and Bonded Indebtedness Limitations	IV-6
	c. Estimate of Potential Tax Increment Revenues	IV-7
	d. Tax Increment Use Limitations and Requirements	IV-8
C.	Proposed Financing Method and Economic Feasibility of the Project.....	IV-9
D.	Explanation of Why the Elimination of Blight and Redevelopment of the Project Area Cannot be Accomplished by Private Enterprise Acting Alone.....	V-10
E.	Explanation of Why the Elimination Blight and Redevelopment of the Project Area Cannot be Accomplished by Financing Alternatives Other than Tax Increment Financing	V-12
	1. State and Federal Aid and Grants	V-12
	2. Loans from Private Financing Institutions	V-12
	3. Special Assessment or Tax Districts.....	V-13
	4. Capital Improvement Programming	V-13
	5. Property Rehabilitation and Private Investment Incentive Programs	V-14
	6. Other Revenue Sources.....	V-14
	7. Conclusion	V-14
V.	PLAN OR METHOD OF RELOCATION.....	V-1
	A. Agency Displacement.....	V-1
	B. Relocation in the Event of Agency Displacement.....	V-1
	C. Rules and Regulations.....	V-1
	D. Agency Determinations and Assurances.....	V-2
	E. Replacement Housing Plan.....	V-3
	F. Relocation Assistance Advisory Program and Assurance of Comparable Replacement Housing	V-4
	1. Administrative Organization.....	V-4
	a. Responsible Entity	V-4
	b. Functions	V-4
	2. Information Program	V-6
	3. Relocation Record.....	V-6
	4. Relocation Resources Survey	V-6
	5. Relocation Payments	V-6
	6. Temporary Moves.....	V-7
	7. Last Resort Housing.....	V-7
	8. Grievance Procedures	V-7
	9. Relocation Appeals Board	V-7

KatzHollis

<u>PART</u>	<u>PAGE</u>
VI. ANALYSIS OF PRELIMINARY PLAN.....	VI-1
VII. REPORT AND RECOMMENDATIONS OF PLANNING COMMISSION, AND REPORT REQUIRED BY SECTION 65402 OF GOVERNMENT CODE	VII-1
VIII. PROJECT AREA COMMITTEE RECORD	VIII-1
A. Formation of PAC.....	VIII-1
B. Summary of the Minutes of PAC Meetings.....	VIII-1
C. PAC Subcommittees.....	VIII-2
D. Information and Documents Made Available by the Agency and Documents Presented by the PAC.....	VIII-2
E. Public Notification	VIII-2
F. PAC Recommendation on Proposed Redevelopment Plan.....	VIII-3
Exhibit 1 to Part VIII.....following page	VIII-3
Exhibit 2 to Part VIII.....following page	VIII-3
IX. REPORT REQUIRED BY SECTION 21151 OF PUBLIC RESOURCES CODE (PROJECT ENVIRONMENTAL IMPACT REPORT)	IX-1
X. NEIGHBORHOOD IMPACT REPORT.....	X-1
A. Impact on Residents in Project Area and Surrounding Area	X-1
1. Relocation, Traffic Circulation, Environmental Quality and Community Facilities and Services	X-1
2. School Population and Quality of Education.....	X-1
3. Property Assessment and Taxes	X-2
B. Relocation and Low and Moderate Income Housing	X-3
1. Housing Units to be Destroyed or Removed	X-3
2. Projected Residential Displacement	X-3
3. Number and Location of Replacement Housing	X-4
4. Number and Location of Low and Moderate Income Housing Planned Other than Replacement Housing	X-4
5. Financing Method for Replacement Housing Requirements	X-4
6. Timetable for Provision of Relocation and Housing Objectives	X-5
C. Other Matters Affecting the Physical and Social Quality of the Environment.....	X-5
XI. REPORT OF COUNTY FISCAL OFFICER.....	XI-1
Exhibit 1 to Part XI.....following page	XI-1
XII. REPORT OF FISCAL REVIEW COMMITTEE.....	XII-1

KatzHollis

PART

PAGE

XIII.	ANALYSIS OF REPORT OF COUNTY FISCAL OFFICER; SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES; AND ANALYSIS OF AND RESPONSE TO REPORT OF FISCAL REVIEW COMMITTEE	XIII-1
A.	Introduction	XIII-1
B.	Analysis of Report of County Fiscal Officer	XIII-1
1.	Report Requirements	XIII-1
2.	Analysis of Data Reported by County Fiscal Officer	XIII-2
a.	Total Assessed Valuation of All Taxable Property Within Project Area as Shown on Base Year Assessment.....	XIII-2
b.	Identification of Each Taxing Agency Levying Taxes in Project Area.....	XIII-2
c.	Amount of Tax Revenue to be Derived by Each Taxing Agency from Base Year Assessment Roll from Base Year Assessment Roll from Project Area, Including State Subventions for Homeowners, Business Inventory and Similar Subventions.....	XIII-3
d.	Total Ad Valorem Tax Revenue for Back Taxing Agency from All Property Within It's Boundary Whether Inside or Outside Project Area.....	XIII-3
e.	Estimated First Year Taxes Available to Redevelopment Agency, Broken Down by Taxing Agencies	XIII-3
f.	Assessed Valuation of Project Area for Preceding Year, or for Preceding Five Years, Except for State Assessed Property on Board Roll.....	XIII-4
C.	Summary of Consultations with Affected Taxing Agencies.....	XIII-4
D.	Analysis of and Response to Report of Fiscal Review Committee.....	XIII-4

MAPS

<u>No.</u>	<u>Title</u>	<u>Following Page</u>
1	Survey Area.....	I-1
2	Subarea Location Map	I-2
3	Core Study Area.....	I-2
4	Project Area	I-2
5	Integral Part of An Area Developed for Urban Uses	I-2
II-1	Adopted Land Use Plan.....	II-2
II-2	Irregularly Shaped Lots.....	II-8
II-3	Inadequate Lot Size	II-8
II-4	Landlocked Parcels.....	II-8
II-5	Physical Barriers and High Volume Intersections	II-11
II-6	Reported Traffic Accident Intersections	II-11
II-7	Drug Related Arrests.....	II-15

KatzHollis

TABLES

<u>No.</u>	<u>Title</u>	<u>Following Page</u>
II-1	Estimated Square Footage of Existing Development and Number of Dwelling Units in the Project Area.....	II-2
II-2	Profile of Structural Conditions in Sample Areas of the Project Area.....	II-5
II-3	Inventory of Streets in Project Area Without Curbs and Gutters	II-9
II-4	Proposed Public Improvements to Project Area Transportation System.....	II-11
II-5	Reported Traffic Accidents for Project Area and City	II-11
II-6	Population Characteristics	II-12
II-7	Household and Housing Characteristics	II-12
II-8	Income Characteristics	II-13
II-9	Employment Characteristics	II-14
II-10	Reported Crime by Type	II-14
II-11	Taxable Retail Sales Comparison.....	II-18
IV-1	Estimated Public Improvements and Facilities Costs	IV-1
IV-2	Estimated Project Costs	IV-1
IV-3	Bonded Indebtedness and Tax Increment Limits.....	IV-6
IV-4	Assumed Agency Engendered New Developments	IV-7
IV-5	Projection of Incremental Tax Revenue.....	IV-7
IV-6	Project Cash Flow	IV-9
XIII-1	Tax Revenue Derived by Each Affected Taxing Agency in the Project Area From the Base Year Assessment Roll	XIII-3

PHOTOGRAPHS

<u>Description</u>	<u>Plate No.</u>
Defective Design and Character of Physical Construction	I-5
Faulty Interior Arrangement and Exterior Spacing.....	6-8
Age and Obsolescence	9-11
Deterioration	12-14
Poor Site Conditions	15-18
Shifting Use	19-22
Mixed Character	23
Vacancies and Vacated Structures	24-27
Lots (Parcels) of Irregular Form, Shape and Inadequate Size.....	28-29
Public Improvement Deficiencies – Streets, Sidewalks, Curbs & Gutters	30-34
Traffic Circulation and Parking Deficiencies	35-38
Prevalence of Impaired Investments	39-40

[Photographs follow page II-20]

KatzHollis

REPORT TO THE CITY COUNCIL ON THE PROPOSED REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA

INTRODUCTION

This Report to the City Council ("Report") on the proposed Redevelopment Plan ("Redevelopment Plan") for the North Sacramento Redevelopment Project Area ("Project") has been prepared for the Redevelopment Agency of the City of Sacramento ("Agency") pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code, Section 33000 et seq.).

The purpose of this Report is to provide the information, documentation, and evidence required by Section 33352 of the Community Redevelopment Law to accompany the proposed Redevelopment Plan when it is submitted by the Agency to the City Council. Such information, documentation and evidence is provided to assist the Council in its consideration of the proposed Plan and in making the various determinations it must make in connection with the adoption of the proposed Plan.

This Report is divided into 13 parts which generally correspond to the subdivisions contained within CRL Section 33352. Several subdivisions have been slightly reorganized to eliminate potential redundancies and make reading easier. Each part has a separate function as described in the summary listing which follows this paragraph. Certain parts of the Report, as noted in the summary, have been prepared by entities other than the Agency. Section 33352, however, requires the Agency to aggregate and submit such documents as a part of this Report.

Part No. and CRL Section No.	Title	Responsible Entity
Part I [33352(a)]	Reasons for Selection of Project Area	Agency
Part II [33352(b)]	Description of Physical, Social and Economic Conditions Existing in Project Area	Agency
Part III [33352(a)]	Description of Specific Projects Proposed by Agency; and Description of How Proposed Projects Will Improve or Alleviate Blight Conditions	Agency
Part IV [33352(c)] [33352(a)]	Proposed Method of Financing Redevelopment of Project Area, Including Assessment of Economic Feasibility of Project and Reasons for Including Tax Increment Financing; and Explanation of Why the Elimination of Blight and Redevelopment of the Project Area Cannot be Accomplished by Private Enterprise Acting Alone or by the City Council's Use of Financing Alternatives Other than Tax Increment Financing	Agency

KatzHollis

Part No. and CRL Section No.	<u>Title</u>	<u>Responsible Entity</u>
Part V [33352(d)]	Plan and Method of Relocation	Agency
Part VI [33352(e)]	Analysis of Preliminary Plan	Agency
Part VII [33352(f)] [33352(h)]	Report and Recommendations of Planning Commission, and Report Required by Section 65402 of Government Code	Planning Commission
Part VIII [33352(g)]	Project Area Committee Record	Agency
Part IX [33352(i)]	Report Required by Section 21151 of Public Resources Code (Project Environmental Impact Report)	Agency
Part X [33352(l)]	Neighborhood Impact Report	Agency
Part XI [33352(j)]	Report of County Fiscal Officer	Sacramento County Auditor- Controller
Part XII [33352(k)]	Report of Fiscal Review Committee	Fiscal Review Committee
Part XIII [33352(m)]	Analysis of Report of County Fiscal Officer; Summary of Consultations with Affected Taxing Agencies; and Analysis of and Response to Report of Fiscal Review Committee	Agency

This Report contains all information and documents required by the above CRL sections that could be completed (if an Agency responsibility) or had been received (if another entity's responsibility) as of April 24, 1992. A supplement to this Report will be issued as soon as necessary data or documents are available in order to complete any incomplete or missing parts.

KatzHollis

PART I. REASONS FOR SELECTION OF PROJECT AREA

A. Background and General Overview of Existing Conditions

The City of Sacramento ("City") and the Redevelopment Agency of the City of Sacramento ("Agency") have long been concerned with the physical, social and economic conditions affecting the community of North Sacramento. For a variety of reasons and on varying levels, the North Sacramento community possesses a sense of separateness or removal from the City, even from downtown, despite its close proximity. No doubt this separateness stems from the fact that up until 1964, North Sacramento was a city in its own right. In fact North Sacramento developed as a residential alternative for people who worked in the City of Sacramento. North Sacramento had a rural flavor with spacious residential lots and businesses which catered to locals and outlying farms. Natural and manmade barriers have physically isolated North Sacramento from other areas of the city. For example, to the south of North Sacramento, in between it and downtown, is the American River as well as Highway 160 and to the west is the East Main Drainage Canal which is paralleled by the Union Pacific Railroad. The northern portion of the Project Area is bounded by Del Paso Boulevard and the eastern portion is bounded by Craigmont Street and the Southern Pacific Railroad. Due to these barriers and the fact that North Sacramento developed as a separate city, the Sacramento and North Sacramento street system (often the thread of a city's fabric) did not develop in concert with each other, thus precluding this means of integration and continuity.

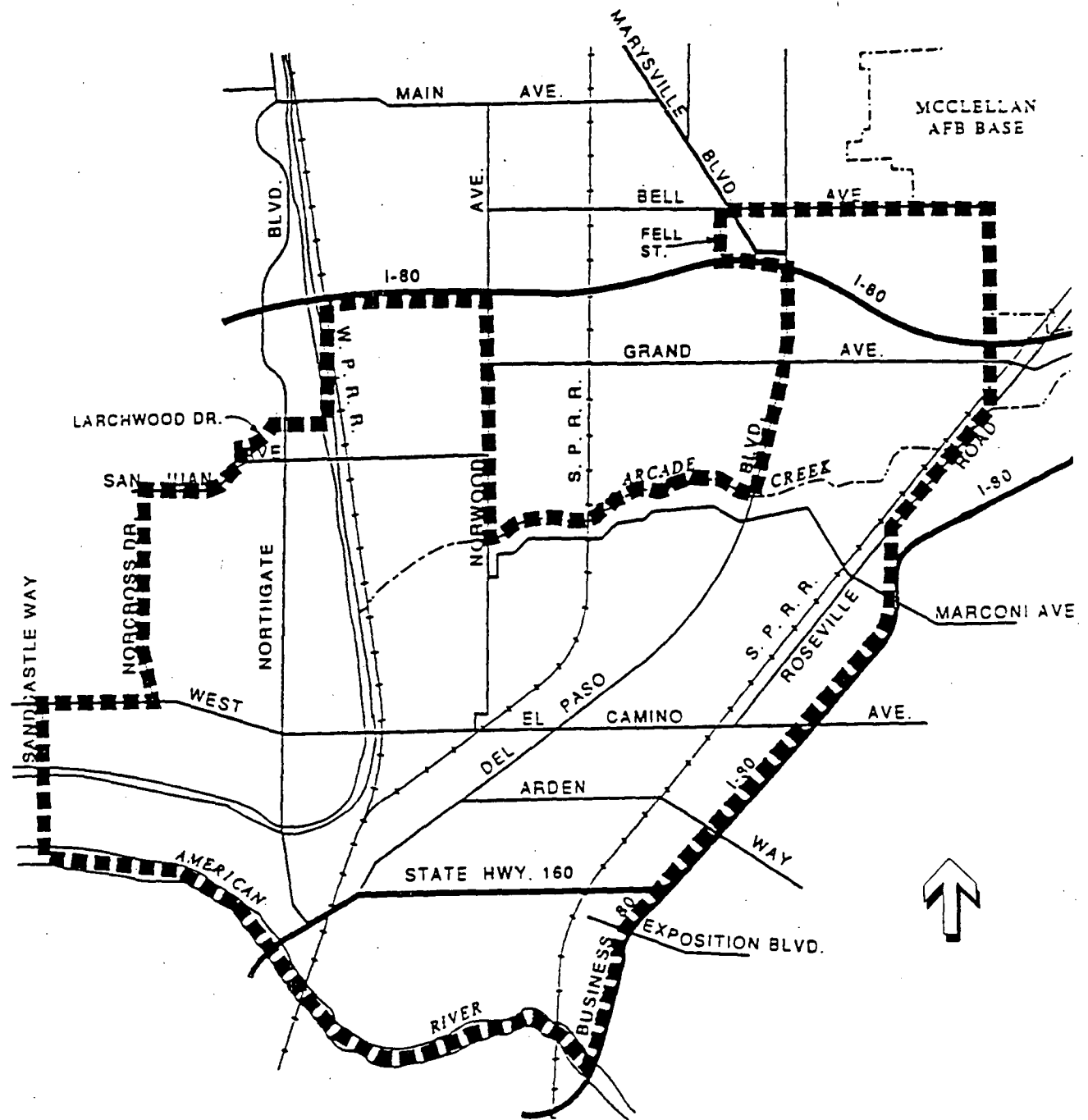
In addition to physical barriers North Sacramento is affected by psychological ones. Residents and business operators in North Sacramento have a strong sense of commitment to and pride in their community. In spite of this, non-residents have increasingly developed a negative stereotype of the area, perceiving it to be crime-ridden, heavily congested, inconvenient and run-down. Thus, despite the available housing stock and residential sites, the shopping opportunities, and improved access through the light rail line, very few businesses, households and individuals are patronizing or investing in North Sacramento.

The City and the Agency have employed a variety of programs to encourage revitalization and improve the quality of life in the North Sacramento area. These programs include implementation of the Del Paso Heights Redevelopment Project, the designation of three Community Development Block Grant Target Areas (Gardenland/Noralto, Rio Linda, and East Del Paso Heights), and the establishment of a business improvement district encompassing businesses on Arden Way, El Camino Avenue and Del Paso Boulevard, among other programs. Despite the efforts of both the City and the Agency problems persist within the area. At the encouragement of community residents and business leaders, the Agency undertook a study to assess whether redevelopment is an appropriate and feasible means of revitalizing portions of the North Sacramento area not already benefitting from redevelopment.

As the first step in exploring redevelopment as an appropriate tool for the North Sacramento community, the City Council on October 2, 1990 adopted Resolution No. 90-824 designating the North Sacramento Survey Area. The boundaries of the Survey Area are shown on Map 1. The purpose of adopting a Survey Area is to identify an area for redevelopment study purposes. The reason for such study is to determine the ability of a survey area, or portions thereof, to qualify as a feasible redevelopment project, and to establish suitable boundaries for such a project.

The Redevelopment Agency of the City of Sacramento contracted with Katz Hollis to examine the feasibility of adopting and implementing a redevelopment project within the Survey Area. The Survey Area was divided into 17 separately identifiable subareas, and a "Core Study Area" was

SURVEY AREA



Source: Sacramento Housing and Redevelopment Agency.

KatzHollis

NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA

MAP 1

KatzHollis

identified which consisted of Subareas 6, 8, 15 and 16 and portions of Subareas 7 and 9. The boundaries of the Core Study Area were based on initial perceptions regarding the existence and prevalence of blighting conditions and where the most effective use of redevelopment powers could be made. The Survey Area subareas and Core Study Area are shown on Maps 2 and 3.

The primary purpose of "The Feasibility Study for the Use of Redevelopment in the North Sacramento Survey Area" was to provide an assessment of the Survey Area in light of the requirements of the California Community Redevelopment Law ("CRL") for project eligibility regarding blight and financial feasibility. The Feasibility Study illustrates that while all of the Survey Area subareas are affected by conditions of blight, Subareas 5, 6, 8, 9, 15 and 16 and portions of Subarea 7 are most adversely impacted. The Study also demonstrates that a redevelopment project is financially feasible in both the Survey Area and the Core Study Area. On September 4, 1991, Agency staff and the Councilpersons (who are also Agency Board members) representing the City Council districts in which the Project Area lies, presented the community with the findings of the Study. Based on this discussion with the community, the determination of blight eligibility and financial feasibility contained within the Report, and other planning considerations, Agency policy-makers and staff in cooperation with the Sacramento City Planning Commission determined the Project Area's boundary. This boundary is shown on Map 4. On September 19, 1991 the Sacramento City Planning Commission officially established the boundary and adopted the Preliminary Plan for the North Sacramento Redevelopment Project Area; the first step in the redevelopment plan adoption process.

B. Predominantly Urbanized Area

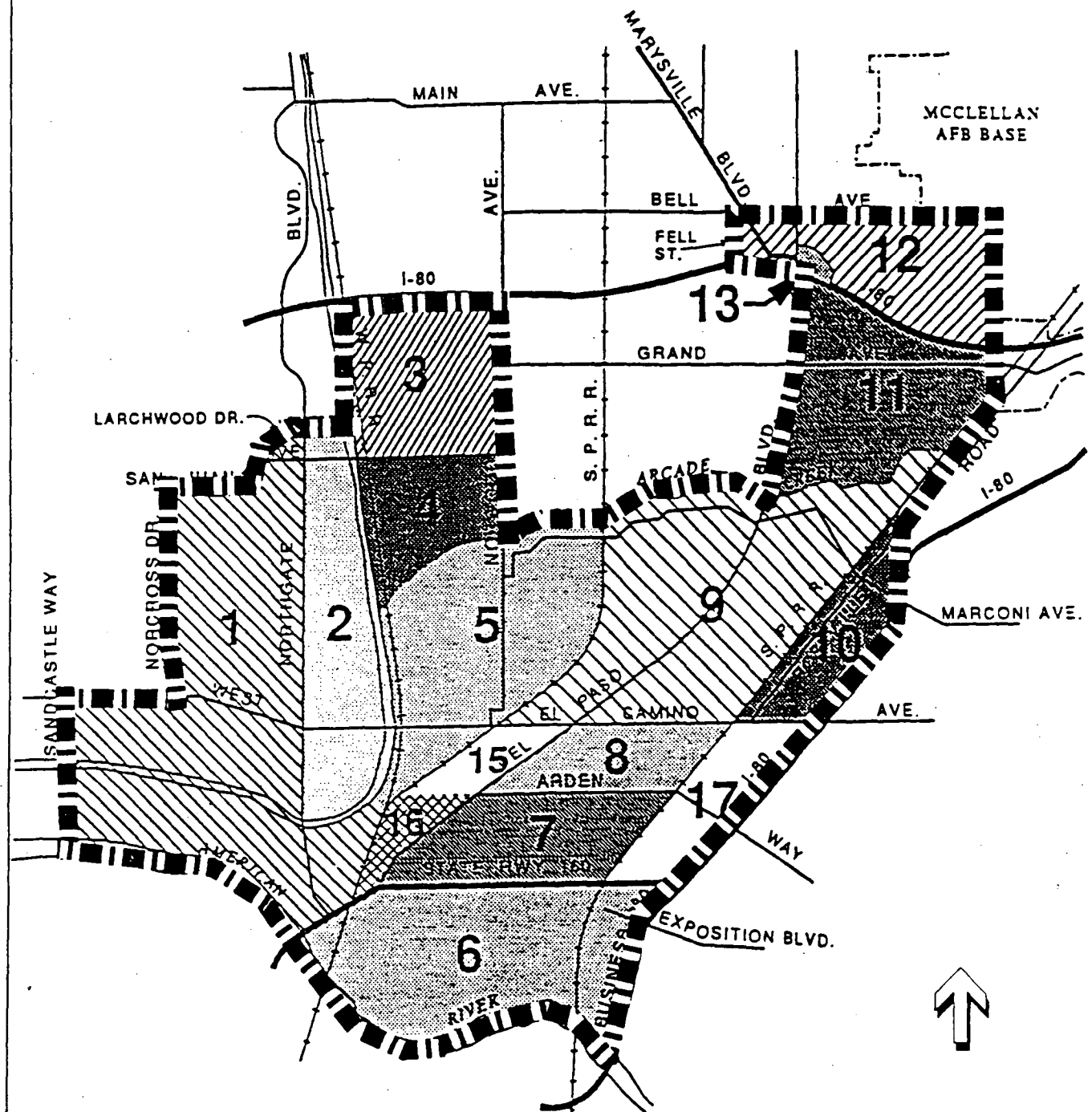
Section 33320.1 of the California Community Redevelopment Law requires redevelopment projects selected after January 1, 1984 to be "predominantly urbanized," which means that: 1) not less than 80 percent of the privately owned property has been or is developed for urban uses (uses which are consistent with zoning or otherwise permitted by law); or 2) the area is characterized by certain defined blight conditions; or 3) the area is an integral part of an area developed for urban uses. The Project Area qualifies as a predominantly urbanized area under all three of the given criteria.

First, although there is some land currently vacant in the Project Area, approximately 87 percent of all property (privately and publicly owned) has been or is developed for urban uses. Of the approximate 1,186 total acres in the Project Area approximately 159 acres, or about 13 percent, is vacant land. Therefore, approximately 1,027 acres, or approximately 87 percent the land within the Project Area is predominantly urbanized.

Second, as discussed in a later section of this Report, the Project Area contains lots (parcels) of irregular form and shape and inadequate size, which has contributed to the economic deterioration, dislocation and disuse of the area. This is one of the specified blight conditions which qualifies an area as predominantly urbanized.

Finally, since the Project Area is located within the highly urbanized community of North Sacramento and is now totally surrounded by developed urban uses, and is served by streets which serve such surrounding uses, it qualifies as a predominantly urbanized area in that it is manifestly an integral part of an area developed for urban uses. As illustrated on Map 5, the entire Project Area, or 100 percent of the Project Area, is an integral part of an area developed for urban uses.

SUBAREA LOCATION MAP



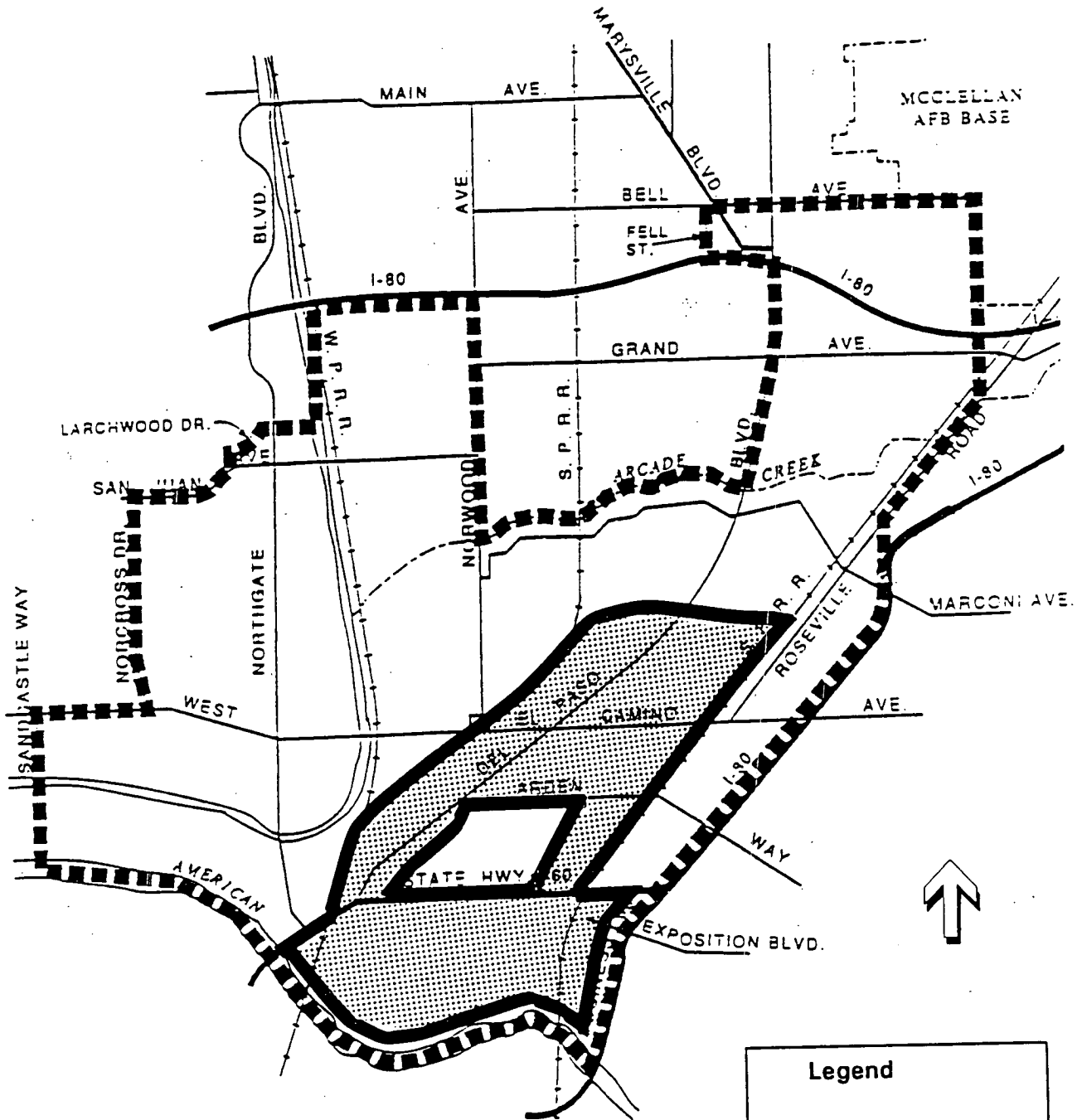
Source: Sacramento Housing and Redevelopment Agency.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

MAP 2

CORE STUDY AREA



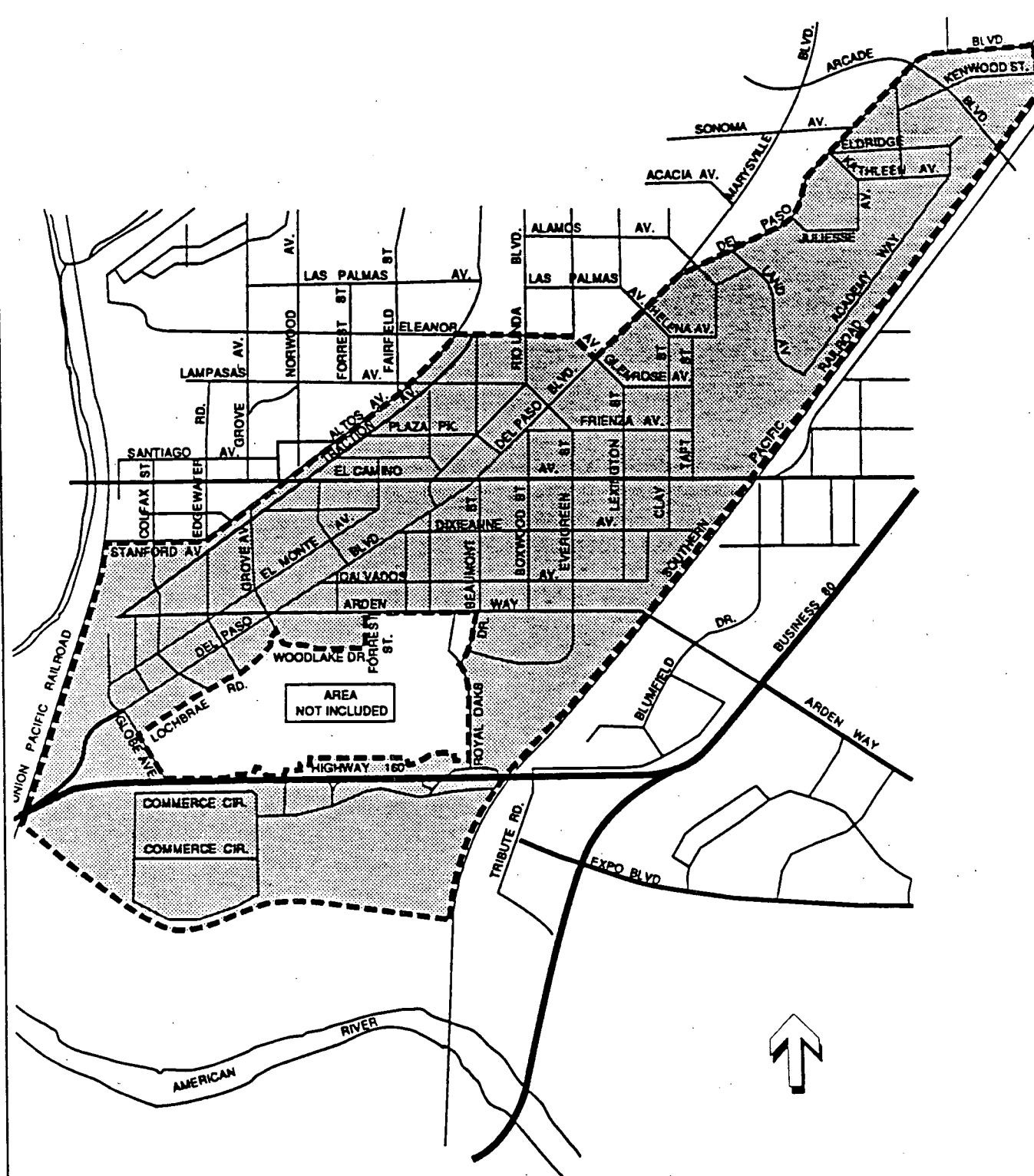
Source: Sacramento Housing and Redevelopment Agency.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

MAP 3

PROJECT AREA



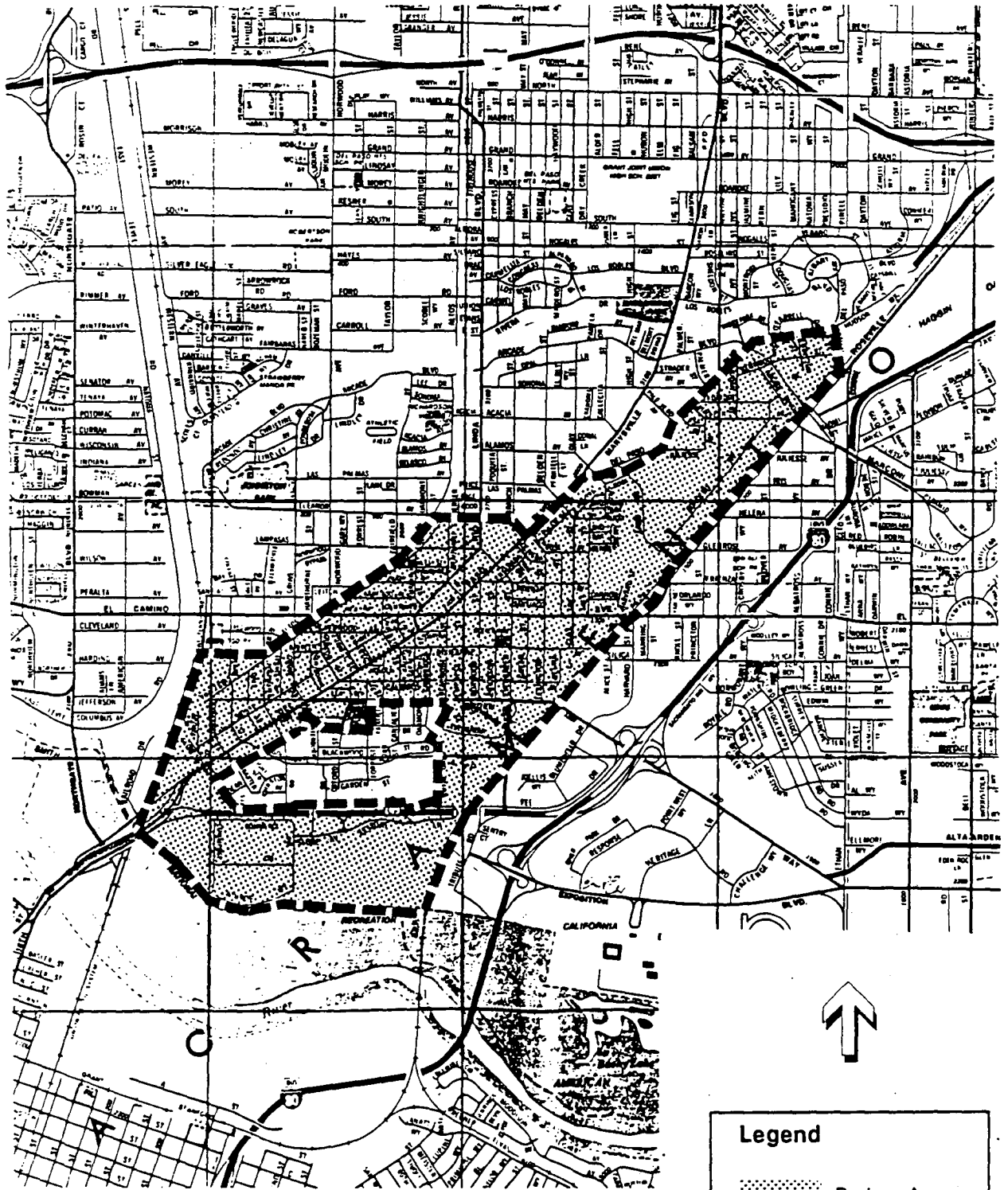
Source: Katz Hollis

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

MAP 4

INTEGRAL PART OF AREA DEVELOPED FOR URBAN USES



Source: Katz Hollis

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

MAP 5

KatzHollis

C. Properties Included for Redevelopment Purposes

Certain properties within the Project Area are not deteriorated properties. These properties have been included: (1) in order to plan and carry out the Project as a uniform whole; (2) to impose uniform requirements over a geographically defined and identified area of the City; (3) because such properties are impacted by the substandard conditions existing on surrounding properties, and correction of such conditions may require the imposition of design, development or use requirements on the standard properties in the event they are rehabilitated or redeveloped by their owners; (4) because such properties will share in the physical, social and economic benefits which will accrue to the area through the elimination of substandard conditions, including the replacement or provision of new public improvements and facilities serving the Project Area; and (5) because such properties are part of a blighted area.

D. Goals and Objectives for Redevelopment of the Project Area

As set forth in the draft Redevelopment Plan, the goals and objectives for the proposed North Sacramento Redevelopment Project Area are summarized as follows:

1. Reduce local unemployment through the development of local job opportunities and the preservation of the Project Area's existing employment base by encouraging office development and labor intensive industrial uses and by capitalizing on local skill training programs and City policies regarding local hiring.
2. Promote private and public sector cooperation and involvement in sustaining existing businesses and encouraging new private investment in the Project Area's commercial sector.
3. Expand commercial uses which are convenient to and meet the daily needs of North Sacramento's residents by strengthening and supporting community shopping facilities in the Del Paso-El Camino business district and at the same time encourage commercial activities serving the City and surrounding areas.
4. Conserve, rehabilitate and redevelop the area in accord with the General Plan, the Community Plan, the Redevelopment Plan and local codes and ordinances, including controlling unplanned growth by guiding revitalization activities and new development in such a manner as to meet the needs of the Project Area, the City and its citizens.
5. Increase, improve and preserve the Project Area's housing stock by encouraging a mix of housing types and densities available to a range of households (elderly, low and moderate income, special needs) through a variety of mechanisms, such as rehabilitation, market incentives, and subsidies.
6. Increase access to and circulation within the North Sacramento community through a variety of traffic improvements and transportation modes.
7. Conserve and build upon the positive qualities of the North Sacramento community and at the same time eliminate and prevent the spread of blight and deterioration, which engender negative perceptions of the area.
8. Retain and promote community services and facilities that support and enhance neighborhood cohesiveness, stability and pride.

KatzHollis

9. Encourage the generation of increased sales, business license, hotel occupancy and other fees, taxes, and revenues to the City.
10. Reduce the City's annual costs for the provision of local services to and within the Project Area.
11. Provide new and improve existing public improvements and facilities, the absence or inadequacy of which constitute an economic liability of the City and cannot be remedied by private or governmental action without redevelopment.

Redevelopment of the Project Area pursuant to the proposed Redevelopment Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law by: (1) elimination of areas suffering from economic dislocation and disuse; (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; (4) installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and (5) other means as determined appropriate.

KatzHollis

PART II. DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN PROJECT AREA

Information presented in this Part II of the Redevelopment Agency of the City of Sacramento's Report to City Council on the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area was compiled from a variety of sources, including:

- 1) A field survey of structural conditions within the proposed Project Area conducted by Agency Staff during January through March of 1991.
- 2) Interviews with Agency and City staff officials
- 3) A photo survey of land uses and physical conditions within the proposed Project Area conducted by Katz Hollis in May and June, 1991.
- 4) A review and analysis of various reports, documents and plans provided by Agency/City staff, including but not limited to the following:
 - "North Sacramento Community Plan", City of Sacramento Department of Planning and Development, March 13, 1984.
 - "Del Paso Boulevard Revitalization Study", Planning and Development Company, December 1984.
 - "Del Paso Boulevard Parking Study in the City of Sacramento", TJKM Transportation Consultants, March 1986.
 - "Population and Housing Data by Community Plan Area", City of Sacramento Department of Planning and Development, March 1989 and 1991.
 - "The Sacramento Source Book For Community Planners", Volume 1, Sacramento County Community Profiles.
 - "Transportation Corridors Between The South Natomas, North Sacramento and Downtown Communities", Department of Public Works, October 30, 1990.
 - "1991-1992 Transportation Sales Tax Expenditure Program", Department of Public Works.
 - "City of Sacramento Capital Improvement Program 1990-1995", City of Sacramento Department of Finance, Budget Division, March 30, 1990.
 - Draft "Del Paso Boulevard Study" by Herb Adams, Real Estate Land Use Institute, July, 1991.
 - "Business Improvement Survey Report", North Sacramento Chamber of Commerce and Ruth McElhinney Communications, December 1989.
 - "Market Analysis North Sacramento Redevelopment Study Area," Udewitz Associates, July 1991.
- 5) Demographic and housing data provided by Donnelley Marketing Information Services, June and September 1991.

Where appropriate, sources of data are cited throughout this Report.

KatzHollis

A. Existing Physical Conditions

1. Project Area Land Uses and General Characteristics

The North Sacramento Redevelopment Project is generally bounded on the east by the Southern Pacific Railroad; on the south by the American River levee; on the west by the Union Pacific Railroad, Stanford Avenue and Altos Avenue; on the north by Eleanor Avenue, Del Paso Boulevard and Craigmont Street (See Map 4).

Land uses within the Project Area include residential, retail, office, industrial and public uses. Table II-1 presents the breakdown of existing development by building area within the Project Area, as described in the Draft Environmental Impact Report. Of the estimated 19.09 million square feet of development in the Project Area, about 14.2 million square feet are occupied by residential uses; the equivalent of an estimated 3,206 units. An estimated 1.18 million square feet are used for retail commercial uses and another 280,000 square feet are devoted to office uses. Approximately 2.06 square feet are developed for industrial uses and an estimated 1.14 million square feet are dedicated to public uses, such as recreational facilities, schools, etc. Map II-1 shows the City of Sacramento North Sacramento Community Land Use Plan adopted by City Council on March 13, 1984.

2. Buildings and Structures

The condition of the building stock is a direct indicator of neighborhood deterioration and a reflection of the underlying market conditions which contribute to the process of deterioration. The North Sacramento Redevelopment Project Area is characterized by the existence of buildings and structures that are in varying states of deterioration, are obsolete, and in certain cases, are unfit or inappropriate to occupy due to the factors described below and illustrated in part by the photographs appearing on Plates 1 through 27.

a. Defective Design and Character of Physical Construction

Buildings of any type may suffer deterioration or disuse, or may contribute to such problems in other buildings, because of inherent defects in their design or character of physical construction. Such defects may exist from the moment a given building is completed; or, they may evolve as uses within the building or within surrounding buildings change over a period of time. Examples of buildings and structures within the Project Area with defective design and character of physical construction are provided on Plates 1 through 5.

Conditions of defective design and character of physical construction can be manifested in a number of ways. One way is when existing conditions do not meet modern construction standards, which are established to ensure the health and safety of building occupants. Such defects may not technically be code violations (although most older buildings suffer from many of these, too), but rather deficiencies born of evolutionary improvements in building code standards which have occurred since the building's construction. For example, buildings were commonly constructed of unreinforced masonry in the early decades of this century; today, however such construction techniques are no longer considered sound. Given the era in which most of the Project Area's commercial and industrial development took place, numerous examples of unreinforced masonry buildings may be found in the Project Area, primarily around Del Paso Boulevard, as shown on Plates 1A, 2A, 2B and 3A. Unreinforced masonry buildings are problematic because they represent a threat to the public safety and require additional investment, in the form of seismic reinforcement. Given a commercial district like Del Paso Boulevard, however, which does not do a significant volume of business, any extra costs or risks associated with establishing a business there

KatzHollis

Table II-1

North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

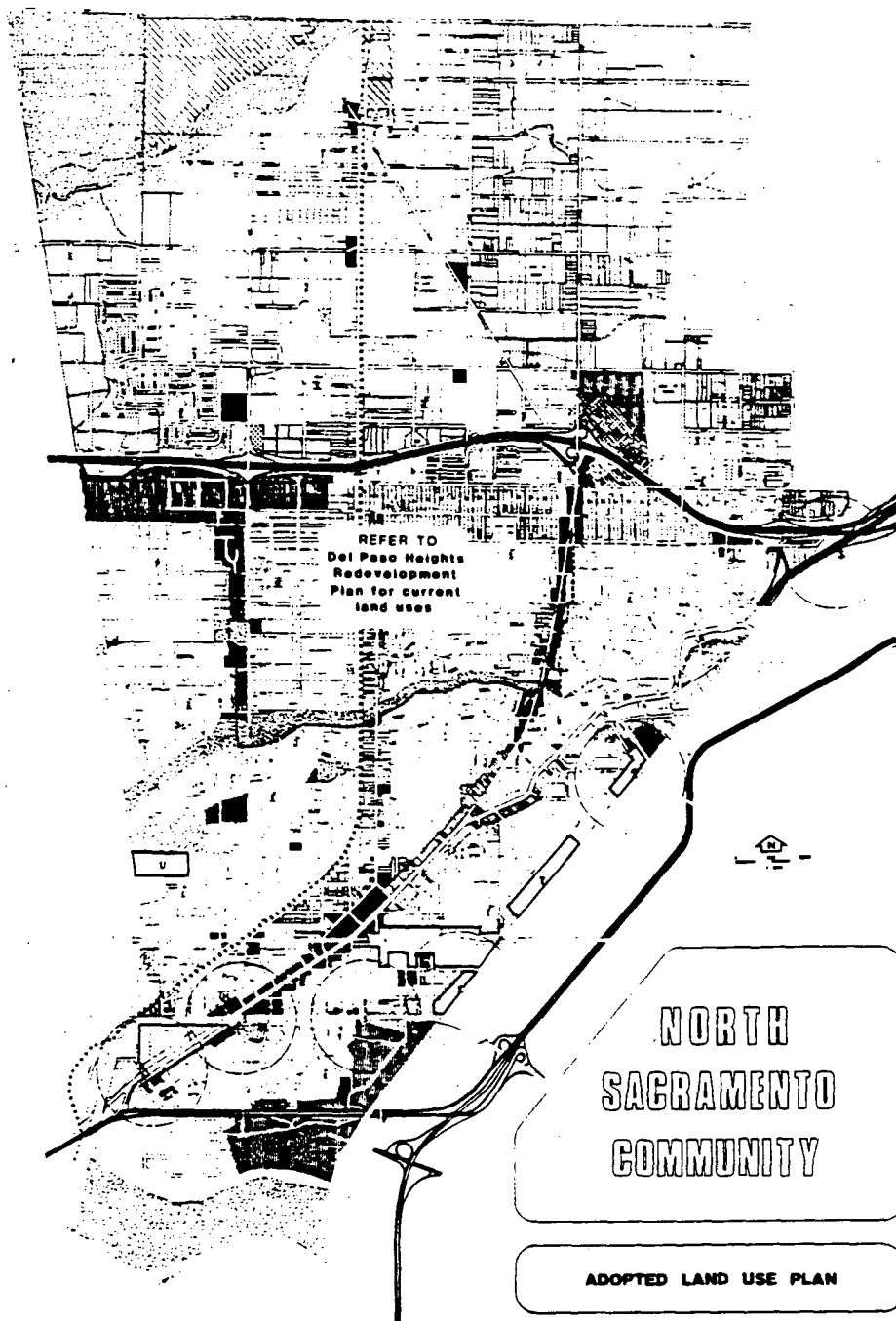
ESTIMATED SQUARE FOOTAGE OF EXISTING DEVELOPMENT AND NUMBER OF DWELLING UNITS IN THE PROJECT AREA

<u>Existing Development</u>	<u>Number of Units</u>	<u>Millions of Square Feet</u>
Residential	3,206	14.42
Retail/Commercial	n/a	1.18
Office	n/a	0.28
Industrial	n/a	2.06
<u>Public Facilities</u>	<u>n/a</u>	<u>1.14</u>
Total	<u>3,206</u>	<u>19.09</u>

Note: n/a = Not Applicable

Source: North Sacramento Redevelopment Plan, Draft Environmental Impact Report,
Sacramento Housing and Redevelopment Agency and STA Planning, 1992.

ADOPTED LAND USE PLAN



- | | | |
|--|-----------------------------|-----------------------------|
| - RURAL ESTATES
RESIDENTIAL 10U 5-4NA | - HIGHWAY COMMERCIAL | - SPECIAL PLANNING DISTRICT |
| - RESIDENTIAL 4-8 DU NA | - RETAIL-GENERAL COMMERCIAL | - PARKS-PARKWAYS-OPEN SPACE |
| - RESIDENTIAL 7-15 DU NA | - OFFICE | |
| - RESIDENTIAL 11-21 DU NA | - LABOR INTENSIVE | |
| - RESIDENTIAL 11-29 DU NA | - INDUSTRIAL | |

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

MAP II - 1

KatzHollis

will create steep impediments to private sector investment and may cause property owners or developers to invest elsewhere.

Within the Project Area's residential building stock, many homeowners have modified their original residences to include additional rooms. For the most part, these additions, appear to be "bootlegged", in that proper permit and building code standards do not appear to have been followed. Many of these additions have also been constructed with little regard to the way in which they fit the design of the original structure. Some older commercial buildings also have been apparently modified with little regard to building standards and aesthetics. Plates 3B, 4A and 4B illustrate several examples of bootlegged or poorly constructed additions. Bootlegged additions which do not meet building and other construction standards, may represent a serious impediment to reinvestment because home buyers often request an inspection at the time of purchase. If homes in the area consistently fail to pass inspection it may be difficult to find buyers, which in turn could create depressed property values.

Other examples of defective design and character of physical construction are structures exhibiting poor quality building materials, construction techniques or design. Plates 4B, 5A and 5B clearly illustrate structures with poor quality building materials and/or construction techniques. The result of such poor building materials or construction techniques can be unpleasant or undesirable aesthetics, inadequate ventilation and light and possible structural failure.

The Agency is proposing a commercial and residential rehabilitation program, discussed in Part III, that would provide grants and low interest loans to businesses and homeowners in the Project Area. The rehabilitation loans are aimed at eliminating conditions of defective design and character of physical construction like those discussed above, as well as other blighting conditions resulting from deterioration, faulty interior arrangement and exterior spacing and age of obsolescence.

b. Faulty Interior Arrangement and Exterior Spacing

Conditions of faulty exterior spacing are typically characterized by buildings that are constructed too closely together, leaving little or no room for setbacks and sideyard space. Such conditions can be the result of haphazard development leading to excessive lot coverage or irregularly shaped parcels and the problematic nature of situating structures upon such parcels. They may also result in impairing the appearance and use of the buildings themselves, and may have a substantial adverse impact on surrounding areas. Adverse impacts can range from increased concentration of residents and subsequent traffic congestion to instances of decreased ventilation and insufficient lighting. Crowded conditions deprive residents of adequate open space for recreational and other pursuits. In addition, such conditions tend to give an unsightly appearance to an area, resulting in reduced property values. Plates 6 through 8 show examples of faulty exterior spacing which can be observed in the Project Area.

Due possibly to past zoning requirements, or lack thereof, many of the older commercial structures in the Survey Area were constructed with little or no setbacks from the property lines. Given current zoning standards, many of the older commercial structures along El Camino Avenue, Del Paso Boulevard and Arden Way are considered to have faulty exterior spacing as illustrated on Plates 6A, 7A and 7B.

Occasionally, original structures may have been built with sufficient open space, but this has been negated by the subsequent construction of additional structures on the parcel. The result is limited sideyard space and a heavy reliance on the area's unimproved lots

KatzHollis

and alleyways for access to structures at the rear of these sites. As well as creating open space problems, faulty exterior spacing can cause external problems, such as inadequate circulation and parking, as shown on Plate 8.

c. Age and Obsolescence

Problems stemming from age and obsolescence in the Project Area can be found in the physical layout of the land as well as in the design and condition of the structures. Both of these factors must be taken into consideration when evaluating the ability of the existing physical environment in the Project Area to accommodate the present day needs of the community, including shifts in the space requirements of businesses, and evolving infrastructure and other physical transformations.

The age of the buildings within an area indicates, in part, the level of reinvestment occurring within the area. For example, an area in demand will often have a large proportion of newer buildings as reinvestment and intensification takes place. The age of buildings may also point towards deterioration. Older buildings, unless modernized, are more likely to contain structural problems and code deficiencies than newer buildings. Generally, the older the building is the more problems and deficiencies it will have. The ages of structures on properties within the Project Area varies widely. Although precise figures are not available, the structures in the Project Area are estimated to range between 10 and 60 years old. The oldest commercial structures are located along Del Paso Boulevard, with several structures dating back to the 1930s. Plates 9 through 11 illustrate examples of aged and obsolete structures within the Project Area.

While many aged structures retain their usefulness throughout the years, others become economically or physically obsolete and lose their usefulness. A good example of age and obsolescence is provided on Plate 9, which shows a strip of old commercial buildings along Del Paso Boulevard. This commercial strip is obsolete in terms of current retail development standards. Successful retail developments provide adequate and convenient off-street parking, which is not available at these older retail outlets along Del Paso Boulevard. Because this commercial strip does not have the coordinated design, efficient parking, and ease of access that more modern facilities have, they are, by comparison, obsolete.

The commercial outlets themselves appear to be functionally obsolescent, as noted in the Draft Del Paso Boulevard Study. This may be due to poor floor plans, outdated style, and inadequate building components, all of which have a direct bearing on the wants and needs of today's retailers and the ability of the commercial strip to attract new investment. Since the retail market is not currently strong on Del Paso Boulevard, the obsolete physical plant of its commercial outlets means an additional risk to locating there because of the costs associated with remodelling to meet modern requirements. This cost in turn represents an additional risk to a potential business operator that he may not incur at a comparable location.

As indicated above, obsolescence, often a result of age, is also an indication of the economic stability of, as well as reinvestment into, a community. Older commercial and industrial facilities may have outlived their usefulness or economic viability as newer more efficiently designed buildings are constructed and as market conditions and consumer preferences change. Other structures become physically obsolete despite their relatively recent construction as the example shown on Plate 10B illustrates. Due to economic circumstances, the emergency care hospital has vacated the property. Since the use for the medical building is business specific, unless another similar use occupies the site, the property must be deemed physically obsolete.

KatzHollis

Table II-2

North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

PROFILE OF STRUCTURAL CONDITIONS IN SAMPLE AREAS OF THE PROJECT AREA

Type	A Excellent/Good Condition		B Minor Rehabilitation		C Major Rehabilitation		D Extensive Reconst./Demolition		Total	Percent
	No.	Percent	No.	Percent	No.	Percent	No.	Percent		
I. Residential										
Single Family	46	21.9%	138	65.7%	26	12.4%	0	0.0%	210	100.0%
Multi-Family	6	16.2%	22	59.5%	8	21.6%	1	2.7%	37	100.0%
Subtotal	52	21.1%	160	64.8%	34	13.8%	1	0.4%	247	100.0%
II. Non-Residential										
Commercial	26	53.1%	20	40.8%	3	6.1%	0	0.0%	49	100.0%
Commercial-Industrial	4	36.4%	7	63.6%	0	0.0%	0	0.0%	11	100.0%
Subtotal	30	50.0%	27	45.0%	3	5.0%	0	0.0%	60	100.0%
TOTAL (I & II)	82	26.7%	187	60.9%	37	12.1%	1	0.3%	307	100.0%

Source: Sacramento Housing and Redevelopment Agency field survey, January to March, 1991.

KatzHollis

not confident that the economic base of the area is either healthy or vital enough to warrant such investment.

f. Mixed Character of Buildings

Buildings and structures are generally characterized by the uses that are made of them. A building used for living purposes is characterized as a residential building. A building used for business purposes is of commercial character. And a building housing manufacturing, fabricating, or processing functions is considered industrial in character. When more than one use is made of a building, or when two buildings of different uses exist on the same parcel, or adjacent to each other on abutting parcels, then such buildings are considered to be of mixed character. Mixed character buildings often have different but compatible uses. Frequently, however, they have incompatible uses, with all the accompanying aesthetic (physical), social, and sometimes economic problems such mixing can generate.

Plate 23 illustrates examples of incompatible uses abutting one another. The close proximity of certain commercial and industrial facilities to residential uses is likely to create unhealthy conditions such as noise and fumes. Negative visual impacts and other adverse environmental factors tend to reduce property values and are a disincentive to investment and property maintenance.

To reiterate, there are numerous environmental, physical, social and economic consequences to mixed uses. These consequences may include: potential health risks from proximity to toxic substances, noise disturbances, and parking problems. Conditions of mixed character provide a poor environment for community residents and business operators to conduct their business and social affairs. At the same time, such conditions discourage existing and potential residents and business operators from considering the community a low risk opportunity and worthwhile place to reside, invest in and improve property. Even where there is sufficient incentive, a resident or potential investor may be unable to obtain financing at an economic rate of interest. In some cases, financing may not be available at all.

g. Vacancies and Vacated Structures

In addition to a marked shift in uses and a mixture of building character, areas in decline generally experience a higher than average vacancy rate. It is because of high vacancy rates that building uses begin to shift and an inappropriate mixing of uses occur. As discussed above, building owners, after or to avoid long periods of vacancy, agree to rent to less substantial tenants or to tenants whose proposed use of the premises is inconsistent with the building's original design or purpose. The housing stock may also experience vacancies if people believe it to be in poor condition and perceive the community as an undesirable place to reside.

Vacant and abandoned buildings are observed to be prevalent throughout the Project Area. Some of these vacancies are shown on Plates 24 through 27. As may be seen from these photographs both the commercial and the residential building stock are affected by vacancies. Constantly vacant and abandoned buildings and structures may be unsafe and foster criminal activity such as vandalism and squatting. And like most other blight characteristics, the negative visual impact serves as a disincentive to revitalization and investment.

3. Properties

The Project Area is characterized by properties which suffer from deterioration and disuse due to the factors described below and illustrated in part by the

KatzHollis

photographs appearing on Plates 28 through 40, many of which are related to deficiencies in the physical environment and the high level of stress placed upon the existing infrastructure system.

a. Lots (Parcels) of Irregular Form, Shape and Inadequate Size

Economic dislocation, deterioration or disuse results from the prevalence of irregularly formed or shaped lots and the inadequacy of such lots for proper usefulness and development. This situation is commonly the result of historical subdivision and development patterns as well as shifting economic trends in commercial sectors (i.e., growth or shifts in the industrial base and/or shifts in the demand for goods and services). Irregularly formed lots can also be the result of public improvement projects, such as creation of a new street or widening of an existing one. Adequate parcel size and dimension is necessary if land is to be effectively utilized for development. Certain minimum lot sizes are required not only for code compliance but also to make development and redevelopment attractive to investors. Parcels must be large enough to accommodate the primary structure, setback area, and parking and circulation space. Plates 28 and 29 provide examples of poor development due primarily to lots of irregular shape and inadequate size.

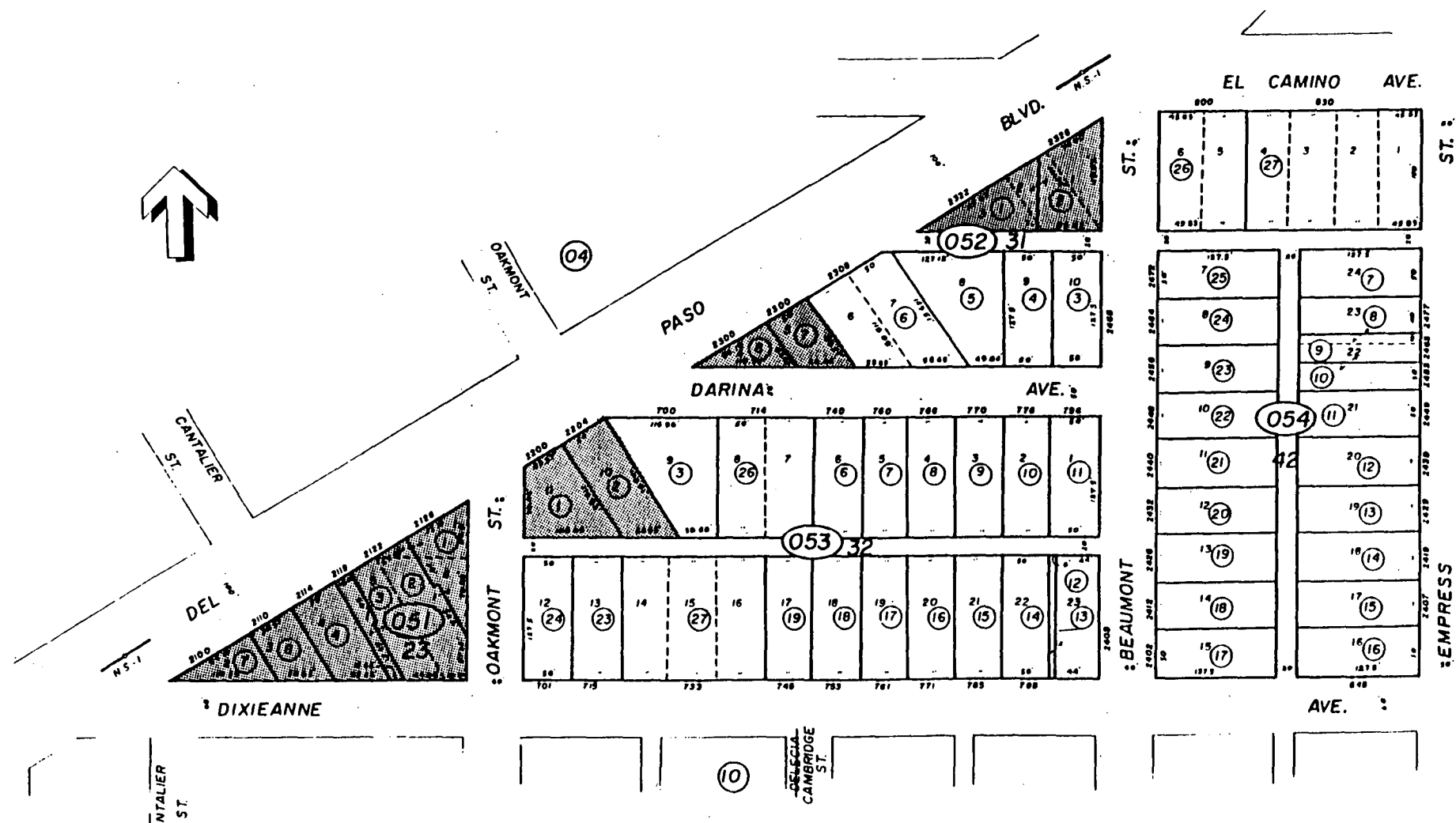
As noted in the Introduction, North Sacramento developed primarily as a semi-rural "refuge" for people working in the City of Sacramento. As a result, much of the Project Area appears to have been comprised of large residential parcels. Subsequently, these large parcels were subdivided and sold in a haphazard and piecemeal manner by individual property owners. The result has been the creation of a parcelization pattern characterized by parcels of varying and often inadequate size and irregular shape. Sometimes parcels are landlocked.

The haphazard subdivision of parcels described above appears to have occurred most commonly in the central and northern portions of the Project Area. Maps II-2 and II-3 depict typical parcelization patterns. These maps illustrate the range of lot sizes and shapes within a single block. A review of County of Sacramento Assessor parcel maps indicates that there are also numerous landlocked parcels (i.e., parcels enclosed by other parcels without direct access to a public right-of-way) (See Map II-4). The landlocked parcels, though currently owned by property owners of adjacent non-landlocked property and served by private roads, could become inaccessible if the owner of the property decides to sell one of the properties. In this case the value for the landlocked parcel would be substantially diminished. This situation inhibits the potential for proper usefulness of the lot.

As noted above, parcels of irregular form and shape and inadequate size may also be the result of public improvements, such as the lay-out of the street system. Streets along the Del Paso Boulevard commercial strip and portions of Arden Way do not meet at right angles, creating irregularly shaped blocks, which are small and narrow. The result in turn is irregularly shaped and inadequately sized commercial lots which compromise the interior and exterior spacing of the buildings located on them, as illustrated on Plates 28A and 29A. Irregularly shaped and inadequately sized commercial lots make it difficult for a property owner to comply with zoning and setback requirements, which in turn creates the condition of faulty interior arrangement and exterior spacing, as discussed above. Plate 28B and 29A indicate the conditions which can result from small lots and faulty exterior arrangement; in these instances the result is inadequate on-site parking and a lack of landscaping.

Small and irregularly formed parcels or parcels with limited building area are a constraint to development and redevelopment. There are certain requirements for any development, such as setbacks, parking and circulation space, and pedestrian access. If a parcel cannot accommodate all these elements, a property owner or potential investor may need to acquire

IRREGULARLY SHAPED LOTS



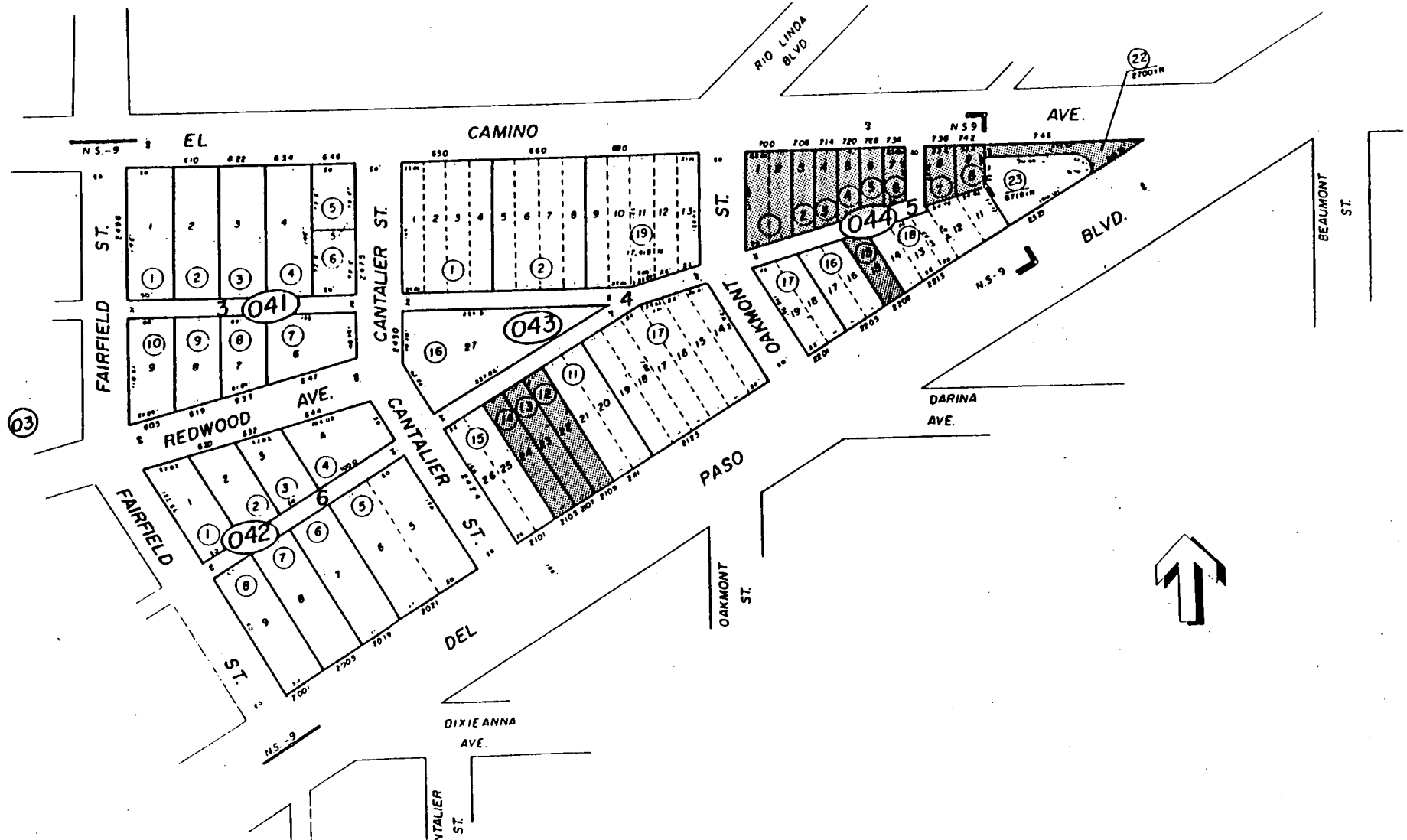
Source: Assessment Maps of the County of Sacramento, 1991.

KatzHollis

NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA

MAP II - 2

INADEQUATE LOT SIZE



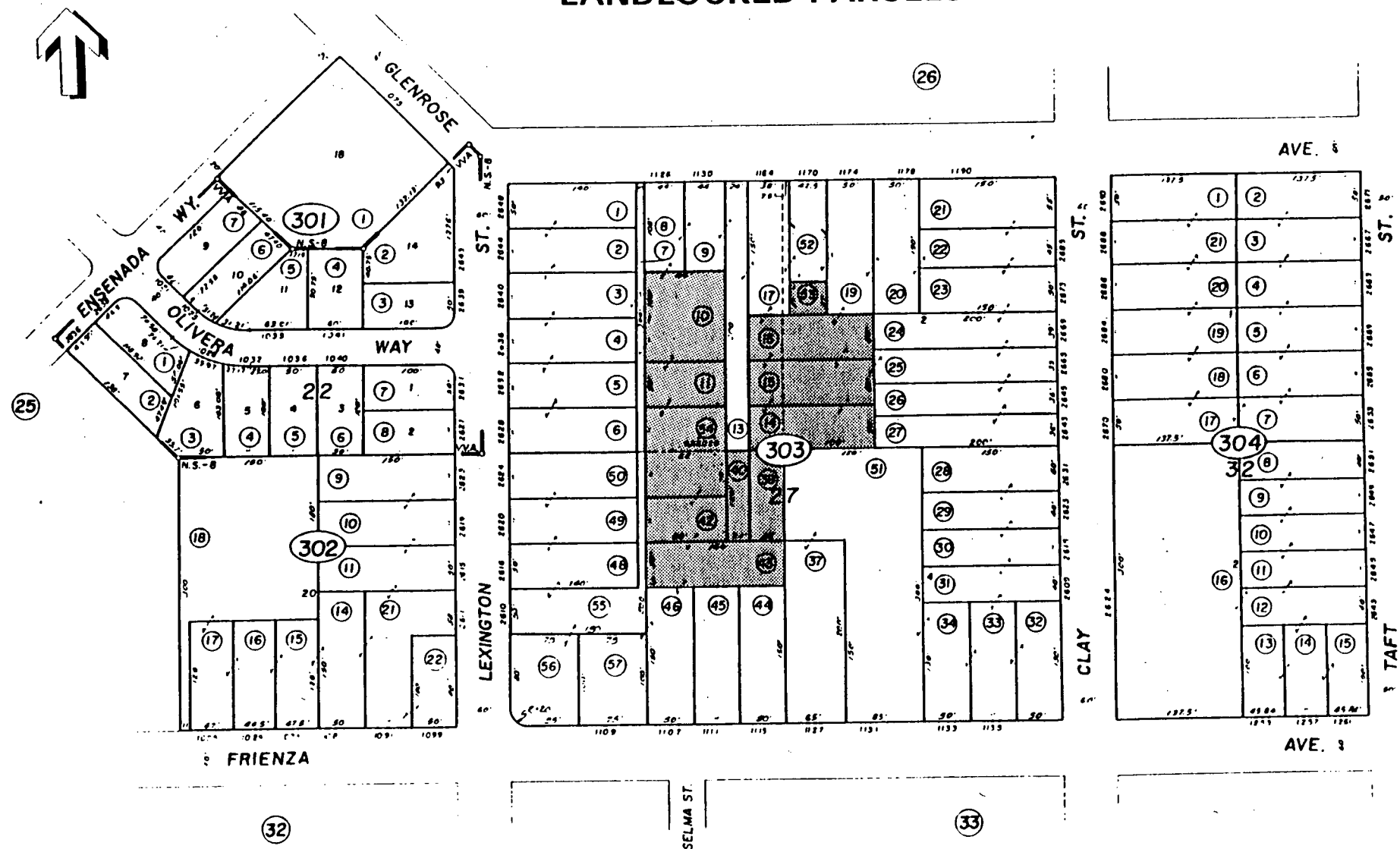
Source: Assessment Maps of the County of Sacramento, 1991.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

MAP II - 3

LANDLOCKED PARCELS



Source: Assessment Maps of the County of Sacramento, 1991.

KatzHollis

NORTH SACRAMENTO
REDEVELOPMENT PROJECT

MAP II - 4

KatzHollis

an adjacent property or forego rehabilitation or development of the property in lieu of an alternative one of better size and dimensions.

b. Ownership Patterns

The ownership pattern within a block is critical since it is much easier for the private sector to combine and develop multiple lots that are owned by one party than it is when each lot is owned separately. Many of the commercially zoned areas in the Project Area are composed of numerous narrow or shallow lots, making it very likely that any new development will require the assemblage of two or more parcels to create a site of adequate size.

Based on the secured assessment roll of the County of Sacramento, an analysis of property ownerships in selected areas of the Project Area was conducted to determine the pattern of property ownership in areas zoned for commercial use. The strip commercial areas of Del Paso Boulevard, El Camino Avenue and Arden Way were sampled to analyze commercial property ownership patterns.

Del Paso Boulevard and El Camino Boulevard both show a greater than 80 percent diversity in ownership. El Camino Avenue exhibits the highest diversity of ownership diversity at 84 percent. Del Paso Boulevard also ranks high in ownership at 81 percent. The lowest diversity in ownership is found along Arden Way with approximately 64 percent of the parcels in possession of different owners.

This diversity of ownership poses difficulties and risks to a private investor, including an existing owner, desiring to assemble parcels for new development or other re-use. Due to the prevalence of irregularly formed lots in the area, it is unlikely that a higher intensity of development relative to that which currently exists in the area would be possible without a major land assemblage effort. Absent redevelopment tools (i.e., an agency's authority under state law to purchase private property through negotiated purchase or eminent domain proceedings), such an investor could be required to negotiate agreements with numerous individual property owners. In the event that such an investor is unable to reach an agreement with even one owner, the entire development project could very likely be infeasible. Under these circumstances, most investors would be unwilling to take such a risk, especially in a blighted area where the initial expense to prepare for a major development are very high and the time lag between a project's completion and a return on investment is difficult to predict.

c. Inadequate Public Improvements, Facilities and Utilities

A willing private owner or developer can be inhibited in his efforts to upgrade or redevelop his property if the public improvements, facilities or utilities needed or serving his property are inadequate or non-existent. If, for example, traffic circulation is poor, or utility lines are of insufficient capacity, public sector involvement is urgently needed to alleviate inadequate public improvements, facilities and utilities.

i. Street, Sidewalk, Curb, Gutter and Storm Drain Deficiencies

Based on field surveys performed by Agency staff, Table II-3 shows a general inventory of public rights-of-way that do not have curbs and gutters. Lack of, or inadequate streets, sidewalks, curbs and gutters pose potential flooding, street maintenance, safety and health problems to the Project Area communities which do not have such improvements. Missing, deteriorating and/or poorly designed sidewalks, curbs and/or gutters are illustrated on Plates 30 through 34. The lack of these amenities may act as a deterrent to investment in that other

KatzHollis

Table II-3

North Sacramento Redevelopment Project Area

Redevelopment Agency of the City of Sacramento

INVENTORY OF STREETS IN THE PROJECT AREA WITHOUT CURBS AND GUTTERS *

<u>Street/Street Segment</u>	<u>Address</u>
Academy Way	3100-3151
Arden Way	100-199
Clay Street	2400-2799
Colfax Street	2270-2284
Dale Avenue	2201
Del Paso Boulevard	800, 3232-3242, 3244-3400
Dixieanne Avenue	1116-1120, 1324-1399
El Camino Avenue	1200-1301
Ellen Street	2700-2735
Evergreen Street	2540-2594
Frienza Avenue	1000-1078, 1080-1261, 1500-1799, 1921-1941
Kathleen Avenue	ALL
Kenwood Street	1701-1728, 1800-1999
Lampasas Avenue	ALL
Lexington Street	2330-2473
Pendleton Street	3100-3199
Plaza Avenue	ALL
Redwood Avenue	79
Santiago Avenue	1001-1011
Selma Street	ALL
Taft Street	2500-2799
Tessa Avenue	ALL

* Partial Listing. Not all of the streets in the Project Area were identified and surveyed.

Source: Sacramento Housing and Redevelopment Agency, March 1991.

KatzHollis

comparable areas with such improvements may be found to be more appealing and will be more successful in attracting investment dollars.

Many of the streets within the Project Area are identified as lacking curbs and gutters or having exposed storm drain trenches. According to city engineers, heavy rainstorms often cause storm drains to overflow and flood due to lack of maintenance or poor design. The result of frequent flooding and subsequent standing water is the deterioration of the streets and storm drains and the exacerbation of mosquito abatement problems. Open exposed storm drains also cause potential safety hazard for pedestrians and motorists as illustrated on Plate 30. Lack of sidewalks and curbs, accentuated by the open and exposed storm drains trenches, also threatens pedestrian and motorist safety as shown on Plates 30B, 31A, 31B, 32A and 32B. Unpaved alleyways which are constantly in need of improvement contribute to the rapid deterioration of adjacent improved streets and severely degrade the aesthetics of the community as evident on Plates 33B, 34A and 34B.

ii. Water Distribution Deficiencies

The Project Area is currently faced with several utility deficiencies, including inadequate water supply; deficiencies in street lighting; and unsightly overhead utility wiring. As with the lack of sidewalks, curbs, and gutters, these utility deficiencies may act as a deterrent to new investment and reinvestment in that investors will select comparable areas which are set apart only by the presence of these utilities.

Although the Project Area is currently faced with more than one type of water distribution system deficiency, the City is emphasizing addressing the water supply and distribution needs for fire protection service within the Project Area. The existing level of fire protection in portions of the Project Area is currently substandard and incapable of supporting additional large scale developments. Many of the water lines are undersized or constructed of improper materials. The proposed water system improvements, which include the abandonment of existing 2-inch and 4-inch diameter mains and replacement with 6-inch diameter mains, the installation of new 8-inch and 12-inch diameter mains, as well as replacement of sub-standard wharf hydrants, are intended to increase fire protection capability to a level adequate to support existing and new development within the area. Additional water supply and distribution needs may need to be met as a result of street reconstruction or street overlay projects which would include replacement or relocation of water mains, fire hydrants and obsolete or deteriorating equipment and services.

iii. Traffic, Circulation and Parking Deficiencies

The Project Area's transportation and circulation system is deficient in many respects. Physical barriers, road patterns and road conditions all contribute to the difficulties of ingress and egress into the Project Area. Plates 35 through 38 illustrate traffic and circulation problems within the Project Area.

As described earlier, the North Sacramento area is surrounded by physical barriers on all four sides: Arcade Creek on the north; the Southern Pacific Railroad on the east; the American River levee on the south; and to some extent the Union Pacific Railroad right-of-way and the Natomas East Main Drainage Canal on the west. Only one east-west roadway, El Camino Avenue, provides access from the Project Area into the fast growing northwest Sacramento communities. Del Paso Boulevard and Highway 160 are the only two north-south thoroughfares to provide access from the Project Area into downtown Sacramento. As identified on Plates 35 and 36, El Camino Avenue and Arden Way intersect Del Paso Boulevard creating congestion and confusion for motorists. The intersection of Del Paso Boulevard and El Camino Avenue is recognized as one of

KatzHollis

the most heavily used in North Sacramento. The City's Department of Public Works has identified several transportation improvements which would provide motorists with additional east-west access (See Table II-4). Map II-5 identifies physical barriers to access in and out of the Project Area and Project Area street intersections with high traffic volumes.

Street patterns are another factor creating transportation and circulation deficiencies. Del Paso Boulevard and surrounding streets do not follow a typical grid pattern, but instead intersect at approximate 45 degree angles with other major thoroughfares, i.e., Arden Way and El Camino Avenue. This type of roadway configuration impedes traffic flows, access to secondary streets and safe pedestrian crossings.

Traffic flow along Del Paso Boulevard, the only north-south street connecting the Project Area with downtown Sacramento, can sometimes become impeded by the Regional Transit Light Rail. The Regional Transit Light Rail occupies one lane of the north- and south-bound lanes of Del Paso Boulevard between Highway 160 and Arden Way. During peak traffic hours, congestion and potential conflicts between motorists and the light rail are highest. Plates 37A and 37B clearly show the traffic congestion and conflicts between the different transportation modes along Del Paso Boulevard.

Although the number of traffic accidents in the City of Sacramento remains relatively unchanged, traffic accidents in the North Sacramento Redevelopment Project Area have steadily increased since 1988. Table II-5 and Map II-6 identify street intersections with significant traffic accident patterns due to poor or inadequate signalization. The number of traffic accidents steadily increased 37 percent within the past three years, from 27 reported traffic accidents in 1988 to 37 reported in 1990. The number of traffic accidents in the City of Sacramento increased slightly by less than 3 percent within the same time period, from 7,527 in 1988 to 7,772 reported traffic accidents in 1990.

When the old commercial shopping strips within the Project Area were built, limited on- and off-street parking was adequate for city requirements and consumer needs. Today, consumers expect and patronize shopping districts with plentiful off-street parking. The lack of off-street parking within the Survey Area has contributed to the decline of business and the relocation of businesses to newer centers with ample off-street parking. Efforts to rectify these circumstances have been hampered by the degree of deficiencies that exist and the scarcity of public resources available to the City to improve such conditions. Plate 38A best illustrates the parking problem that plagues Del Paso Boulevard. Adding to the parking problem is the influx of commuters parking near the light rail stations along Del Paso Boulevard. The result is motorists parking on unimproved property as pictured on Plate 38B.

B. Existing Social Conditions

The California Community Redevelopment Law bases the need for redevelopment in part on the existence of physical problems that contribute to blight, that is the impairment of utilization of an area to the extent that it constitutes a serious physical, social or economic burden on the community. In addition, the law also specifies that a prevalence of social and economic maladjustment may be contributing causes of blight. Social conditions which contribute to lowering the general welfare of an area's inhabitants give rise to economic liabilities that cannot be alleviated by private enterprise acting alone. The purpose of this section of the Report is to present information which shows the existence of social maladjustment in the North Sacramento Redevelopment Project Area.

KatzHollis

Table II-4

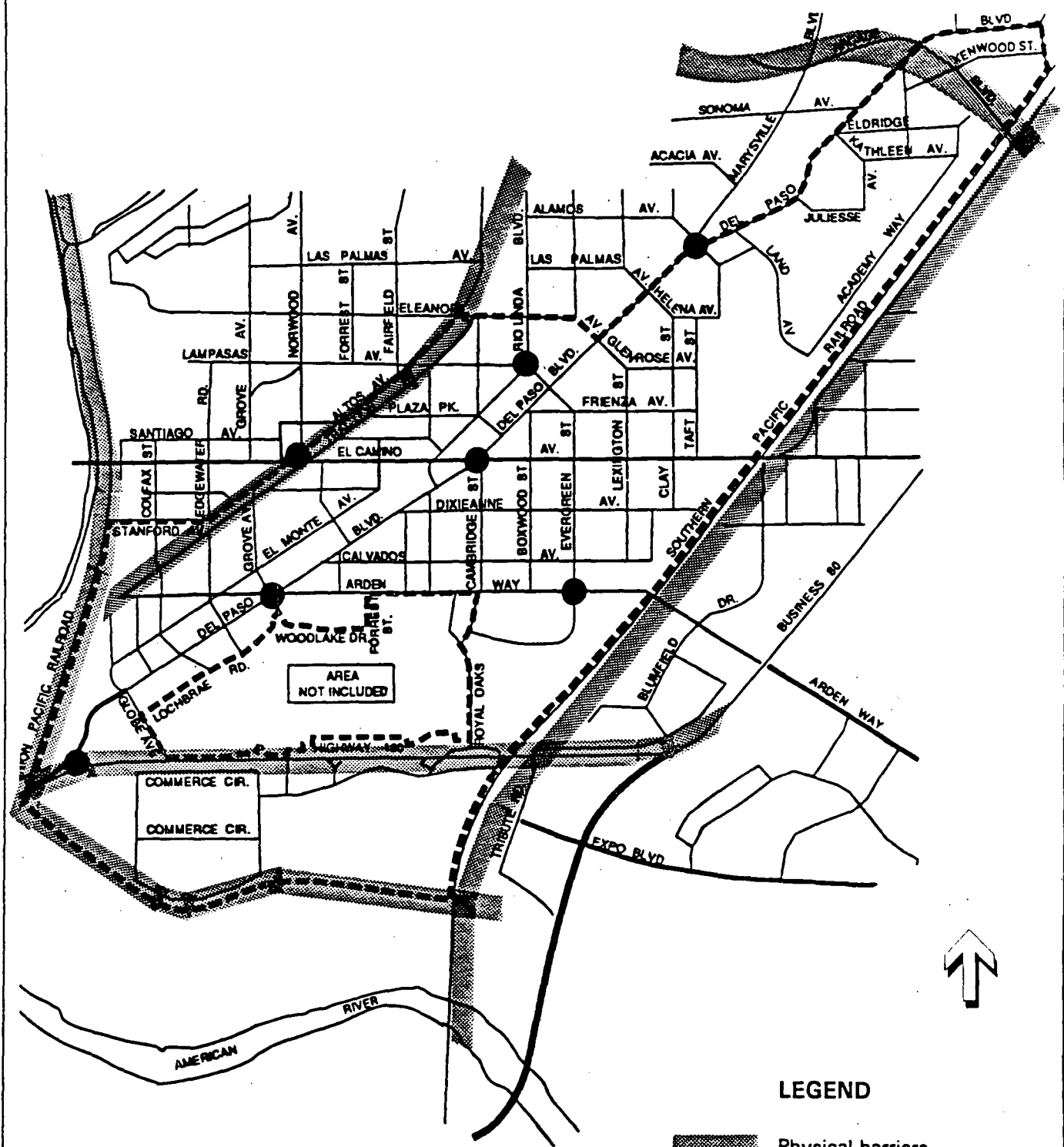
North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

PROPOSED PUBLIC IMPROVEMENTS TO THE PROJECT AREA TRANSPORTATION SYSTEM

1. Arden/Garden Connector Project would provide four lane connection between Arden Way and Garden Highway across the East Main Drainage Canal.
2. Evergreen Street road extension between Arden Way and State Highway 160.
3. Exposition Boulevard road extension between Business Highway 80 to State Highway 160.

Source: City of Sacramento, Department of Public Works, 1991.
Sacramento Housing and Redevelopment Agency, 1991.

PHYSICAL BARRIERS AND HIGH VOLUME INTERSECTIONS



Source: Crime Statistics Report, City of Sacramento Police Department and Katz, Hollis, Coren and Associates, Inc., 1991.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

MAP II - 5

KatzHollis

Table II-5

North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

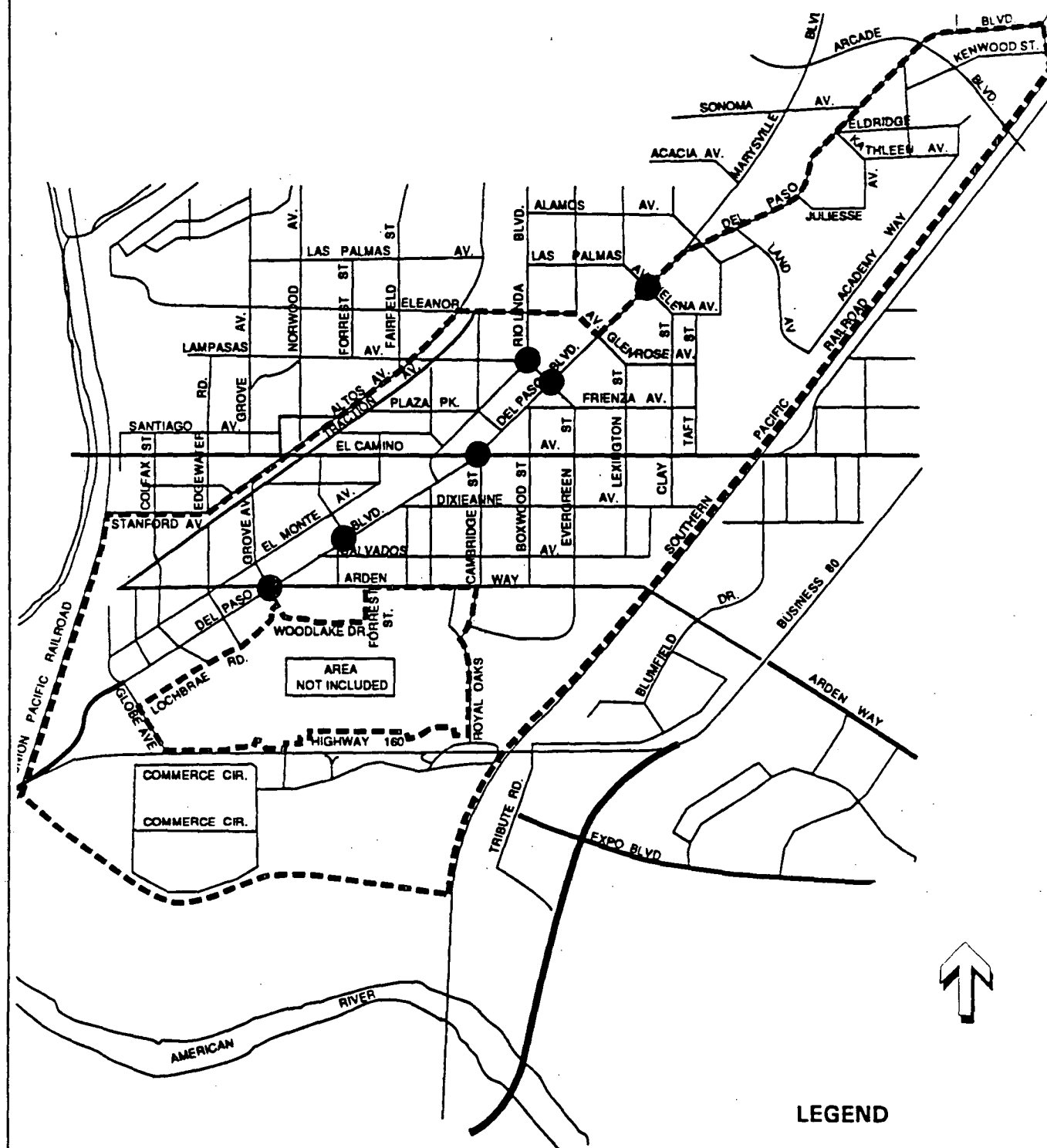
REPORTED TRAFFIC ACCIDENTS FOR THE PROJECT AREA AND CITY, 1988-1990

Traffic Accidents Reported

Street Intersection(s)	Traffic Accidents			Percent Change 1988-90	Three Year Total
	1988 Total	1989 Total	1990 Total		
Del Paso / El Camino	6	12	6	0.0%	24
Grove / El Monte	1	1	3	200.0%	5
Del Paso / Grove / Arden	7	7	7	0.0%	21
Del Paso / Rio Linda	2	1	4	100.0%	7
Rio Lindo / Plaza	6	6	7	16.7%	19
El Camino / Princeton	1	1	1	0.0%	3
Rio Linda / Lampasas	1	3	6	500.0%	10
Del Paso / Fianza	0	1	0	0.0%	1
Del Paso / Helena	3	2	3	0.0%	8
Total	27	34	37	37.0%	98
City of Sacramento	7,527	7,769	7,722	2.6%	23,018

Source: Crime Statistics Report, City of Sacramento Police Department, 1991.

REPORTED TRAFFIC ACCIDENT INTERSECTIONS



Source: Crime Statistics Report, City of Sacramento Police Department, 1991.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

MAP II - 6

KatzHollis

For this purpose, the identification of appropriate indicators of social maladjustment is critical. There are a number of generally recognized indicators of social and economic performance that may be taken as a basis for assessing social functioning. In this Report the focus is on indicators such as population, housing, income, employment and crime.

Information reported in this section was obtained from the Donnelley Marketing Information Services, which provides 1980 Census data and estimates for 1990. Data was collected to assess social conditions in the Project Area as compared to the City and the County of Sacramento. Data reported for the Project Area is for the census tracts, or portions thereof, covering the Project Area.

1. Population

According to the City of Sacramento Population and Housing Data, the Project Area is considered to be heavily urbanized and experiencing stable and, in some areas, declining population growth. In 1980, according to Donnelly Marketing Information Services, there were more than 6,122 residents in the Project Area. By 1990, the population grew to an estimated 6,515 residents, an increase of approximately less than 7 percent or an average annual growth rate of less than one percent. During the same time period, Sacramento County grew approximately 30 percent or at an average annual rate of nearly 3 percent, increasing from 783,381 in 1980 to an estimated 1,014,159 in 1990. The City of Sacramento also grew in population by approximately 25 percent or an average annual rate of approximately 2 percent, increasing from 275,741 in 1980 to an estimated 345,308 in 1990 (See Table II-6).

Education levels in the Project Area, as indicated by number of years of school completed, appear to be considerably lower than that in the City or County populations. Less than 8 percent of the population in the Project Area graduated from college while more than 18 percent of the population in the City graduated and about 34 percent of the population in the County graduated.

2. Housing

Similar to the population growth discussed above, the number of households in the Project Area has increased slightly, less than nine percent, since 1980. In comparison, the number of households in the City has increased more than 25 percent and in the County by more than 30 percent.

Table II-7 shows household and housing characteristics in the Project Area, City and County for comparison purposes. The proportion of owner-occupied residential units in the Project Area is lower than in the City and County. Approximately 45 percent of the Project Area is owner-occupied as against more than 51 percent citywide and nearly 56 percent countywide. By the same token, the proportion of renter-occupied residential units is higher in the Project Area than in the City and County. The proportion of renter-occupied dwellings units in the Project Area at approximately 45 percent is slightly higher than the City at less than 40 percent and much higher than the County at nearly 37 percent. In addition, the high proportion of vacant units in the Project Area (nearly 11 percent) also distinguishes it from the City and County (approximately 8 percent and 7 percent, respectively).

As shown in Table II-7 median rent levels and median home values in the Project Area in 1980 were considerably below the citywide and countywide medians. The 1980 Census reports the Project Area median rent as \$153 in comparison to \$168 citywide and \$219 countywide. The median Project Area rent was approximately 14 and 30 percent below the citywide and countywide medians.

KatzHollis

Table II-6

North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

**POPULATION CHARACTERISTICS: PROJECT AREA, CITY OF SACRAMENTO
AND COUNTY OF SACRAMENTO, 1980 AND 1990 ESTIMATES**

	Project Area			City of Sacramento			County of Sacramento		
	1980	Est. 1990	Percent Change	1980	Est. 1990	Percent Change	1980	Est. 1990	Percent Change
Total Population	6,122	6,515	6.4%	275,741	345,308	25.2%	783,381	1,014,159	29.5%
Median Age of Population	--	34.3	--	--	34.8	--	--	33.7	--
High School Graduates (%)	53.3	--	--	53.0	--	--	58.7	--	--
College Graduates (%)	7.5	--	--	18.7	--	--	33.7	--	--

Source: Donnelley Marketing Information Services, July and September 1991.

KatzHollis

Table II-7

North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

HOUSEHOLD AND HOUSING CHARACTERISTICS: PROJECT AREA, CITY OF SACRAMENTO AND COUNTY OF SACRAMENTO, 1980 AND 1990 ESTIMATES

	Project Area			City of Sacramento			County of Sacramento		
	1980	Estimate 1990	Percent Change	1980	Estimate 1990	Percent Change	1980	Estimate 1990	Percent Change
Number of Households	2,732	2,960	8.3%	112,859	141,715	25.6%	299,805	390,572	30.3%
Average Household Size	2.22	--	--	2.39	--	--	2.56	--	--
Total Housing Units	3,052	--	--	123,284	--	--	323,702	--	--
Owner-Occupied	44.9%	--	--	51.6%	--	--	55.9%	--	--
Renter Occupied	44.6%	--	--	39.9%	--	--	36.7%	--	--
Vacant	10.4%	--	--	8.4%	--	--	7.3%	--	--
Median Monthly Rent	\$153	--	--	\$178	--	--	\$219	--	--
Average Monthly Rent *									
Two-bedrooms/two-baths	--	\$534	--	--	\$559	--	--	--	--
Three-bedrooms/two-baths	--	\$590	--	--	\$653	--	--	--	--
Average Sales Price	--	\$151,124	--	--	\$189,157	--	--	--	--
Average Sales Price / Square Foot	--	\$88.17	--	--	\$95.23	--	--	--	--

* "Market Analysis North Sacramento Redevelopment Study Area," Udewitz Associates, July 1991.

Source: Donnelley Marketing Information Services, June and September 1991 and Udewitz Associates, July 1991.

KatzHollis

A market study conducted by Udewitz Associates in 1991 indicates that the North Sacramento housing continues to be less desirable than that of the City in general. The average monthly rents for a standard two-bedroom/two-bath unit was \$535, approximately 5 percent lower than the City average. A standard three-bedroom/two-bath unit cost approximately 11 percent less on average than a comparable unit elsewhere in the City. Lower median rents and average rents within the Project Area may indicate that either the rental market is stagnant, or the quality and condition of available rental units are below that of units located in other areas of the City. Whatever the cause, it is clear that the demand for rental housing in the North Sacramento community is not as strong as it is elsewhere in the City.

Census figures for 1980 median home values in the Project Area were significantly lower than those for the City and the County. The 1980 median home value in the Project Area was \$40,082, which is 29 percent lower than the City median home value of \$56,786 and 48 percent lower than the County median home value of \$64,360. In the first quarter 1991, according to the Udewitz Associates market study, the average sales price in the Project Area was \$151,124, which was more than 25 percent below the City average sales price of \$189,157.

Another measurement for home values is to compare home sales price by the size of the improvement. Relating the average home size of 1,735 square feet to the average sales price shows a value ratio of approximately \$88 per square foot for the Project Area. In comparing the average home size of 1,986 square feet to the average sales price for the City of Sacramento shows the value ratio of more than \$95 per square foot. This shows that the average home price in the Project Area was significantly lower than the Citywide average. The price per square foot of approximately \$88 per square foot for the Project Area was more than 8 percent lower than the Citywide average of more than \$95 per square foot. These figures suggest a stagnant housing market.

These housing indicators illustrate that residential values in the Project Area, as reported above, are extremely low in comparison to the City. Furthermore, these home values reflect the generally poor condition of the housing stock as discussed earlier.

3. Income

The household income gap between the Project Area and both City and County has increased over the past ten years, Project Area residents still earn incomes far below those earned overall in the City and County. As of 1980, the median household income in the Project Area was \$11,372, approximately 22 percent below the citywide and 35 percent below the countywide median incomes of \$14,649 and \$17,586. The 1990 Census estimates show an even greater margin of difference in median household income between the Project Area and the City and County. The 1980 Project Area median income was about 27 percent below the citywide and approximately 38 percent below the countywide median household incomes. The 1990 estimates for median household income within the Project Area was \$18,662 against \$25,702 citywide and \$29,911 countywide. (See Table II-8.)

Another way to analyze income characteristics of different groups is through income distribution patterns. The U.S. Department of Housing and Urban Development (HUD) sets standards for income levels. They are as follows: households which receive 50 percent of the County median income are considered very low income households; households which receive 80 percent of the County median income are considered low income households; and households which receive 120 percent of the County median income are considered moderate income households. The proportion of low and moderate income households in the Project Area is important

KatzHollis

Table II-8

North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

**INCOME CHARACTERISTICS: PROJECT AREA, CITY OF SACRAMENTO
AND COUNTY OF SACRAMENTO, 1980 AND 1990 ESTIMATES**

	Project Area			City of Sacramento			County of Sacramento		
	1980	Estimate 1990	Percent Change	1980	Estimate 1990	Percent Change	1980	Estimate 1990	Percent Change
Median Household Income	\$11,372	\$18,662	64.1%	\$14,649	\$25,702	75.5%	\$17,586	\$29,911	70.1%
Very Low Income Households	--	27.5%	--	--	20.3%	--	--	15.2%	--
Low Income Households	--	10.4%	--	--	10.2%	--	--	8.4%	--
Moderate Income Household	--	13.8%	--	--	18.5%	--	--	18.3%	--

KatzHollis

in providing an indication of the ability of area owners to maintain and reinvest in their property or to support special assessment districts for infrastructure improvements. It is also an indication of the ability of renters to purchase homes.

Approximately 28 percent of the households in the Project Area are considered to be very low income households compared to 20 percent in the City and 15 percent in the County. More than 10 percent of the households in the Project Area are considered to be low income households compared to 10 percent in the City and more than 8 percent in the County. Combined, the proportion of very low and low income households is substantially higher in the Project Area than in both the City and County, with nearly 38 percent of all households in the Project Area qualifying as very low and low income households and only an approximate 30 percent qualifying in the City and less than 24 percent in the County.

Overall, households in the Project Area have lower incomes than residents of the City and the County. This is reflected in the higher percentage of very low and low income households in the Project Area as compared to the City and the County as well as the lower median household incomes in the Project Area.

4. Employment

As illustrated on Table II-9, 1980 Census employment figures indicate a lower skilled labor force in the Project Area as compared to the labor forces in the City and the County. Of those employed in the Project Area, blue collar occupations account for more than 29 percent of all jobs held versus just over 21 percent citywide and slightly more than 22 percent countywide. Only about 14 percent of Project Area workers are classified as managerial or professional as against approximately 26 percent in the City and 25 percent in the County. Of the remaining employee population in the Project Area, 28 percent are in technical or administrative occupations, 9 percent are in sales, 15 percent are in production, 4 percent are as machine operators, 10 percent as laborers, and 19 percent in other occupations.

In 1980, the unemployment rate for the Project Area was higher than that for the City and the County. According to the 1980 Census, more than 16 percent of the labor force was unemployed in the Project Area compared to around 10 and 9 percent in the City and County, respectively. This trend continues to persist in 1990. Employment Development Department figures for 1990 indicate that the unemployment rate for the Project Area (as represented by the Community Plan area shown on Map II-1) averaged more than 11 percent whereas the unemployment rate for the City averaged 5 percent. The unemployment rate for the Project Area averaged twice that of the City's average in 1988 and 1989 as well.

In analyzing both income characteristics, as discussed above, and unemployment trends, the North Sacramento community suffers from significantly lower paying jobs and higher unemployment as compared to the City. The two conditions combined further exacerbate the implications of attracting private investments into the Project Area.

5. Crime

Crime data for 1989 and 1990 were obtained from the City of Sacramento Police Department. Since the Police Department tracks crime statistics by reporting districts, data reported for the Project Area is based on the reporting districts most closely approximating the Project Area boundary. Crime statistics for the Project Area and the City are presented on Table II-10.

KatzHollis

Table II-9

North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

EMPLOYMENT CHARACTERISTICS: PROJECT AREA, CITY OF SACRAMENTO AND COUNTY OF SACRAMENTO, 1980 *

	<u>Project Area</u>	<u>City of Sacramento</u>	<u>County of Sacramento</u>
Total Labor Force	2,459	126,375	372,452
% Unemployed	16.6%	10.3%	9.0%
Total Employed	2,050	113,333	338,891
% Managerial/Professional	14.0%	25.7%	25.4%
% Technical/Administrative	28.3%	27.0%	26.0%
% Sales	<u>9.3%</u>	<u>9.4%</u>	<u>11.4%</u>
% White Collar	51.6%	62.1%	62.8%
% Production, Craft/Repair	14.6%	9.6%	11.4%
% Machine Operators	4.1%	4.2%	3.6%
% Laboreres, Transportation, etc.	<u>10.4%</u>	<u>7.6%</u>	<u>7.2%</u>
% Blue Collar	29.1%	21.4%	22.2%
% Farm/Forestry/Fishery Workers	1.5%	1.8%	1.9%
% Service Workers	17.8%	14.7%	13.1%

* 1990 estimates not available

Source: Donnelley Marketing Information Services, June and September 1991.

KatzHollis

Table II-10

North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

REPORTED CRIMES BY TYPE FOR THE PROJECT AREA AND CITY, 1989 AND 1990

A. Selected Crimes

Type of Crime	1989			1990		
	Project Area	City of Sacramento	Project as % of City	Project Area	City of Sacramento	Project as % of City
Part I Crimes						
Murder	1	44	2.3%	1	43	2.3%
Rape	12	187	6.4%	9	211	4.3%
Robbery	103	1,654	6.2%	94	1,790	5.3%
Assault/Battery	107	1,773	6.0%	90	1,934	4.7%
Burglary, Residence/Non-Res.	387	7,481	5.2%	397	6,966	5.7%
Grand/Petty Theft	523	17,952	2.9%	405	16,219	2.5%
Motor Vehicle Theft	291	6,734	4.3%	267	6,547	4.1%
Arson	13	232	5.6%	10	200	5.0%
Other Crimes *	715	21,025	3.4%	636	21,034	3.0%
Total	2,152	57,082	3.8%	1,909	54,944	3.5%

B. Crime Rate per 1,000 Population

	1989	1990
Project Area	332.5	293.0
City of Sacramento	169.2	159.1

* Includes other Part I crimes such as negligent manslaughter, attempted assault and battery, vandalism, loitering, public drunkenness, use of dangerous substance, display of deadly weapons, drug production and sale, etc.

Source: Crime Statistics Report, City of Sacramento Police Department.

KatzHollis

According to Donnelly Marketing Information Services' population projections for 1990, 6,515 people presently reside in the Project Area and 345,508 people live within the City of Sacramento. Project Area residents represent less than 2 percent of the City's population. The proportion of total crimes occurring in the Project Area for 1989 and 1990 was higher (3.8 and 3.5 percent respectively) than the proportion of Sacramento residents living in the Project Area (See Table II-10). A closer look at the statistics reveals that a disproportionate number of certain crimes were reported in the Project Area as compared to the City in both 1989 and 1990. Even though Project Area residents represent less than 2 percent of all city residents, more than 6 percent of all rapes and attempted rapes reported in 1989 and over 4 percent of those reported in 1990 occurred within the Project Area. In 1989, more than 6 percent of all incidences of robbery and weapon-strongarm reported citywide took place in the Project Area. In 1990 this figure still remained proportionally high in comparison to the City but the number of incidences decreased to about 5 percent. As with assault and battery crimes, more than 6 percent of all incidents reported in 1989 took place within the Project Area. Though the number of reported assault and battery crimes decreased to less than 5 percent in 1990 from 6 percent in 1989, the proportion of reported assault and battery crime in the Project Area is still greater than the proportion of City residents in the Project Area.

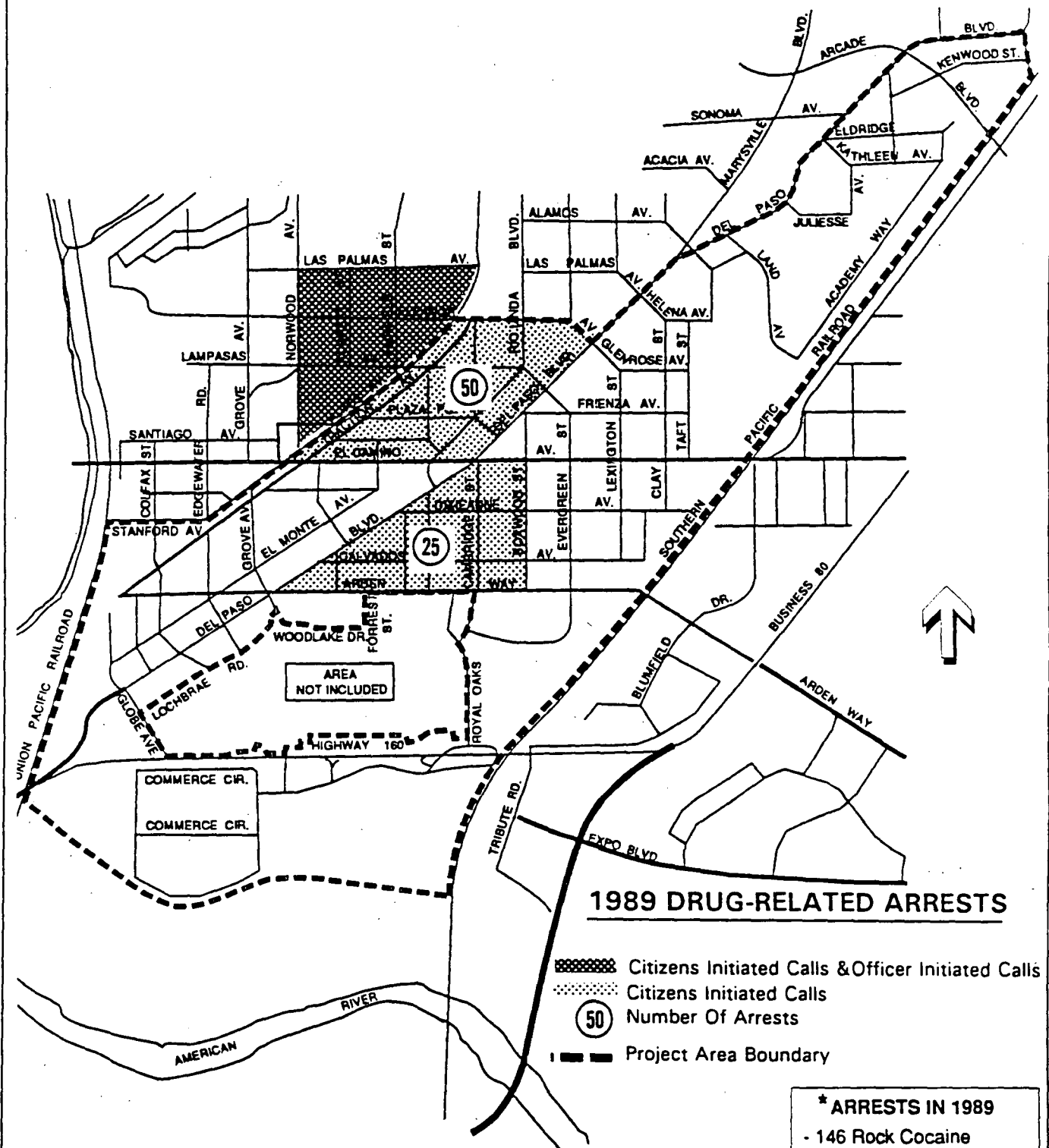
Like crimes against persons, crimes against property are prevalent in the Project Area. The incidences of residential and non-residential burglary jumped slightly from 1989 to 1990, increasing by almost 3 percent. In addition, more than 4 percent of all motor vehicle thefts in the City happened in the Project Area. The number of "other crimes" (which include other Part I crimes such as negligent manslaughter, attempted assault and battery, vandalism, loitering, public drunkenness, use, sale and production of drug, display of deadly weapons, etc.) decreased slightly from a little over 3 percent to 3 percent of the City's total of "other crimes".

The overall crime rate per 1,000 persons was substantially higher in the Project Area than in the City. In 1989, the crime rate per 1,000 persons in the Project Area was almost twice that of the City, approximately 333 crimes occurred for every 1,000 people residing in the Project Area as compared to 169 crimes per 1,000 persons citywide. In 1990, the number of crimes per 1,000 persons in the Project Area and Citywide decreased. The number of crimes per 1,000 persons in the Project Area, however, remained high in comparison to crimes per 1,000 persons citywide which was approximately 159.

The City of Sacramento Police Department's Narcotics and Gangs Division reported that North Sacramento's gang activities are an increasing problem in the community. With the increase in the sale and use of Methamphetamine (crack), tar heroin and marijuana in the Project Area, gang problems are an ever increasing threat to the community. A large proportion of gangs involved in narcotics use and sale in the Project Area have been identified in or near the Del Paso Heights area where slightly more than 50 percent of all reported North Sacramento area crimes occurred. Sacramento Police have identified two priority sub-districts within the Project Area where drug related arrests have occurred (See Map II-7). Due to these statistics, the police currently maintain a high visibility patrol for crime prevention purposes in the North Sacramento area.

The quality of life and economic vitality of North Sacramento is not only effected by actual crimes but by perceived criminal problems as well. Two reports recently prepared concerning the Del Paso Boulevard commercial district indicated that "image" was a problem for North Sacramento. The first report, the results of a survey of businesses within the Del Paso Boulevard Business Improvement Area, indicated that the most pressing issue facing the area is prostitution, the second is "image" and the third is the homeless. Another study about the Del Paso Boulevard business area, currently in draft form, mentions these same concerns and perceptions. The study states, "It was found . . . that North Sacramento is considered by many people in

DRUG RELATED ARRESTS



* The Dimensions of the Problems prepared by: EMT Associates, Inc.
and the Circle Inc. for the City of Sacramento, Office of the City Manager, November 1990.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

MAP II - 7

KatzHollis

Sacramento to have pockets of respectability and a number of middle class neighborhoods. North Sacramento is also considered to be an area riddled with poverty and all the problems that go along with it. These problems include drug houses, high crime rates . . . [and] prostitution, . . . " Perceptions of criminal and undesirable activities can significantly impact people's decisions to invest in, reside in or patronize an area. It is not so much what is actually happening in an area as it is what people *believe* to be happening that will motivate their actions.

Both crimes against persons and crimes against property can discourage people from residing, patronizing or investing in an area. Businesses in high crime areas suffer from increased insurance and other costs as a result of stolen merchandise and vandalized property. Commercial businesses are also harmed if customers are reluctant to patronize them because of their location. Residents in high crime areas are also affected by higher insurance premiums. High crime rates can negatively influence property values in an area by diminishing the area's desirability. Perceived crime problems can also have the same effects.

6. Social Maladjustment

As indicated by the 1980 Census, the North Sacramento Redevelopment Project Area is characterized by a higher proportion of very low and low income households, a higher unemployment rate, and a lower skilled labor force than the City and the County. In addition, median home values and rents in the Project Area are lower than in other areas of the City and the County. Gang and crime problems also present a significant barrier to improving the area's image and increasing investment in the area.

The social conditions reported above have several implications for the revitalization of and encouragement of private investment in the Project Area. For example, the low income status of many of the area's residents implies that there is not a market for higher rents or home values which would be necessary to support new private housing development. It also implies that the high proportion of the housing stock which requires some form of reinvestment may in part be the result of residents' lower income and possible inability, from a lack disposable income, to reinvest in their properties. Deferred maintenance may also be a result of the large proportion of rental and vacant dwelling units in the Project Area which may not be maintained by absentee landlords.

The greater proportion of low and moderate income households in the Project Area as compared to the City and the County have other ramifications for its upgrading. Employment figures reflect the differences in income levels. In 1990, 11 percent of the labor force residing in the Project Area was unemployed; this was nearly double the unemployment rate for the City. And, a higher proportion of blue collar workers reside in the Project Area than in the City and County. Private commercial investment is central to improving social conditions in the Project Area, yet at the same time businesses seek to locate in areas close to a skilled labor force. According to the Udewitz Associates market study, many new skilled labor jobs will be created by implementing a business development program that focuses on encouraging major businesses and business developments to locate in the Project Area. Thus, the high unemployment rate and generally lower skilled labor force indicate an immediate need for job training programs and greater employment opportunities at all skill levels.

C. Existing Economic Conditions

The California Redevelopment Law states that the prevalence of social and economic maladjustment may be contributing causes of blight (Section 33032(d)). As in the case of social

KatzHollis

maladjustment, the law does not specify the factors which can be used to evaluate economic conditions. In the previous section on social conditions, the focus was on population characteristics, housing, employment and crime. The existence of economic maladjustment in the Project Area is documented below by generally recognized indicators of the economic health of various markets.

1. General Economic Setting

The City of Sacramento and the North Sacramento Redevelopment Project Area in particular enjoy a favorable geographic position in the Sacramento Valley region. On the one hand, the Project Area has the visual beauty of the American River and is conveniently close to downtown Sacramento. On the other hand, historic development patterns dictated by obsolete land use decisions and other physical and social problems inhibit the current potential for revitalization and redevelopment to occur under normal market conditions. These conditions are caused in part by the nature of or change in subdivision, land use and ownership patterns in the area: i.e., irregularly formed lots and lots of small size, mixed character and shifting uses of buildings and the scattered and high number of ownerships. They are also the result of a seriously inadequate infrastructure system that renders development by the private or public sector acting alone economically infeasible without the tools of a redevelopment program.

The Project Area contains several stagnant strip commercial centers catering to the local community. As illustrated earlier in this Report, the Project Area's strip commercial centers are showing signs of increasing physical deterioration. Telltale signs of aging, obsolescence, deferred maintenance and disrepair exist throughout most of the commercial centers. Inadequately sized commercial lots, the need for more parking, and new commercial development to the east and west of the Project Area are drawing businesses away from the once prosperous commercial centers of Del Paso Boulevard, Arden Way and El Camino Avenue, fueling the steady decline of the strip commercial centers.

The inadequate condition of public improvements serving the Project Area also has a negative influence on the economic vitality of the area. As discussed earlier, public improvements common to most residential neighborhoods, such as sidewalks, curbs, and gutters are totally lacking in a number of subareas. On a larger scale, the Project Area is impacted by impeded vehicular access. Even though freeways ring the Project Area, access to surrounding communities is not sufficient given the relatively few surface streets which actually traverse the Project Area. The area south of Highway 160 is especially hindered by this lack of access; it is not only isolated from the City but is isolated from the North Sacramento community as well. These inadequate public improvements along with others in the Project Area have led to a diminishing quality of life for residents and to the impairment of business and investment activities.

2. Economic Deterioration, Dislocation and Disuse

Economic dislocation is manifested in three ways: prevalence of impaired investments, existence of inadequate public improvements, public facilities, utilities and prevalence of economic maladjustment.

a. Prevalence of Impaired Investments

Four indicators of impaired investments are vacant properties, inability of property owners to obtain conventional property improvement loans, inability to sell property at a reasonable price, declining sales tax revenues and inappropriate use of buildings and sites. These phenomena are all present in the Project Area.

KatzHollis

i. Vacant or Vacated Property and Commercial Structures

Vacant and vacated properties and building structures are generally located throughout the Project Area, as shown on Plates 24 through 27. North Sacramento has approximately 490 acres of existing commercially zoned land. Vacant commercial buildings and properties and low rent commercial uses indicate a weak demand for the available commercially designated land. Studies show that store front vacancies in the North Sacramento area are among the highest in the City: Rio Linda Boulevard (19.4%), Del Paso Boulevard (12%), Marysville Boulevard (11.7%) and El Camino Avenue (9.2%). Many of the existing commercial strips are comprised of old obsolete commercial buildings, some deteriorating with poor site condition. Attracted by these high vacancies and low rents, incompatible uses, e.g. x-rated video and bookstores, have located along these commercial strips. According to local realtors, many of these properties have been on the market for some time but have not yet found willing buyers. In addition to vacant residential properties there are also vacant commercial structures, including some that have been vacant for more than a year.

Another reason that property owners let their properties deteriorate or remain vacant, and potential buyers and developers do not respond to potential investment opportunities, is the inability of owners, buyers and developers to obtain financing at economic interest rates, or, in some cases, to obtain any financing at all.

ii. Retail Sales

Stagnation or decline in sales tax revenues is another indicator of impaired investments currently present in the Project Area. Table II-11 shows taxable retail sales in the North Sacramento Redevelopment Project Area, the City of Sacramento and the County of Sacramento from 1988 to 1990. The data in this table indicates a dramatic cumulative decline in the Project Area's taxable retail sales since 1988, while taxable retail sales in the City and County increased steadily during the same timeframe.

Annual taxable retail sales for the Project Area declined by more than 12 percent, from \$193,388,800 in 1988 to \$171,593,300 in 1989. During this same period, annual taxable retail sales for the City increased by approximately 6 percent and the County increased by more than 8 percent. Though taxable retail sales for the Project Area increased by just under 8 percent in 1990, 1990 taxable retail sales were more than 4 percent below the 1988 taxable retail sales. Taxable retail sales for both the City and Project Area increased at approximately the same rate in 1990, increasing by less than 8 percent. Taxable retail sales for the County, however continued to outpace the Project Area in 1990, increasing by more than 9 percent. The cumulative change in taxable retail sales over the period of 1988 to 1990 for the Project Area was almost 5 percent decline as compared to more than 13 percent increase for the City of Sacramento and more than 17 percent increase for the County of Sacramento.

Retail sales activity in the Project Area as a percentage of citywide retail sales has also declined. As shown on Table II-11, the Project Area's retail sales as a percentage of the total citywide sales decreased approximately 1 percent in 1989 and remained unchanged in 1990.

As discussed above, the cumulative decline in the Project Area's taxable retail sales indicates that retail sales are stagnating. The two major retail shopping strips of Del Paso Boulevard and El Camino Avenue are a mixture of older, outdated buildings, comprised of many building vacancies and shifting use businesses. The Del Paso Boulevard and El Camino

KatzHollis

Table II-11

North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

TAXABLE RETAIL SALES COMPARISON: PROJECT AREA, CITY OF SACRAMENTO AND COUNTY OF SACRAMENTO, 1988-1990

Year	North Sacramento		City of Sacramento		County of Sacramento		Project Area as a
	Taxable Retail Sales	Percent Change	Taxable Retail Sales	Percent Change	Taxable Retail Sales	Percent Change	Percentage of City
1988	\$193,388,800	--	\$3,013,937,000	--	\$8,705,884,000	--	6.4%
1989	171,593,300	-12.7%	3,202,352,000	5.9%	9,477,990,000	8.1%	5.4%
1990	186,171,800	7.8%	3,460,980,000	7.5%	10,424,299,000	9.1%	5.4%
Cumulative Change	14,578,500	-4.9%	447,043,000	13.4%	1,718,415,000	17.2%	--
Average Annual Sales Rate (%)	-1.3%		4.7%		6.2%		

Source: Taxable Sales in California, State Board of Equalization, Annual Reports, 1988-1990;
City of Sacramento, Department of Finance, October 1991; Katz Hollis.

KatzHollis

Avenue retail shopping strips were once active and commercially successful, catering to the local population and commuters travelling into downtown Sacramento. Despite a City adoption of two special planning districts, aimed at improving commercial conditions along and surrounding the Del Paso Boulevard and El Camino Avenue retail strips, retail sales continued to stagnate or decline. In recent years, the Project Area has experienced numerous downfalls contributing to stagnating retail sales, including lower patronage and higher business failures and turnovers.

Additionally, certain social factors such as the public perception of high criminal activity, generally poor site conditions and high unemployment contribute to retail sales stagnation in the Project Area.

iii. Shifting Building Usage

Another indicator of business failures is shifting uses in the Project Area. Examples of shifting uses due to business failures are shown on Plates 20A, 20B, 21A and 22B. Shifting uses are particularly prevalent along the older commercial strips of the Project Area, where one commercial use replaces another failed commercial use. Examples of these types of shifting uses are shown on Plate 20 where failed gas stations are now converted to selling of used cars.

As discussed earlier in a previous section, the prevalence of shifting uses indicate that private enterprise is unwilling or unable to invest significant capital to construct or rehabilitate properties to adequately meet space requirements. It also indicates that the private market, including lending institutions, is not confident that the economic base of the area is either healthy or vital enough to warrant such investment.

b. Existence of Inadequate Public Improvements, Public Facilities and Utilities

The deficiencies of the public improvements in the Project Area are documented in Section A.3.c., "Inadequate Public Improvements, Facilities and Utilities", of this Part II. Inadequate public improvements contribute to the Project Area's condition of blight. Deficiencies in the storm drainage system for example may impair investments in properties that are subject to flooding, and inadequacies in the traffic circulation system for both vehicles and pedestrians may impact prospective commercial/industrial developments due to difficult access or substandard facilities. One example of inadequate public improvements hindering growth potential is the lack of transportation access south of Highway 160. As mentioned earlier, this area is faced with inadequate transportation access which has impeded the growth and success of the area as shown on Plates 39 and 40. Two public improvement projects which would alleviate the access problems of this area have been delayed due to public financial constraints.

c. Prevalence of Economic Maladjustment

Economic maladjustment within the Project Area results from the combination of factors discussed above and earlier in this Report which together cannot be mitigated by the private sector acting alone. Project Area properties are characterized by deterioration, age and obsolescence, shifting and vacant uses and faulty exterior arrangement. Existing owners and outside developers may find revitalizing and redeveloping these properties difficult because of the amount of improvements which must be made before new development can take place such as the installation, construction and/or replacement of streets, sidewalks, curbs and gutters, storm drains and water systems, street lighting and other on-site improvements, and because of the inavailability of financing. The Project Area has been limited in its ability to intensify and to take advantage of its

KatzHollis

location because of its blighted condition including its need for public improvements. This in turn has suppressed property values and/or limited the growth of the area thereby limiting growth of property tax revenue.

**DEFECTIVE DESIGN AND CHARACTER OF PHYSICAL
CONSTRUCTION
(PLATES 1-5)**



A) Unreinforced masonry structure on Barstow Street between
Del Paso Boulevard and El Monte Avenue.



A) Unreinforced masonry commercial structures on Del Paso Boulevard near Arden Way do not conform to current safety codes.

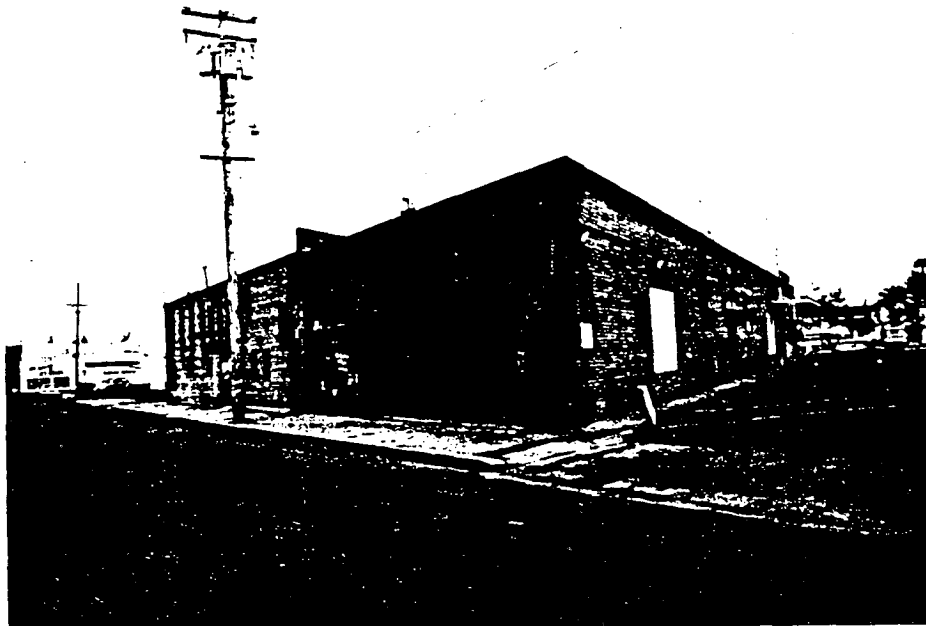


B) Unreinforced masonry building on Del Paso Boulevard at Arden Way which has preliminary seismic reinforcement.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

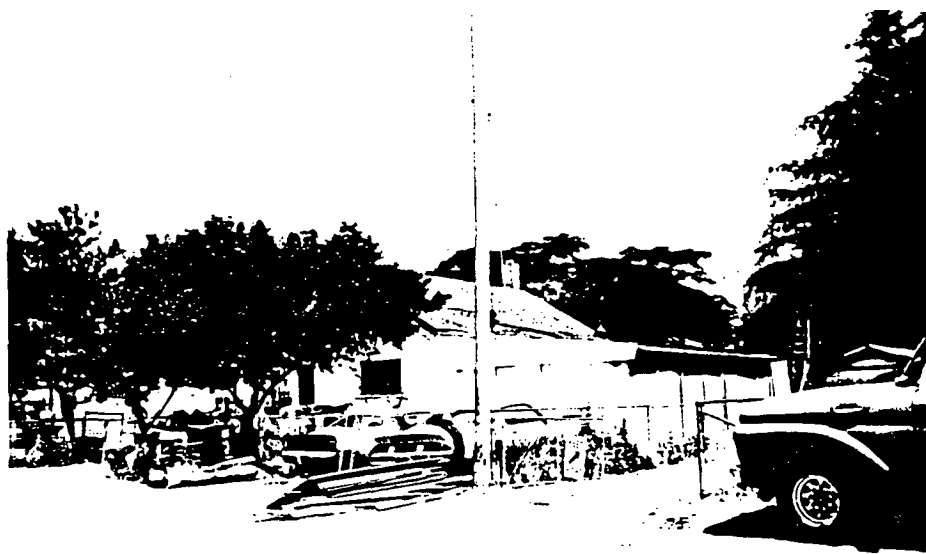
PLATE 2



A) Several unreinforced masonry structures line Darina Avenue near Beaumont Street.



B) Addition to building at Del Paso Boulevard and Fairfield Street constructed of low grade materials.



A) Poorly maintained residence on Glenrose Avenue with addition constructed of substandard building materials.

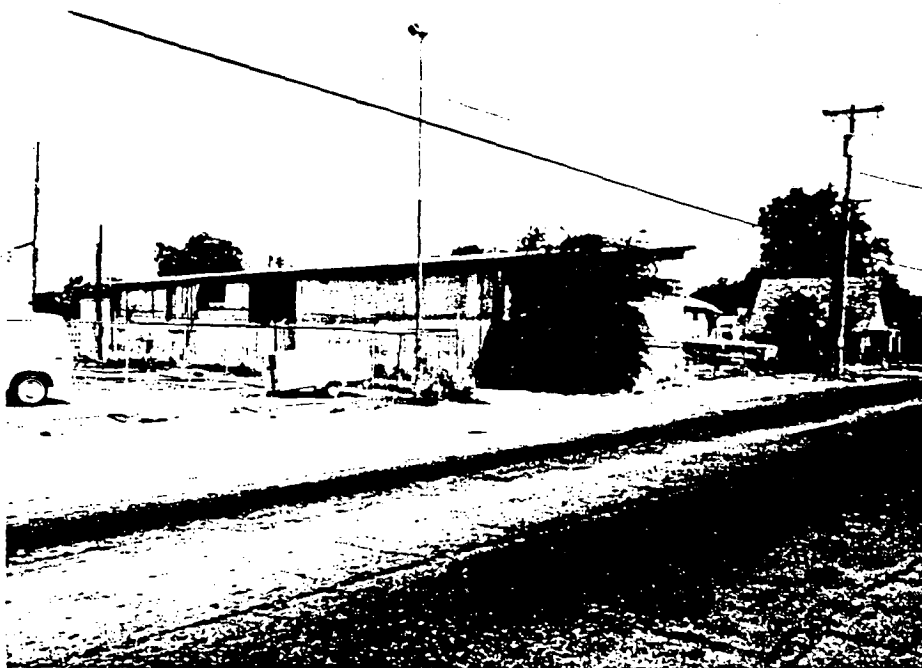


B) Buildings along Boxwood Street near El Camino Avenue constructed of poor quality, now deteriorating, materials which probably does not meet building standards.

Katz Hollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 4



A) Building constructed of poor quality, typically temporary, material on Lexington Street north of El Camino Avenue.



B) Industrial building at Globe Avenue and Del Paso Boulevard designed so poorly that trucks utilizing loading docks will block traffic.

**FAULTY INTERIOR ARRANGEMENT AND EXTERIOR
SPACING
(PLATES 6-8)**



A) A buildings along Arden Way near Lexington Street have been constructed to the property line creating narrow sidewalks.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

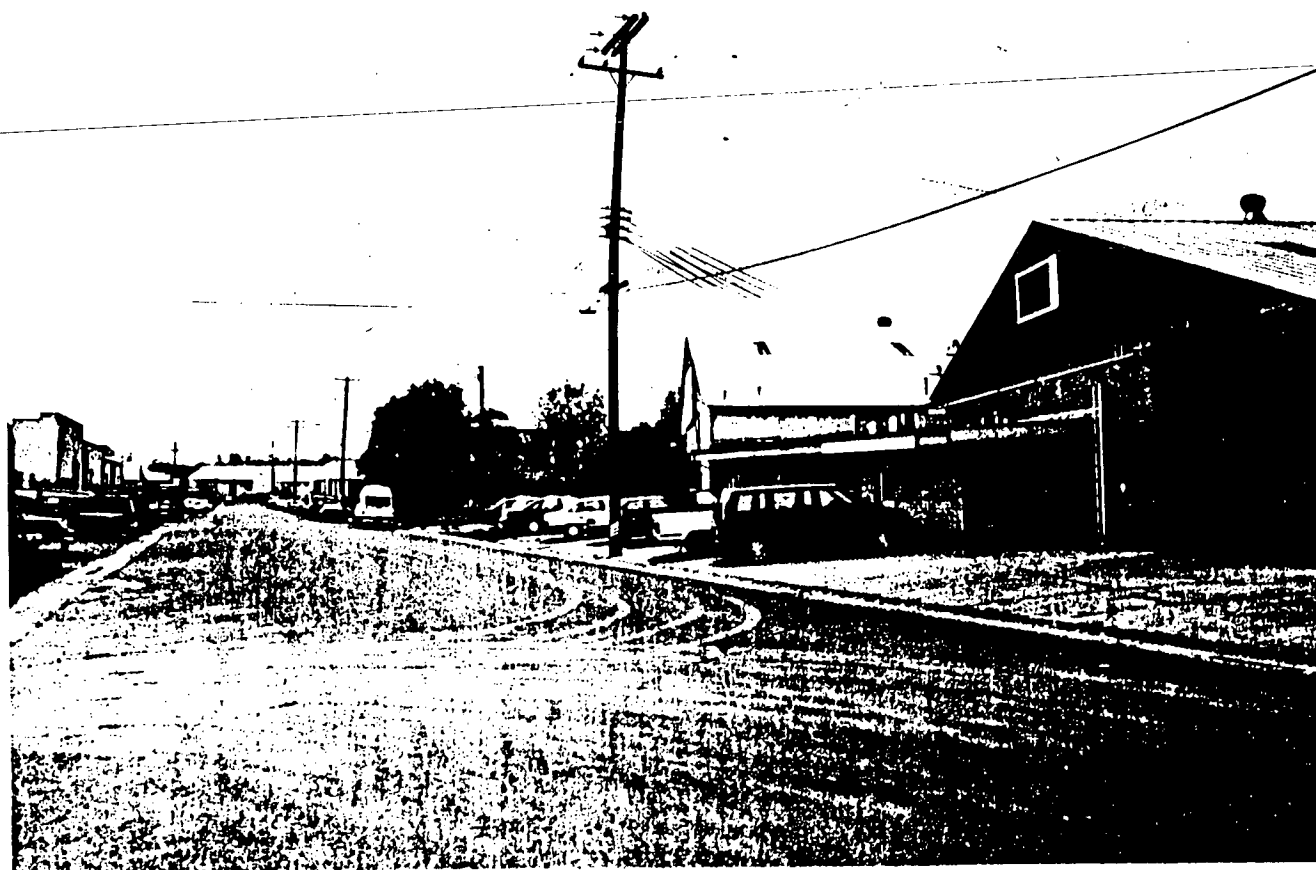
PLATE 6



A) Several structures along Evergreen Street near Arden Way are constructed without regard to setbacks, building spacing and off-street parking requirements.



B) Buildings constructed closely together to maximize buildable lot area do not accommodate for off-street parking and landscaping.



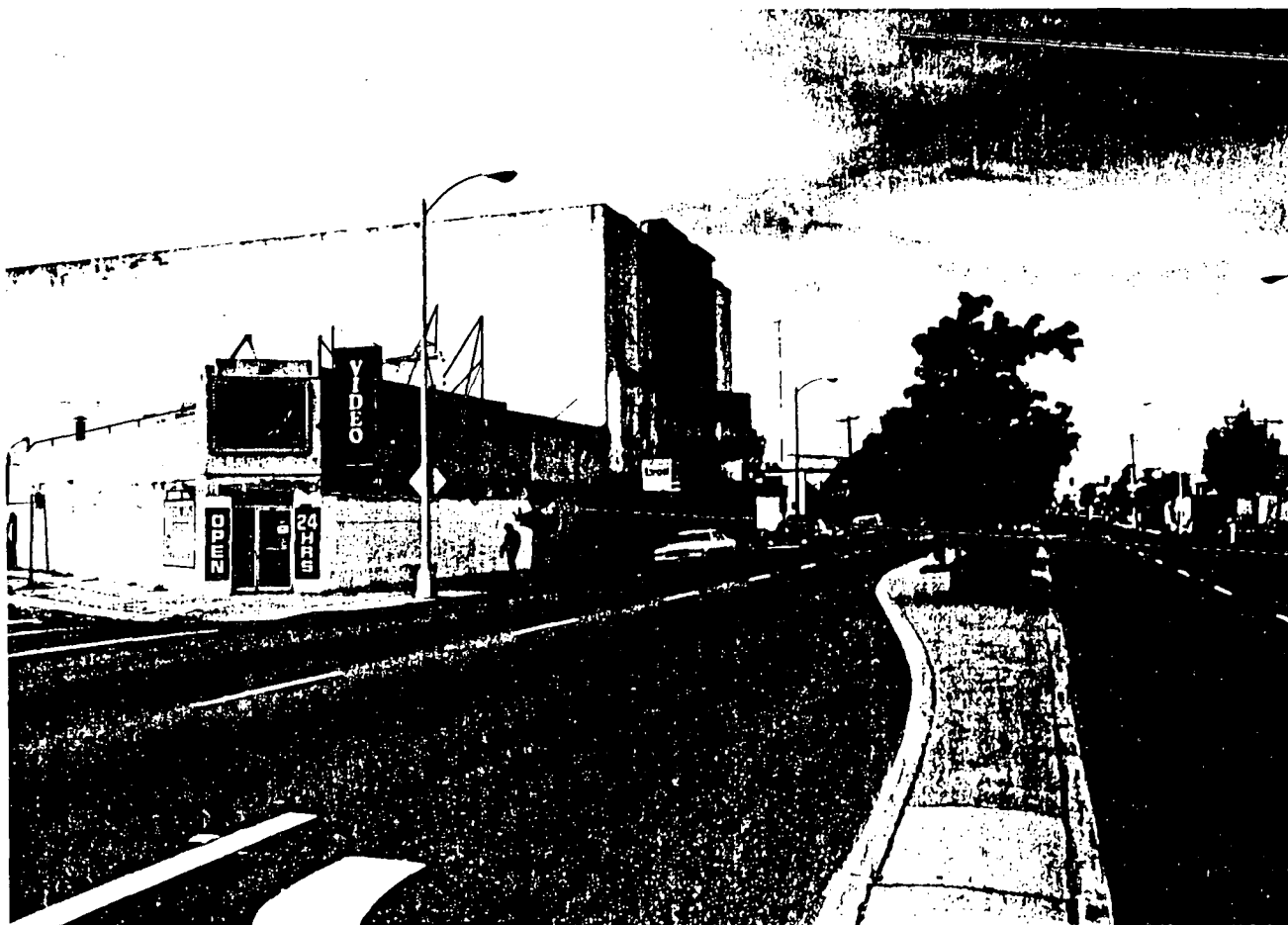
A) Arrangement of structures on site and other space needs
require employees and patrons to park on-street on Acoma Street.

Katz Hollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 8

AGE AND OBSOLESCENCE (PLATES 9-11)



A) Old, fire damaged movie theatre on Del Paso Boulevard remains vacant.



A) Aging industrial structure on Barstow Street near Lea Way.

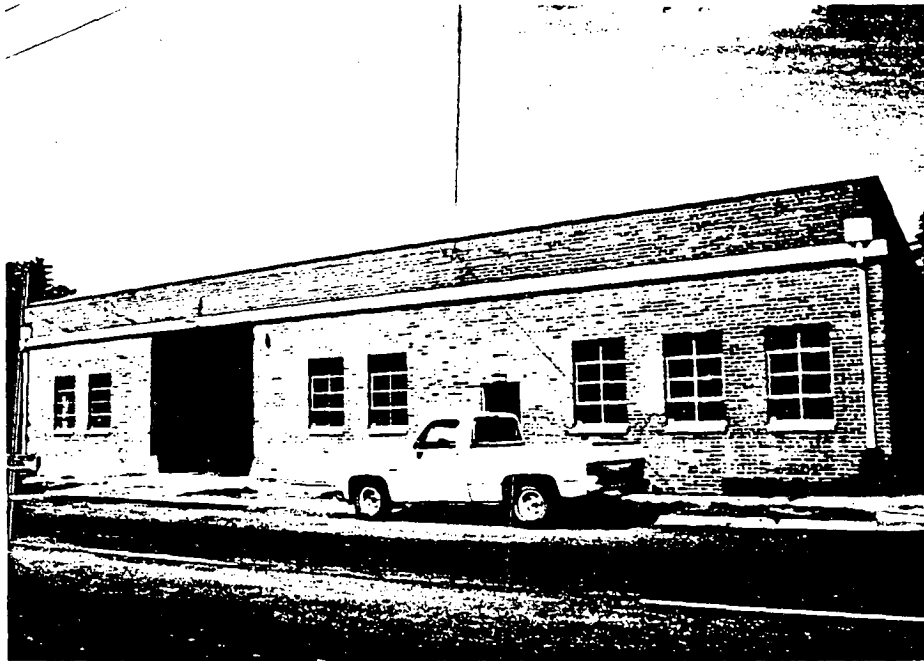


B) Former medical emergency hospital at Grove and El Monte Avenue is now vacant.

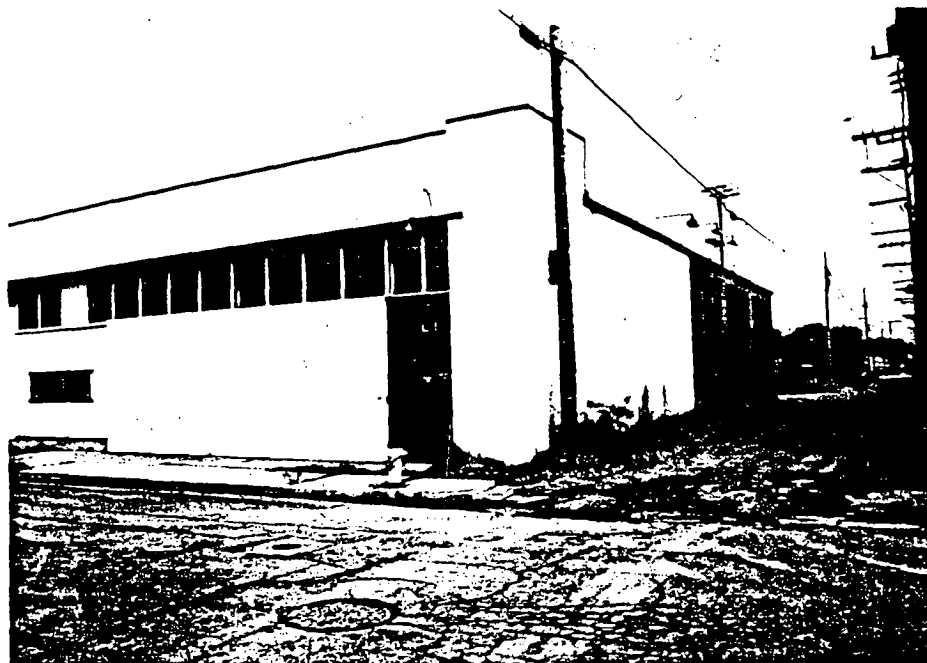
KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 10



A) Aging industrial warehouse structure on Evergreen Street
at Calvados Avenue.



B) Old commercial manufacturing building now vacant on Gibson Street
constructed of unreinforced masonry.

**DETERIORATION
(PLATES 12-14)**



A) Residential structure with roof in poor condition at Evergreen Street and Dixie Avenue.

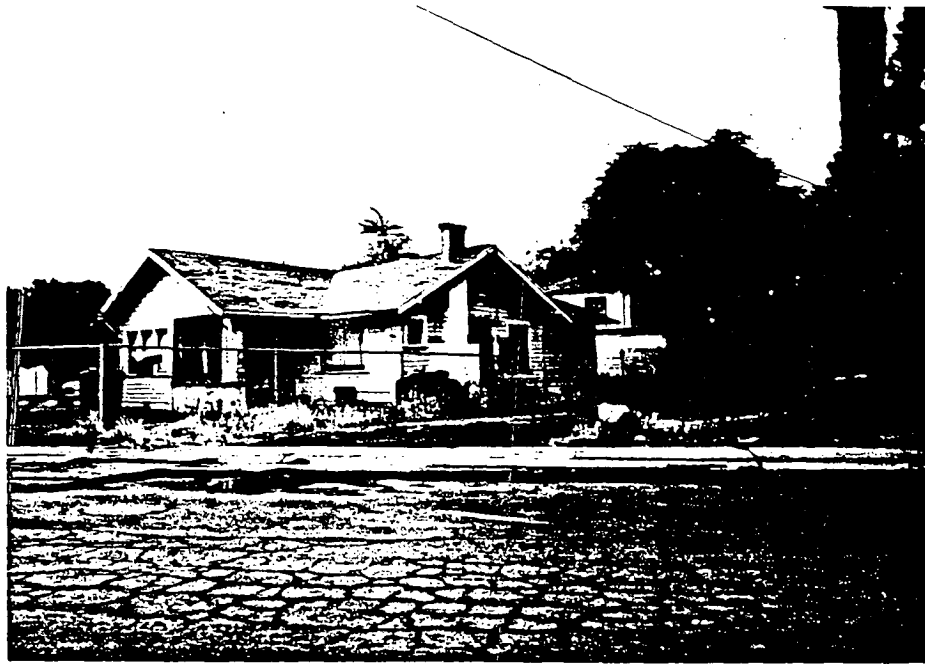


B) Residential structure showing evidence of substantial deterioration on Ellen Street.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

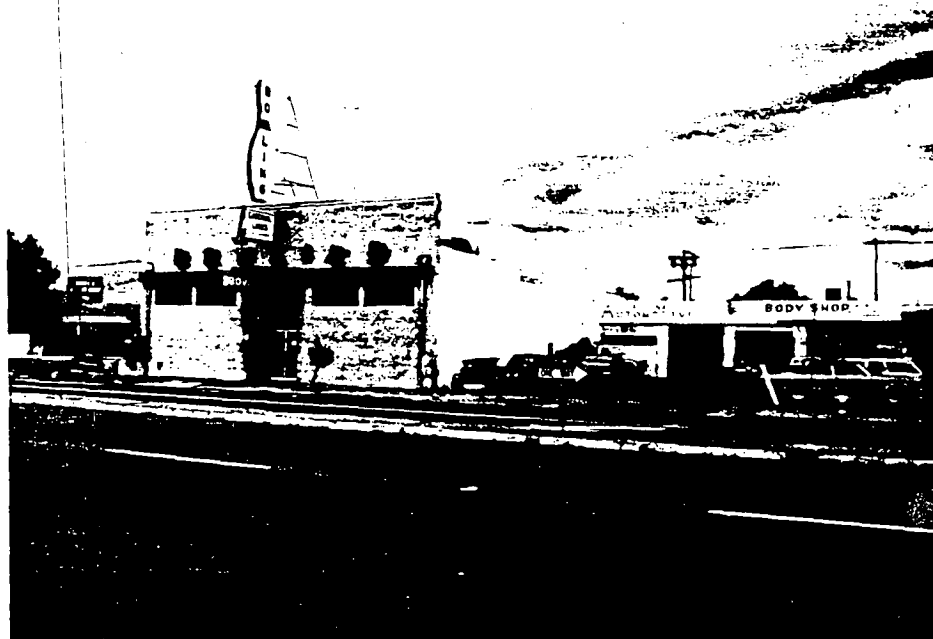
PLATE 12



A) Residence experiencing moderate deterioration on El Monte Avenue.



B) Deteriorating industrial structure on Acoma Street.



A) Commercial structures showing evidence of deterioration on Del Paso Boulevard.



B) Deteriorating residence on Erickson Street near El Camino Avenue.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 14

POOR SITE CONDITIONS (PLATES 15-18)



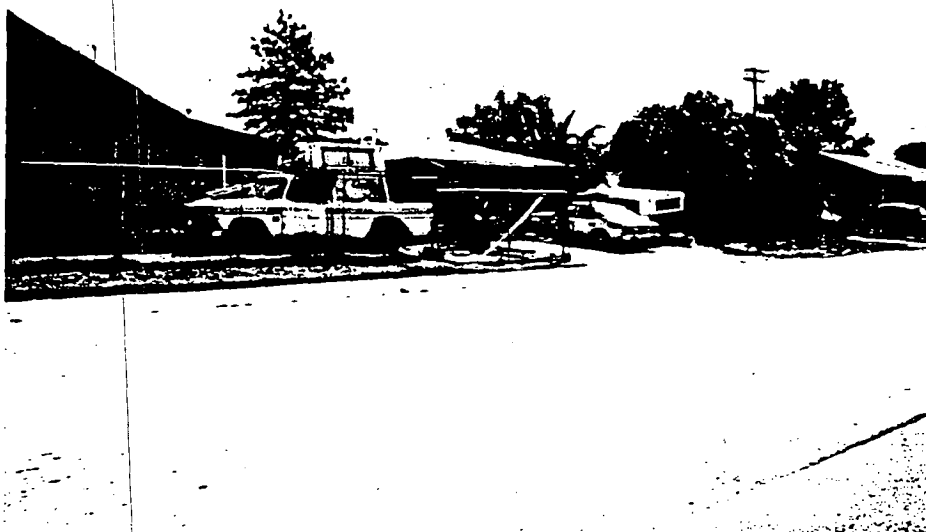
A) Deterioration spurred on by vandalism on Lampasas Avenue.



B) Industrial structure and site in poor condition at Glenrose Avenue and Acoma Street



A) Poorly maintained residential lot with debris scattered throughout the front yard.



B) Abandoned vehicle and debris along the side of residence on Helena Avenue.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 16



A) Debris in storage lot visible from Lexington Street and Calvados Avenue.



B) Debris along the front side of residential property on Glenrose Avenue.



A) Poorly maintained commercial lot on Erickson Street near El Camino Avenue.



B) Exposed dumpster and inoperative vehicle at the entrance to a mobile home park on Harvard Street near Cannon Street.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 18

SHIFTING USE (PLATES 19-22)



A) Residence converted to a commercial use on Del Paso Boulevard near Globe Area.



B) Residential structure now used as an auto repair shop on Erickson Street.



A) An old gas and service station being used as a used car sales lot at Del Paso Boulevard and Southgate Road.

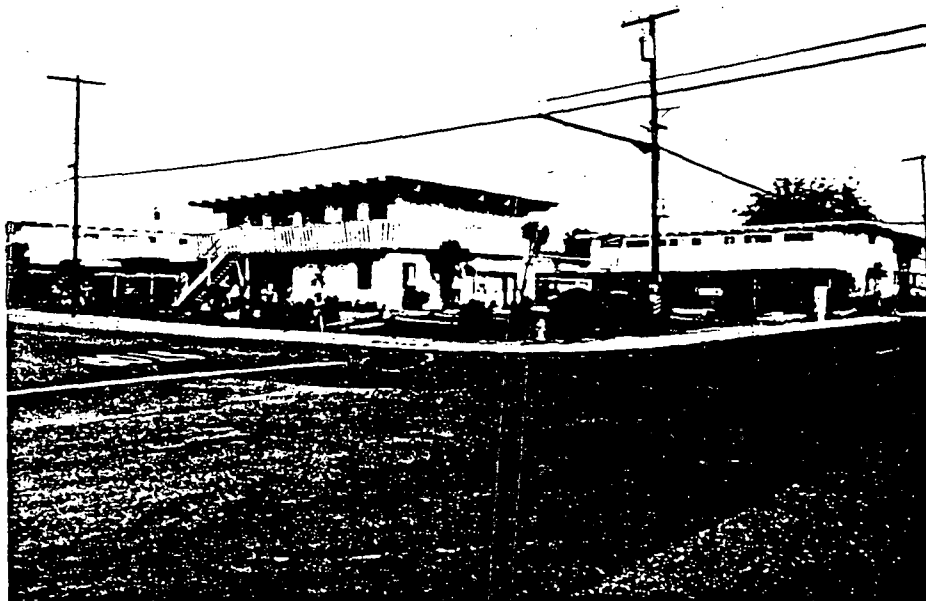


B) Former gas station being used as a used car sales lot at Del Paso Boulevard and Empress Street

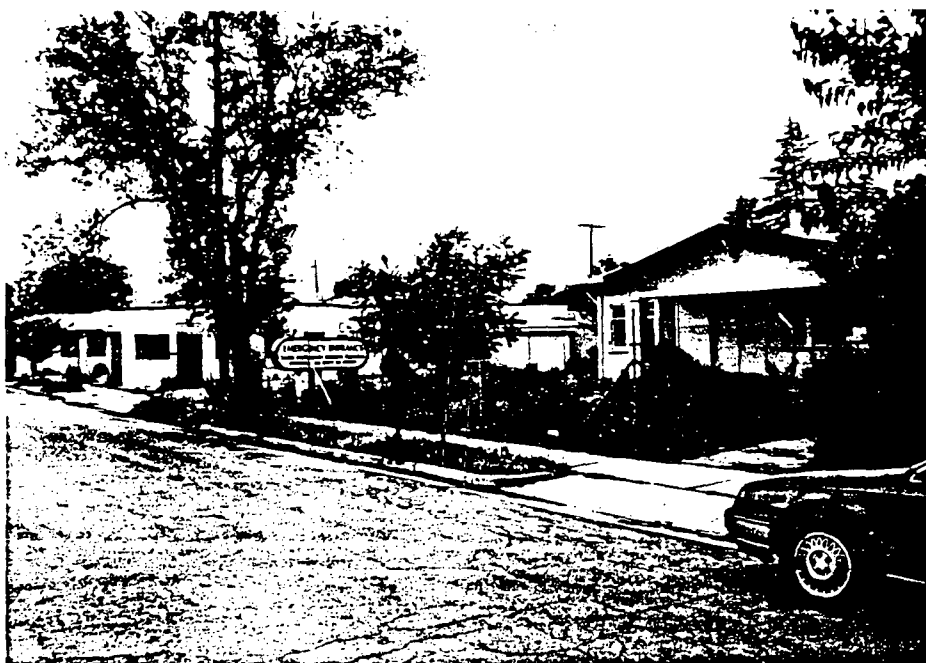
KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 20



A) Motel buildings converted to multi-family dwelling units at Dixie Avenue and Lexington Street.



B) Abandoned emergency medical facility which had been converted from a residential structure on Hawthorne Street.



A) Old residential structure long converted to a commercial use on the ground level, located on Del Paso Boulevard.



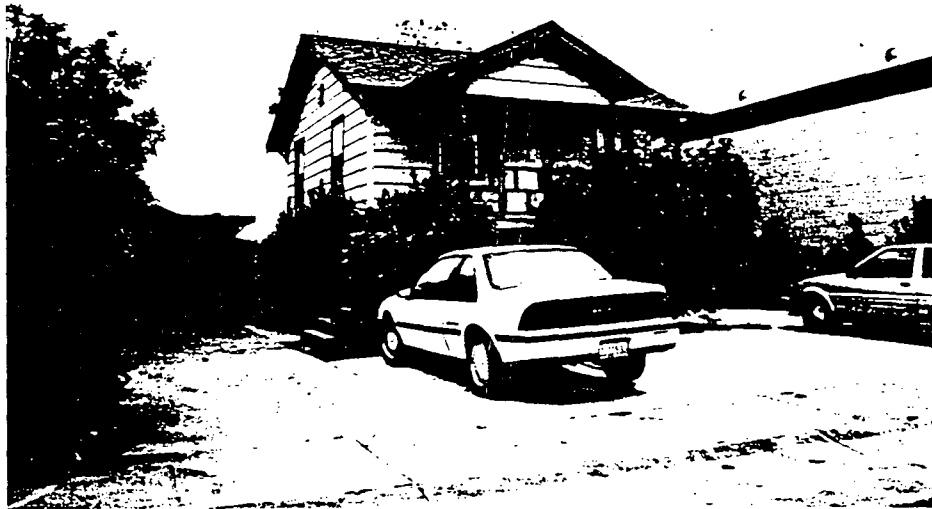
B) Former gas station apparently being used as storage for adjacent commercial use.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 22

MIXED CHARACTER (PLATE 23)

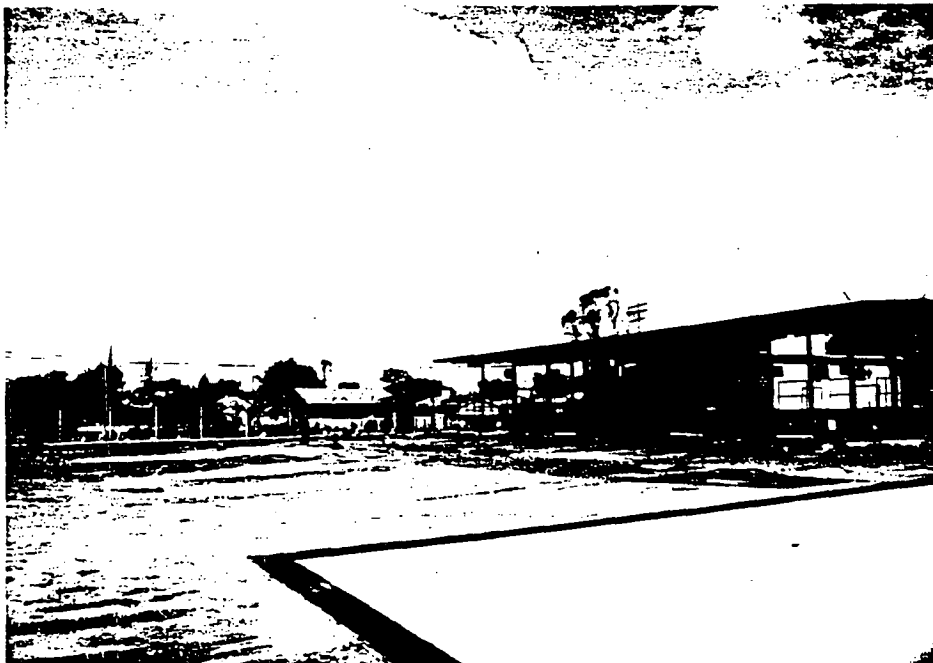


A) Residential structure being used as a professional office on Barstow Street adjacent to an industrial/manufacturing use.



B) An apparent residence in the midst of industrial uses on Barstow Street.

VACANCIES AND VACATED STRUCTURES (PLATES 24-27)



A) Vacated loading facility at Calvados Avenue and Erickson Street.



B) Vacant structure on Calvados Avenue east of Beaumont Street.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 24



A) Boarded-up multi-family housing on Traction Avenue.



A) Vacant commercial bulding adjacent to restaurant at
Del Paso Boulevard and Taft Street



B) Vacated residential building on Plaza Avenue

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 26



A) Vacant self-serve car wash at Del Paso Boulevard and Fienza Avenue.



B) Vacancy signs are common along the Del Paso Boulevard commercial strip.

**LOTS (PARCELS) OF IRREGULAR FORM, SHAPE AND
INADEQUATE SIZE
(PLATES 28-29)**



A) Commercial building along Del Paso Boulevard is irregularly shaped owing to street and alley configuration.

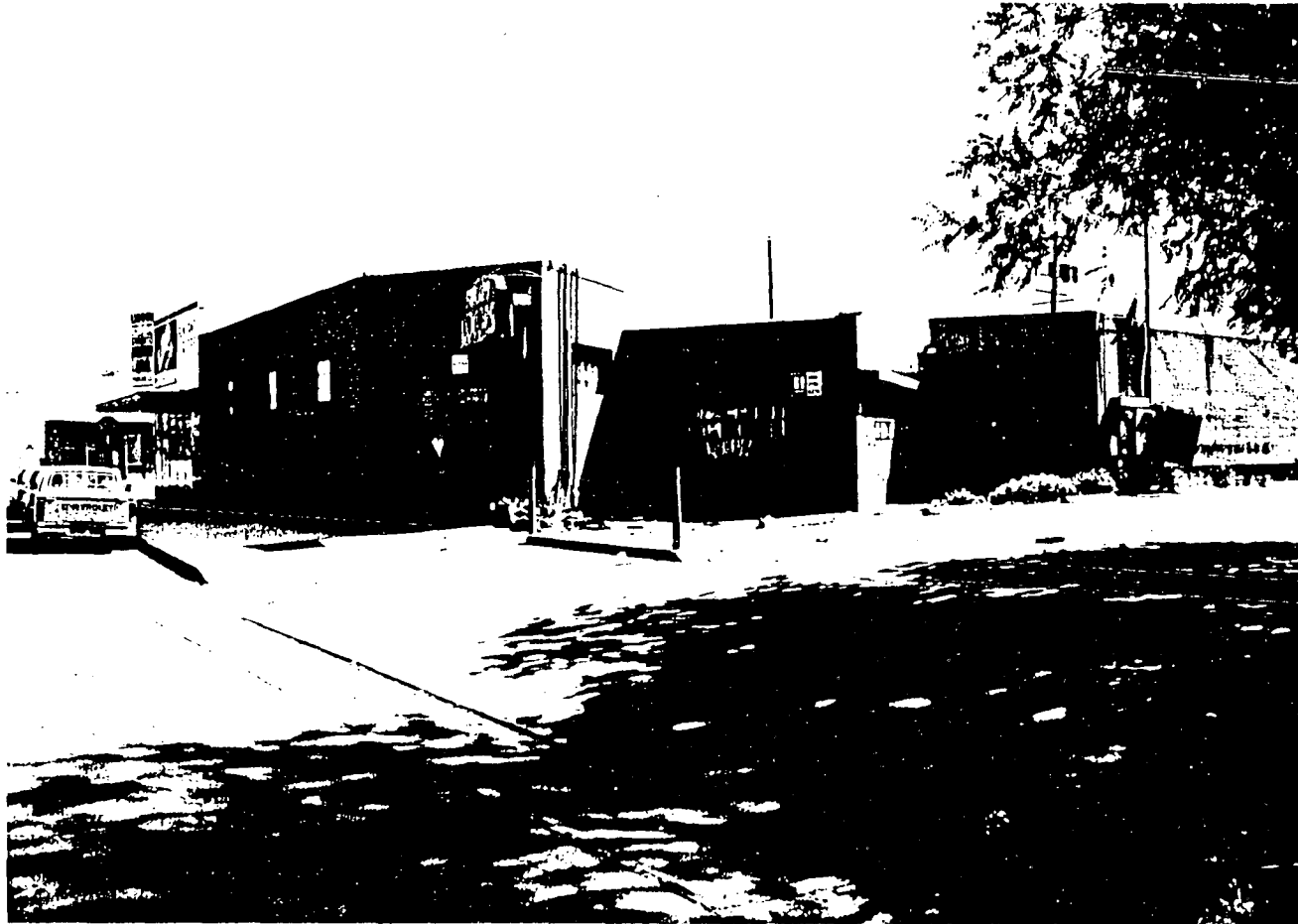


B) Structure is built with no setbacks and curbs which creates potential safety hazard for pedestrians and motorists.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 28



A) Commercial building at Del Paso Boulevard and Fairfield Street is irregularly shaped due to lot configuration, zoning constraints and the need to maximize interior area space.

**PUBLIC IMPROVEMENT DEFICIENCIES
(PLATES 30-34)**



A) During major rainstorms, exposed storm drains clog with debris and run off onto Clay Street.



B) Colfax Street looking south from Stanford Avenue.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 30



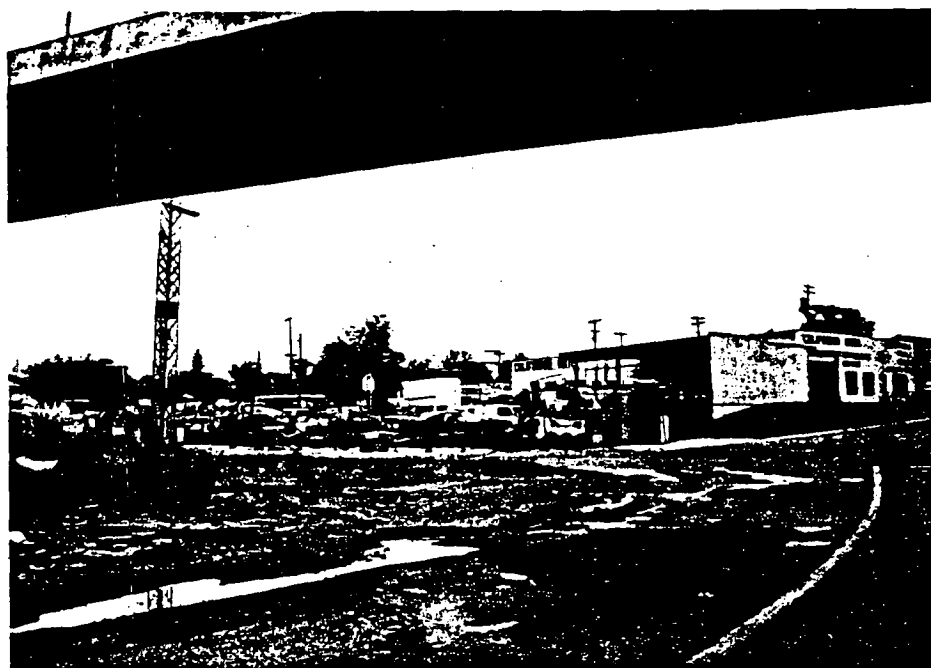
A) Portions of El Camino Avenue are without sidewalks creating potential pedestrian/motorist conflicts.



B) Street without sidewalks, curbs and gutters along Ellen Street.



A) Several streets adjacent to Cannon Street lack sidewalks, curbs and gutters.



B) The lack of sidewalks, curbs and gutters at the intersection of Traction Avenue and Dale Avenue have created standing water.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 32



A) Deteriorating street, sidewalk and curb conditions along El Camino Avenue. (Pictured looking west from Rio Linda Boulevard.)



B) Deteriorating street conditions caused by unimproved alleyway off Taft Street near Janette Way.



A) Unimproved alleyway adjacent to Calvados Avenue showing signs of deterioration.



B) . Unimproved alleyway can quickly deteriorate with only a few hours of rain.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 34

TRAFFIC, CIRCULATION AND PARKING DEFICIENCIES (PLATES 35-38)



Traffic congestion and motorist confusion result at the intersection of Del Paso Boulevard, Grove Avenue and Arden Way primarily due to the convergence of three streets.





Traffic congestion at El Camino Avenue and Del Paso Boulevard,
two of the heaviest traveled streets in North Sacramento.



KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 36



A) The Regional Transit Light Rail runs along two of the four existing lanes of Del Paso Boulevard creating additional congestion and circulation problems. (Pictured looking southwest.)



B) Integration of the Regional Transit Light Rail on existing roadways can cause motorist confusion and traffic tie-ups such as at the junction of Del Paso Boulevard and Arden Way.



A) Limited off-street parking along and adjacent to the Del Paso Boulevard commercial strip often aggravates congestion problems.
(Pictured looking northeast at Del Paso Boulevard and Calvados Avenue.)



B) Need for off-street parking is apparent at Regional Transit Light Rail station such as the Del Paso Boulevard/Globe Avenue Station.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 38

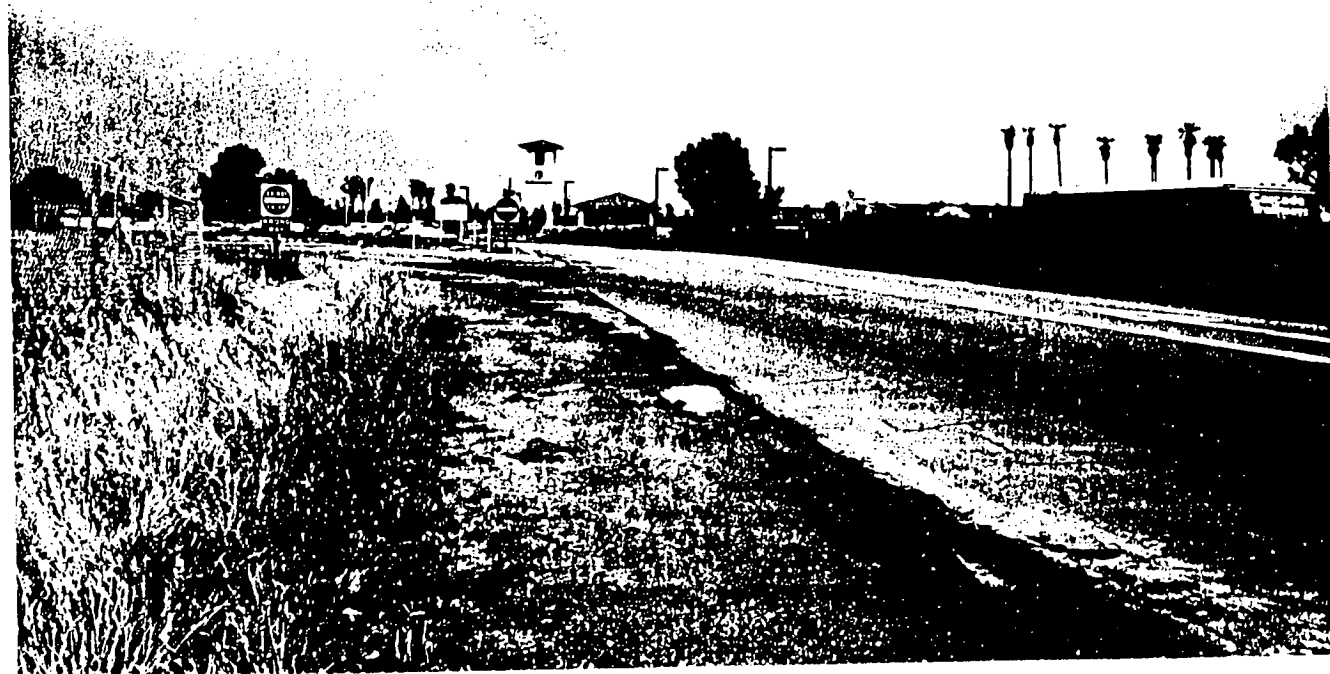
PREVALENCE OF IMPAIRED INVESTMENTS (PLATES 39-40)



A) Proposed roadway access delayed indefinitely due to financial constraint.



B) Inadequate access is preventing manufacturers to locate their business.



A) On and off ramps on Slobe Avenue with inadequate public improvements.

KatzHollis

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

PLATE 40

KatzHollis

Part III. DESCRIPTION OF SPECIFIC PROJECTS PROPOSED BY AGENCY IN PROJECT AREA AND HOW PROPOSED PROJECTS WILL IMPROVE OR ALLEVIATE BLIGHT CONDITIONS

As described in detail in Part II of this Report to City Council, the Project Area is a blighted area suffering from certain problems which cannot be remedied by private enterprise acting alone. The area's problems center around a number of issues, including: buildings and structures characterized by age and obsolescence, defective design and character of physical construction, deterioration, mixed character and shifting uses; and properties that are underutilized due to irregularly formed, shaped and inadequate sized lots, significant access problems and other transportation and circulation deficiencies, and inadequate infrastructure and public improvements, as well as social and economic maladjustment. In order to eliminate these conditions, the Agency is proposing the use of redevelopment to stimulate private sector investment in the Project Area as directed by the goals and objectives contained within the Redevelopment Plan for the North Sacramento Redevelopment Project Area and recited in Part I of this Report.

A. General Redevelopment Actions

The Redevelopment Plan for the North Sacramento Redevelopment Project Area identifies the redevelopment implementation mechanisms available to the Agency to eliminate and prevent the spread of blight and blighting influences. The purpose of adopting and implementing the proposed Redevelopment Plan is to prevent the continuing economic decline and stagnation of the area by engendering new private sector investment and activity within the Project Area. The redevelopment activities contemplated under the proposed Redevelopment Plan include: 1) property acquisition; 2) property owner, tenant and business owner participation; 3) demolition, clearance, and site preparation for the construction of buildings and public improvements; 4) relocation assistance; 5) property disposition; 6) retention and enhancement of the existing housing stock; 7) public and private cooperation; 8) establishment of restrictions and enforcement programs; 9) the construction, reconstruction and installation of public improvements and facilities; and 10) other actions as appropriate.

B. Specific Redevelopment Projects and Programs

The general redevelopment mechanisms available to the Agency will be used to implement the specific programs and projects proposed by the Agency as described below. Even though the proposed programs and activities are preliminary with respect to the exact sequence and timing of activities, the emphasis and major components of the activities planned represent the Agency's intent as to its involvement in the revitalization of the Project Area. As such, specific implementation strategies and programs will be developed following the adoption of the Plan and accomplished in consultation with the community. The allocation of resources to accomplish the goals and objectives of the Plan will occur on an annual basis.

The overall intent of the Agency's program is the removal of the blight and blighting influences identified earlier in order to benefit the occupants of the area and accomplish the integration of the area into the overall economic fabric of the City of Sacramento. It is believed that this betterment and integration will be realized when private investment, including residential investment, and reinvestment and the provision of ancillary, regional and community-based services in the area are revitalized.

KatzHollis

In order to accomplish this goal, the Agency is proposing a number of programs, activities and projects that are specifically aimed at eliminating those blighting conditions and to preventing their recurrence. The programs proposed by the Agency to address the Project Area's problems and needs include: 1) a program of reconstruction, replacement and installation of needed public improvements and facilities; 2) a selective land assembly and disposition program; 3) a relocation assistance program; 4) a low and moderate income housing program; and 5) a commercial and residential rehabilitation program.

1. Public Improvements and Public Facilities

The Agency has identified a number of public improvements and facilities projects which will provide an environment to stimulate growth in the Project Area. The Agency's identified list of public improvements and facilities for the area is shown on Table IV-1 in Part IV of this Report. Proposed public improvement projects include: 1) provision of major circulation improvements; 2) water system improvements designed to improve the existing level of fire protection; 3) sewer and flood control improvements; 4) upgrades to existing streets, sidewalks, curbs and gutters; 5) improvements to Woodlake Park and acquisition of a park site in the northern portion of the proposed Project Area; and 6) improved transit access through the construction of pedestrian walkways, commuter platforms, and parking facilities, all serving rail stations. Public facility improvements include the acquisition and construction of a park in the northern portion of the Project Area, and the construction of a new library facility.

As discussed in Part II of this Report, the community of North Sacramento is isolated from other parts of the City. This isolation is due in part to the natural and manmade barriers which encompass the majority of the Project Area and the relatively few streets which cross these barriers or traverse the full length of the Project Area. This lack of access has led to the economic deterioration, dislocation and disuse of much of the Project Area's primary commercial and industrial concentrations. Better access to these areas will: generate more trips through the area, increasing the opportunity of retailers to attract the interest of shoppers; appeal to businesses who depend upon close proximity to major transportation corridors; make it easier for employers to attract employees; and reduce the area's sense of isolation. The first major traffic circulation improvement intended to alleviate the Project Area's access problems is the extension of Exposition Boulevard from its current terminus to Route 160. This improvement would open an entire area for potential industrial development which currently suffers from economic disuse. The second major street extension is the Arden-Garden Connector. The extension of Arden Way from Traction Avenue to the Garden Highway would provide a major east-west link through the community, opening it up to new opportunities as described above. The extension of Evergreen Street to Route 160 is also proposed to increased access within and to the southern portion of the Project Area. Like automobile access to the Project Area, pedestrian access to light rail stations in the Project Area is also impeded. As such, the Agency proposes to construct pedestrian overcrossings and parking structures to facilitate usage of transit facilities. These improvements will advance the goal of the proposed Redevelopment Plan to "increase access to and circulation within the North Sacramento community through a variety of traffic improvements and transportation modes," as will the construction of an additional platform or retrofitting of a light rail station to serve heavy rail commuter trains.

Other types of proposed public improvements, such as the replacement and expansion of existing water, sewer and flood control systems and the installation of sidewalks, curbs and gutters, are aimed at improving the quality of the Project Area's residential neighborhoods. The ability of an area to attract new homebuyers and to encourage existing home owners and landlords to maintain and reinvest in their properties depends not just on the quality of the housing stock but on the quality of the amenities serving that housing stock. It is readily observable that certain portions of the Project Area do not have common amenities (i.e., sidewalks, curbs, and gutters)

KatzHollis

comparable to those found in other neighborhoods of the City. By providing such amenities and implementing other types of programs to address the other blighting conditions affecting the Project Area's housing stock, the public sector will signal its confidence in the area and will provide a springboard for private activity, thus checking the deterioration of the housing stock and reducing the number of vacated residences. Replacement and expansion of existing water, sewer and flood control systems have been included because they are needed to engender new single and multi-family housing throughout the Project Area. To increase the quality of life and the desirability of North Sacramento as a residential neighborhood, the Agency is proposing to assist in the acquisition and construction of a neighborhood park, construction of a new branch library and improvements to Woodlake Park.

2. Selective Land Assembly and Disposition Program

In order to encourage new commercial development within the Project, a limited land assembly and disposition program has been included. As illustrated in Part II, many areas of the Project Area are impacted by parcels of small and/or irregular form and shape. These types of parcels impede expansion of existing uses and the construction of new development because of the difficulties with assembling a site adequate to meet zoning requirements and to achieve economic feasibility, especially in areas like the subareas identified above, with widely held ownerships. Other blighting conditions which may be addressed through a land assembly program are faulty interior arrangement and exterior spacing; age and obsolescence; defective design and character of physical construction; mixed character and shifting uses; and deterioration. The land assembly and disposition program proposed for the Project Area envisions the purchase of approximately 4 acres of land for the purpose of encouraging the development of needed neighborhood retail services as identified in the North Sacramento Community Plan. In addition to commercial development, the land assembly and disposition program also addresses the need to acquire sites for low and moderate income housing as described in Section B.4., "Low and Moderate Income Housing", below. As noted, under public improvements, the Agency proposes to assist in the acquisition of a park site in the northern portion of the proposed Project Area.

3. Relocation

An agency must provide relocation assistance to protect business and residential owners and tenants when it acquires their property, or when their property is acquired by another entity, public or private, under an agreement with an agency. If the Agency undertook a land assembly program, the Agency would be liable for relocation assistance. Such assistance must include payments for moving expenses and losses of personal property, and, if any residences are acquired, may include an additional amount to cover the difference between the fair market value paid to a residential owner for his property and the cost of a comparable replacement property. Commercial owners and tenants are paid for the full cost of moving and personal property loss up to a maximum amount.

4. Low and Moderate Income Housing

Redevelopment agencies are required to set aside into a special Low and Moderate Income Housing Fund 20 percent of the tax increment revenue generated by their redevelopment projects. These funds are to be used on increasing, improving and preserving the supply of low and moderate income housing in their communities. The Low and Moderate Income Housing Program would include three components: 1) a limited land assembly and disposition program; 2) relocation assistance for displaced occupants; 3) a tenant subsidization program; and 4) residential rehabilitation program.

KatzHollis

The land assembly and disposition component proposed under the low and moderate income housing program is designed to encourage the development of multi-family housing for low and moderate income households. As discussed above a land assembly and disposition program may be used to eliminate a number of blighting influences and to encourage the development of a desirable re-use. The Agency plans to purchase approximately 20 acres of land for the construction of new single and multi-family housing consisting of approximately 100 single family and 250 multifamily unit for persons or families of low and moderate incomes. As with the land assembly program discussed in Section B.2., above, the Agency would be responsible for relocation payments to displaced property owners and tenants.

The tenant subsidization program is intended to provide rental subsidies to low and moderate income households. As discussed in Part II, approximately 52 percent of the households in the Project Area earn incomes that can be classified as low to moderate. It is assumed that a rent subsidy program would encourage additional market rate multi-family housing developments by increasing the number of households able to afford to live in such housing and would also encourage landlords to properly maintain their properties.

5. Commercial and Residential Rehabilitation

The commercial and residential rehabilitation programs would provide grants and low interest loans to businesses and homeowners in the Project Area. Rehabilitation loans are aimed at eliminating blighting conditions resulting from defective design and character of physical construction, deterioration, age and obsolescence, and faulty interior arrangement and exterior spacing.

As noted in Part II, a number of commercial buildings are characterized by defective construction because they were built of unreinforced masonry. Commercial rehabilitation loans could be used for seismic reinforcement. Other commercial outlets suffer from age and obsolescence because of outmoded facilities. In these cases, a rehabilitation loan could be used to retrofit the building to meet current codes and the space requirements of today's retailers. The Agency currently has a (non-redevelopment) Commercial Revitalization Program which provides loans and grants to business owners in certain targeted areas. Even though Del Paso Boulevard was recently designated as one of these target areas, the magnitude of the need is high. The commercial rehabilitation program is designed to extend and complement the existing Agency program throughout the Project Area, particularly along Del Paso Boulevard, El Camino Avenue, Arden Way and other commercial concentrations.

The residential rehabilitation program includes low interest loans which would allow qualified home owners to upgrade and improve their properties. Part II identified the presence of housing units suffering from deferred maintenance and defective design and character of physical construction. The residential rehabilitation loan program is intended to bring dwelling units into conformance with building and housing code requirements to ensure sound structural condition and to improve living conditions.

6. Other Redevelopment Activities

Other redevelopment activities may be necessary to eliminate blighting conditions, facilitate rehabilitation and development or to otherwise carry out the Agency's purposes in the Project Area. Such activities would include programs aimed at lowering the crime rate and increasing the education and employment levels in the Project Area. Examples of such activities would include high visibility police patrols, drug and narcotics prevention and awareness programs, crime prevention and community awareness programs, job training and counseling programs, adult

KatzHollis

education and juvenile counseling programs and employment assistance programs. In addition, the Agency will have various administration and operational requirements associated with carrying out the above programs and activities. These will include program staff conducting planning and other studies, and securing legal and other technical assistance.

C. How Proposed Projects Will Improve or Alleviate Conditions Described in Part II of This Report

The foregoing discussed in detail the programs and projects proposed by the Agency to alleviate or eliminate the blighting conditions affecting the Project Area and described the outcome of such programs. The following is a summary of the intended affect of the Agency's programs.

The Agency proposes a program of redevelopment activities that will systematically address the conditions of blight within the Project Area. Installation or repair of streets, alleys, sidewalks, curbs, gutters, water and sewer lines, and storm drains will eliminate the problem of inadequate public improvements, facilities and utilities in the Project Area. Financial assistance for rehabilitation and conservation of structures in need of slight or moderate rehabilitation, coupled with selective property acquisition, demolition, and relocation as necessary would serve to remove the conditions of buildings suffering from age and obsolescence, defective design and character of physical construction, deterioration, mixed character and shifting uses. Agency assistance with site assemblage, preparation and relocation can encourage the private sector to remediate problems, such as inappropriate mixed and shifting uses and small and irregular parcels. The alleviation of specific blighting influences in the Project Area should work to create an investment environment in which private developers and property owners have the incentive and the means to redevelop their properties. The Agency's program of activities should alleviate the current constraints to rehabilitation and development in the Project Area. The funds to be derived from the Project that will be used to increase and improve the supply of low and moderate income housing in the community will help to alleviate the shortage of quality affordable housing in the Project Area. As other funds become available they will be put toward other redevelopment activities which will aid in improving social conditions in areas of crime, education, employment and other social and economic blighting conditions negatively affecting the Project Area.

KatzHollis

Part IV.

PROPOSED METHOD OF FINANCING REDEVELOPMENT OF THE PROJECT AREA, INCLUDING ASSESSMENT OF ECONOMIC FEASIBILITY OF PROJECT, REASONS FOR INCLUDING TAX INCREMENT FINANCING AND EXPLANATION OF WHY THE ELIMINATION OF BLIGHT AND REDEVELOPMENT OF THE PROJECT AREA CANNOT BE ACCOMPLISHED BY PRIVATE ENTERPRISE ACTING ALONE OR BY THE CITY COUNCIL'S USE OF FINANCING ALTERNATIVES OTHER THAN TAX INCREMENT FINANCING

The Agency proposes that the redevelopment process be used, to the extent possible, to alleviate problems in the Project Area, which are described in detail in Part II of this Report, in order to provide a proper environment for revitalization to occur. Such activities will facilitate and enable the economic revitalization of the Project Area and the City as a whole. This Part IV will briefly describe and provide aggregate cost estimates for the activities described in Part III of this Report which, along with ancillary activities such as Project administration, constitute the program of redevelopment proposed by the Agency to alleviate blighting conditions. The potential resources and methods of financing available to the Agency will also be discussed and the Project's economic feasibility demonstrated. Finally, an explanation of why private enterprise acting alone and the city council without tax increment cannot reverse conditions and accomplish redevelopment in the Project Area is provided.

A. Estimated Costs of the Redevelopment Program Proposed by Agency

Part III of this Report discussed the programs, activities, and projects that make up the Redevelopment Program and how these will improve or alleviate blighting conditions found in the Project Area. This section summarizes the estimated costs of the Redevelopment Program.

The estimated costs listed below exclude construction and construction related costs as assumed to be expended by the private sector in the course of implementing certain improvements or programs. The total cost estimates as shown below for the categories of Agency involvement in the revitalization of the Project are shown in 1991 dollars. These amounts have been included in the cash flow analysis of Project financial feasibility presented and discussed later in this Part IV.

Table IV-1 identifies all public improvements and facilities proposed for the Project Area, gives the estimated cost of each improvement and facility and shows the portion of that cost proposed for Project funding. The combined costs of all public improvements and public facilities total \$90.4 million. Approximately 49 percent of the total (\$44.2 million), is anticipated to be funded by the North Sacramento Redevelopment Project Area. It is anticipated that the City of Sacramento will provide financing for the other \$46.2 million in public improvement and facilities projects.

Shown on Table IV-2 are the total estimated project costs to implement the Agency's redevelopment program and any offsets to program costs. The offsets to program costs shown on the table are revenues dedicated to the proposed project which will come from sources other than the Agency's tax increment revenues. In addition to the public improvement and facility costs discussed above, other Agency programs include those discussed below.

The Agency is proposing the acquisition and disposition of land as described in Part III of this Report. The cost for the land acquisition and disposition program is estimated to be \$4.6 million, based on acquisition of 14 acres of land. Four acres are assumed to be used for retail development and are estimated to cost \$20 per square foot. An additional 10 acres are intended to be purchased for park land at an estimated cost of \$1 million, as provided by Agency staff.

KatzHollis

Table IV-1
North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

nsacfin3
06-Apr-92
improve

ESTIMATED PUBLIC IMPROVEMENTS AND FACILITIES COSTS (000's Omitted)

	<u>Estimated Cost</u>	<u>Amount Proposed For Project Funding</u>	<u>Percent Proposed For Project Funding</u>
A. PUBLIC IMPROVEMENTS			
1. Traffic Circulation Improvements			
a. Extend Exposition Blvd. To Route 160	\$16,000	\$8,000	50%
b. Connect Arden Way to Garden Highway	15,919	9,551	60%
c. Extend Evergreen St. To Route 160	1,292	775	60%
Subtotal--Street/Roadway Improvements	<u>33,211</u>	<u>18,327</u>	<u>55%</u>
2. Water System Improvements	916	652	71%
3. Sewer and Flood Control Improvements			
a. Sewer Improvements	7,190	5,119	71%
b. Storm Drain Improvements	7,190	5,119	71%
Subtotal--Sewer/Flood Control Improvements	<u>14,380</u>	<u>10,239</u>	<u>71%</u>
4. Street/Sidewalk/Curb/Gutter Improvements	12,407	8,834	71%
5. Park Improvements			
a. Woodlake Park Landscaping & Irrigation	200	120	60%
b. Woodlake Park Lighting Improvements	90	54	60%
Subtotal--Park Improvements	<u>290</u>	<u>174</u>	<u>60%</u>
6. Transit Improvements (i.e. pedestrian overcrossings, rail station platforms and parking facilities)	25,521	5,169	20%
Total -- Public Improvements	\$86,725	\$43,394	50%
B. PUBLIC FACILITIES			
1. Woodlake Park Facility Improvements	200	100	50%
2. North Sacramento/Hagginwood Branch Library	3,500	700	20%
Total -- Public Facilities	<u>\$3,700</u>	<u>\$800</u>	<u>22%</u>
TOTAL PUBLIC IMPROVEMENTS AND FACILITIES COSTS	<u>\$90,425</u>	<u>\$44,194</u>	<u>49%</u>

Source: Redevelopment Agency of the City of Sacramento

KatzHollis

Table IV-2
North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

nsacfin3
06-Apr-92
costs

ESTIMATED PROJECT COSTS

(000's Omitted)

	<u>Total</u> <u>Estimated Cost</u>	<u>Offsets to</u> <u>Estimated Cost</u>	<u>Net</u> <u>Estimated Cost</u>
A. PUBLIC IMPROVEMENTS AND PUBLIC FACILITIES (1) (From Table IV-1)	\$44,195	\$1,840	\$42,355
B. LAND ACQUISITION (Including Site Preparation)	4,600	1,150	3,450
C. RELOCATION	690	0	690
D. LOW AND MODERATE INCOME HOUSING	21,917	5,566	16,351
E. COMMERCIAL REHABILITATION PROGRAM	3,000	1,900	1,100
F. ADMINISTRATION AND OPERATIONS	7,440	0	7,440
TOTAL--ESTIMATED PROJECT COSTS	<u>\$81,842</u>	<u>\$10,456</u>	<u>\$71,386</u>

(1) Agency costs only. See Table IV-1 for total costs.

Source: Katz Hollis, 1991

KatzHollis

Relocation costs are based on 15 percent of acquisition costs for a total of \$.7 million. Offsets to the land acquisition program in the form of land sale proceeds are estimated to equal nearly \$1.2 million, leaving net costs to the Agency of approximately \$3.5 million.

The Agency is intending to implement a Low and Moderate Income Housing Program. The program will include a limited land acquisition and disposition program and is based on the estimated acquisition of 20 acres of land at \$20.00 per square foot for a total cost of \$17.4 million. Corresponding relocation costs have been estimated at 15 percent of acquisition costs for a total of \$2.6 million.

The Low and Moderate Income Housing Program also includes a tenant subsidization program designed to subsidize market rents in approximately 25 percent of all new multi-family housing units built in the Project Area. The subsidy would reduce market rents by 25 percent for persons and families of low and moderate income. Total cost of this program is estimated to be \$.7 million.

Also included in the Low and Moderate Income Housing Program is a residential rehabilitation program. The program is based on the issuance of approximately 50 loans at a 3 percent interest rate. The total program cost is estimated to be \$1.2 million.

Overall, the Low and Moderate Income Housing Program is estimated to cost \$21.9 million. Offsets to program costs in the form of land sale proceeds and rehabilitation loan repayments is estimated to equal \$5.6 million. The net cost of this program is estimated to be \$16.4 million.

The total cost for the implementation of the Agency's commercial rehabilitation program is estimated to be \$3.0 million. This program is intended to provide grants and low interest loans to businesses in the Project Area. Program costs are based on issuing one grant per year at \$25,000 per grant and making approximately 75 loans over the life of the redevelopment plan at a 5 percent interest rate and \$25,000 per loan. Offsets to the cost of the program in the form of loan repayments are estimated to equal \$1.9 million, leaving net Agency costs of \$1.1 million.

One program cost not shown specifically on Table IV-2 is the reimbursement to Project Area developers for part of the debt service cost for the establishment of a proposed Mello-Roos Assessment District. The non-interest portion of the cost of the Mello-Roos District is represented on Table IV-1 by the cost for the Exposition Boulevard Extension Project. The interest cost on the Mello-Roos District is included in the cash flow analysis discussed later in this Report.

In implementing program activities, administrative and operating overhead expenditures will be required over the term of the Project. Administrative and operating expenses reflect costs for salaries, technical assistance and enforcement programs, operating services and supplies, and consultant and legal services for both daily operations and project-specific implementation. It has been assumed for purposes of the cash flow analysis that the cost of administrative and overhead expenses will equal approximately 10 percent of estimated discretionary tax increment program expenditures but never less than \$100,000 per year. Based on this assumption, it is estimated that expenditures for administration and operations will total approximately \$15.9 million over the life of the Project, given the implementation scenario underlying the cash flow analysis. Administration and operations costs shown on Table IV-2 have been shown at 10 percent of total program costs (prior to offsets) which equals \$7.4 million in 1991 dollars.

The Agency's redevelopment program for the Project, in addition to the activities discussed above, could include: 1) responding to property owner and developer initiated efforts

KatzHollis

where public assistance is required to assemble property needed for the expansion of existing uses; and 2) "opportunity" acquisitions in which an existing owner may desire to sell in order to pursue objectives outside of the Project Area. However, the cost to the Agency to implement the proposed program and to carry out the ancillary activities associated with the program, will limit the Agency's ability to provide such forms of additional assistance. Thus, any programs or activities undertaken by the Agency outside of the described program will be done primarily on a "funds available" basis.

The combination of estimated net Agency costs for the redevelopment of the Project Area, including anticipated costs associated with the redevelopment program activities described above and administrative expenditures over the 35-year life of the Project, total approximately \$71.4 million, as summarized on Table IV-2. The costs shown on Table IV-2, and summarized above, do not include adjustments for inflation or the cost of interest which may result from the financing of Agency activities. Estimated Project costs also do not include payments to affected taxing agencies to alleviate financial detriment, if any, caused by the Project. In addition, the cost of providing replacement housing for low and moderate income dwelling units demolished by the Agency in the course of implementing the Project is not included in the estimated Project cost total.

B. Financing Methods and Alternatives

1. General Financing Methods Available to the Agency

The proposed Redevelopment Plan authorizes the Agency to finance the Project with financial assistance from the City of Sacramento and other local public entities, State of California, federal government, tax increment funds, special assessment districts, donations, interest income, Agency bonds, loans from private financial institutions, the lease or sale of Agency-owned property, participation in development or any other available sources, both public and private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out the Redevelopment Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities and other Project costs.

2. Financing Alternatives Other Than Tax Increment Financing

Other than tax increment receipts, which are discussed later, the potential revenue funding sources for the anticipated Project costs include: loans, grants and contributions from the City, other local entities, County of Sacramento, State or federal government or from Project developers; proceeds from the sale or lease of Agency-owned property; repayment of Agency loans and advances; parking revenue from Agency-owned and operated parking spaces; financing proceeds based upon revenues from special assessment or special tax districts; and developer fees.

a. Loans, Grants, Contributions From City, County, State and Federal Government and From Project Developers

It is anticipated that various revenue sources from public agencies as well as the private sector will be necessary in order to fund public improvements and administrative operating costs. Advances, grants or loans from government agency funds or private sector developers could be effectively used to realize timely implementation and completion of the identified redevelopment activities and programs for the Project Area. In preparing the cash flow analysis, no specific loan or grant amounts have been shown.

KatzHollis

b. Property Disposition Proceeds and Parking Facility Revenues

Several components of the Agency's program for the Project Area involve the acquisition of property. Any such property not intended to house or be the site for permanent public improvements and facilities is intended for disposition by the Agency to private sector participants in the revitalization efforts in the Project Area. In most instances the disposition of property will result in the realization of resources in the form of sale proceeds or the realization of a stream of lease revenue. Such resources will be available for use in funding components of the Agency's program. Typically, such resources are employed in the realization of the program component from which they are generated but occasionally are created in sufficient amount to assist in other Agency activities. As shown on Table IV-2, in 1992 dollars, the Agency's program for the Project includes approximately \$1.2 million of proceeds assumed to be derived from the disposition of property acquired by the Agency.

Other sources of disposition proceeds include revenue derived from the temporary operation of properties acquired in the course of program implementation and being held for eventual sale or long term lease and proceeds derived from the operation of public facilities constructed and retained by the Agency. The cash flow analysis contains no estimate of revenue which may accrue from the temporary operation of acquired facilities but opportunities for such revenues do exist given the numerous acquisition activities contemplated by the Agency's program.

It is assumed, as part of the implementation scenario for the cash flow, that the Agency will be responsible for the implementation of a public parking facility in the Project Area. Table IV-2 includes estimates of annual parking revenue in 1991 dollars that will result from the Agency operation of these parking facilities. Per those estimates, the parking revenue will approximate \$1.8 million over the term of the Redevelopment Plan.

c. Repayment of Loans and Advances

Resources available as a result of the repayment of loans and advances must, of course, be preceded by the Agency's expenditure of other resources in the creation of the loan or advance that is to be repaid. Such expenditures are planned for some of the components of the intended program for the Project Area. Specific among these components are the efforts planned in rehabilitating commercial and residential structures in the Project Area. A portion of the expenditures to be made under these programs will be in the form of loans made to Project property owners. The repayment of these loans will constitute a resource that can fund other expenditures of the Agency. Based on the estimates and assumptions of the cash flow analysis, income from repayment of loans could be substantial. Table IV-2 shows in 1991 dollars that it is estimated approximately \$1.9 million in commercial rehabilitation loan repayment resources will be available over the term of the Redevelopment Plan. Included in the offsets to estimated costs for the Agency's low and moderate income housing program is \$1.2 million in residential rehabilitation loan repayment resources.

In addition to the creation of rehabilitation loans that, by their repayment, provide resources to the redevelopment program, the Agency may be able to provide advances to other public or private participants in the revitalization of the area. The Agency could, for example, advance the funds necessary to enable the implementation of needed public improvements on the understanding that the public entity otherwise responsible for the installation of the improvement or facility would reimburse the Agency at or over a future time. No instances of such advances have been incorporated into the cash flow.

KatzHollis

d. Special Assessment or Tax Districts

There is currently a Business Improvement District operating in the proposed North Sacramento Project Area. The purpose of the District is to provide promotional activities for business and was not intended as a source of financing infrastructure.

In developing the cash flow for the proposed Project Area, it has been assumed that a Mello-Roos Assessment District will be formed in order to finance a portion of the proposed public improvements. It is estimated that the Mello-Roos District would finance approximately \$8.6 million of the needed public improvements in the Project Area, as shown in the cash flow analysis. It has further been assumed that the Agency would reimburse the property owners included in the Mello-Roos District for a portion of the costs to be financed by the District.

The Agency may consider the creation of other special assessment or tax districts to assist in the financing of anticipated Project activities and programs. Other assessment or special tax districts, as permitted under existing state law, could be utilized as a method for financing deficits anticipated as a result of the implementation of the public improvements or private development activity within or of specific benefit to the district. Under this financing alternative, the Agency could be responsible for the partial or total funding of improvements originally financed by the special district through the sale of Agency bonds in future years or through use of tax increment reimbursements, as has been assumed for the Mello-Roos Assessment District. The proceeds of such bonds, as well as tax revenues in excess of corresponding debt service, could reimburse the district for costs and reimburse developers for all or a portion of assessments paid in the interim. Such other districts are not specifically included in the cash flow analysis but could be the source of deficit funding in some years of Project implementation.

e. Development Fees

The City currently charges fees for building permit processing and administration. These fees are levied to recover the cost of such processing and are not expected to provide a means of assisting in the financing of redevelopment activities.

For new residential development, the City also charges for connection to the water and sewer system. However, these fees only cover the cost to connect to the system, and do not provide any funding for overall improvements to the water and sewer system.

In addition, future commercial and residential development contemplated in the Project Area will be subject to development fees of \$0.26 per square foot and \$1.58 per square foot respectively, per AB 2926 (Statutes of 1986, Chapter 887) which may be levied by local school districts to assist in building new renovating existing schools. The present exaction of development fees by other entities makes it difficult for the Agency to also impose such fees. Additional development fees would only serve as a further impediment to new investment and reinvestment in addition to the area's blighted condition.

3. Tax Increment Financing

a. Reasons for Including Tax Increment Financing in the Proposed Redevelopment Plan

The redevelopment program anticipated for the Project Area will provide a method of securing desired developments and public improvements in the Project which

KatzHollis

would, in turn, benefit from the infusion of new capital. The redevelopment program and subsequent development activity in the Project Area would also provide a viable financing tool by means of tax increment revenue generation. As discussed in the previous section it is assumed that the City and Agency will continue to consider other legally permissible alternative sources of funding available to finance Project activities and programs, prior to the use of tax increment revenues. However the Agency and the City must look to and rely upon this source of funding as a primary means of resolving the Project Area's various problems.

Neither the City, other public entities, nor private sector developers will be able to fully assume the combination of costs associated with development, site assembly, public facilities the costs of infrastructure improvements anticipated and needed in the Project Area, apart from the participation of the Agency. As described later in this Section 3.d., "Tax Increment Use Limitations and Requirements", the Agency must examine other methods available to the community to fund public improvements before tax increment is utilized. The program of redevelopment activities discussed above in fact anticipates a substantial portion of such costs to be funded by sources other than tax increment. The provision for tax increment in the Redevelopment Plan is necessary to cover the currently estimated shortfall between cost and other funding sources and to be available in the event that other funding sources are not fully realized. In the case of the City and other public entities, without the creation of the Project Area and the use of tax increment funding, capital improvements in other parts of the City of Sacramento would have to be diverted in order to fund needed improvements in the area. In the case of the private development market, once the anticipated investment return on a property is reduced below a rate comparable to alternative investments, the economic feasibility of developing the given parcel is jeopardized. The Agency intends to maximize private investment through the use of various economic development assistance activities.

b. Tax Increment Revenue and Bonded Indebtedness Limitations

The CRL requires that every redevelopment plan that includes the use of tax increment must specify a limit on the amount of tax increment to be allocated to the redevelopment agency from the project area. Additionally, the plan must specify the maximum amount of bonded indebtedness to be repaid from tax increment that may be outstanding at any time during the implementation of the plan. Such limits are included in the proposed Redevelopment Plan for the North Sacramento Redevelopment Project as discussed below and shown on Table IV-3.

The determination of the two limits is based on the schedule of combined costs of the components of the Agency's intended program for the Project as shown on Table IV-2. As was indicated earlier, the costs shown on Table IV-2 are in 1992 dollars and exclude any estimate of inflationary or financing (interest) costs which may be incurred in the implementation of the Agency's program. Table IV-2 also excludes any factor for contingencies which may have to be addressed in the course of program implementation. To take into account adjustments to the cost estimates and other unforeseen events, a contingencies factor has been included in Table IV-3, and the product of such factor equates to an assumed additional cost totalling approximately \$1.6 million. Together with previously estimated project costs, the program costs total approximately \$74.8 million.

As a result of the assumed use of tax increment to fund the Agency program of redevelopment (discussed below) there will be resources accumulated in the fund required to be established pursuant to the CRL for purposes of increasing or improving Sacramento's supply of housing for persons and families of low and moderate income. The cash flow analysis indicates that a major portion of the low and moderate income housing fund monies will be expended to fund the Agency's participation in the housing component of the redevelopment

KatzHollis

Table IV-3
North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

nsacfin3
06-Apr-92
limit

BONDED INDEBTEDNESS AND TAX INCREMENT LIMITS (000's Omitted)

Total Project Costs (From Table IV-2)	\$71,386
Plus: Contingencies @ 15%	1,568
Plus: Low and Moderate Income Housing (1)	1,888
Total Estimated Project Costs	<u>\$74,842</u>
Plus: Finance Costs (2)	8,981
Round To Bond Indebtedness Limit	<u>\$84,000</u>
Plus: Debt Service on Bond Issue (Interest Only) (3)	183,750
NET PROJECT COSTS	\$267,750
Round To Tax Increment Limit	<u>\$268,000</u>

- (1) The set-aside for low and moderate income housing is the difference between program expenditures shown on Table IV-2 and the total required to be set-aside
- (2) Financing costs are the costs of issuance included as 12% of Program Costs assuming deposits to reserve fund, underwriters discount and miscellaneous costs associated with the issuance of bonds.
- (3) Interest costs on bond debt service based on \$84 million principal, 25 year term and 12 percent interest.

Source: Katz Hollis, 1991

KatzHollis

effort, as allowed under the provisions of the CRL. Of the total program costs as shown on Table IV-2, costs included for the purpose of increasing or improving the community's supply of low and moderate income housing are approximately \$16.4 million of total program expenditures. This amount represents less than 20 percent of the total expenditures assumed to be covered by tax increment funds or the proceeds of tax increment supported bonds. The additional amount of Low and Moderate Income Housing funds shown on Table IV-3 represent the difference between Low and Moderate Income Housing costs shown on Table IV-2 and the total amount required to be set aside.

To determine the bonded indebtedness limitation for the Project, total program expenditures are assumed to be financed through a single borrowing. The total expenditure amount is adjusted for financing costs (debt service reserve requirements and assumed underwriter's discount and fees) and rounded to \$84.0 million. This amount is the bonded indebtedness limitation for the Project. Given the assumption of a single financing that would fund the totality of program expenditures, the debt service payments on this borrowing would represent the total use of tax increment in the implementation of the Project. Using the assumptions of an interest rate of 12 percent and term of repayment of 25 years, total debt service on the financing would approximate \$183.8 million. Payment of this amount of debt service for 24 years (it is assumed that the reserve fund would be used to pay the final year of debt service) would result in total payments of approximately \$268 million. This amount is the limitation on the allocation of tax increment under the Redevelopment Plan.

Both of the limits determined above exclude payments which the Agency may elect to make to affected taxing entities to alleviate fiscal detriment, if any, caused by the Project, and the additional 20 percent low and moderate income housing set aside requirement relating to such taxing entity payments made from tax increment. Any such payments the Agency may be required to make could potentially reduce the funds available for Project activities.

c. Estimate of Potential Tax Increment Revenues

Revenues resulting from the annual incremental assessed valuation of the Project Area are based upon transfer of property ownership and new construction activities within the Project Area. Table IV-4, "Assumed Agency Engendered New Development", summarizes the type and scope of developments that could potentially occur in the Project Area over the life of the Project. Given the physical, economic and social conditions existing in the Project Area, it is believed that this level of activity will not occur without redevelopment activities.

A projection of annual tax increment revenues that could be realized over the 35-year life of the Project Area is summarized on Table IV-5, Projection of Incremental Tax Revenues. Estimated tax increment revenues are based upon future Project Area valuation increases attributable to transfer of ownership and assumed Agency engendered new construction activities; allowable inflationary increases as permitted under Article XIII A of the California Constitution; and assumed trended valuation increases in future fiscal years as a result of miscellaneous reappraised ownership transfers and development activities not presently identified, but anticipated once redevelopment activities have been established. Assumptions regarding other trending factors utilized in this projection are noted in the footnotes on Table IV-5. The timing of specific new development activity is based on the cash flow analysis of Project implementation presented later in this Section IV.

Total cumulative net tax increment revenues projected to be received by the Agency over the 35-year term of the Project, given the assumptions used in the analysis, are estimated to be approximately \$353 million. The estimated tax increment revenue projections are based on the general assessment and revenue allocation practices of Sacramento

KatzHollis

Table IV-4
North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

nsadfin3
06-Apr-92
dev

ASSUMED AGENCY ENGENDERED NEW DEVELOPMENTS

<u>Type of Development</u>	<u>Square Footage/Units</u>	<u>Value Added (000's Omitted)</u>
Industrial	1,920,000	\$76,800
Retail	80,000	7,200
Office	540,000	40,500
Single-Family Residential	936	123,318
Multi-Family Residential	510	17,850
Parking	N/A	16,564
Total	<u>2,541,446</u>	<u>\$282,232</u>

Source: Sacramento Housing and Redevelopment Agency, Udewitz Associates
and Katz Hollis, 1991

KatzHollis

Table IV-5
North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento

rsacfin3
06-Apr-92
ii1

PROJECTION OF INCREMENTAL TAX REVENUE (000's Omitted)

Plan Year	Fiscal Year	Real (1) Property	New (2) Development	Total New (3) Development	Total Real Property	Total Other (4) Property	Total Value	Value Over (5) Base Of \$301,800	Gross (6) Tax Increment
	1991 - 1992	N/A	N/A	N/A	\$270,370	\$20,614	\$290,985	N/A	N/A
1	1992 - 1993	281,185	0	0	281,185	20,614	301,800	N/A	N/A
2	1993 - 1994	292,432	0	0	292,432	20,614	313,047	11,247	112
3	1994 - 1995	304,130	20,745	20,745	324,874	20,614	345,489	43,689	437
4	1995 - 1996	314,660	9,335	30,495	345,154	22,793	367,947	66,147	661
5	1996 - 1997	327,246	11,435	42,540	369,786	23,773	393,559	91,759	918
6	1997 - 1998	346,881	11,930	55,321	402,202	24,974	427,175	125,376	1,254
7	1998 - 1999	367,693	19,731	76,158	443,852	26,274	470,126	168,326	1,683
8	1999 - 2000	389,755	13,153	90,835	480,590	28,921	509,511	207,711	2,077
9	2000 - 2001	413,140	64,813	157,464	570,604	30,933	601,537	299,737	2,997
10	2001 - 2002	437,929	51,467	212,080	650,009	35,291	685,300	383,501	3,835
11	2002 - 2003	464,205	56,640	272,962	737,166	38,125	775,291	473,491	4,735
12	2003 - 2004	492,057	50,277	328,698	820,755	41,466	862,221	560,422	5,604
13	2004 - 2005	521,580	51,621	386,893	908,473	44,038	952,511	650,712	6,507
14	2005 - 2006	552,875	54,202	448,833	1,001,708	44,918	1,046,627	744,827	7,448
15	2006 - 2007	586,048	27,655	485,465	1,071,513	45,817	1,117,330	815,530	8,155
16	2007 - 2008	621,210	29,038	524,213	1,145,423	46,733	1,192,156	890,357	8,904
17	2008 - 2009	658,483	0	534,697	1,193,180	47,668	1,240,848	939,048	9,390
18	2009 - 2010	696,998	0	545,391	1,242,389	48,621	1,291,011	989,211	9,892
19	2010 - 2011	738,818	0	556,299	1,295,117	49,594	1,344,711	1,042,911	10,429
20	2011 - 2012	783,147	0	567,425	1,350,572	50,586	1,401,158	1,099,358	10,994
21	2012 - 2013	830,136	0	578,773	1,408,910	51,597	1,460,507	1,158,707	11,587
22	2013 - 2014	879,944	0	590,349	1,470,293	52,629	1,522,922	1,221,123	12,211
23	2014 - 2015	932,741	0	602,156	1,534,897	53,682	1,588,579	1,286,779	12,868
24	2015 - 2016	988,706	0	614,199	1,602,904	54,755	1,657,660	1,355,860	13,559
25	2016 - 2017	1,048,028	0	626,483	1,674,511	55,850	1,730,361	1,428,562	14,286
26	2017 - 2018	1,110,910	0	639,013	1,749,922	56,968	1,806,890	1,505,090	15,051
27	2018 - 2019	1,177,564	0	651,793	1,829,357	58,107	1,887,464	1,585,664	15,857
28	2019 - 2020	1,248,218	0	664,829	1,913,047	59,269	1,972,316	1,670,516	16,705
29	2020 - 2021	1,323,111	0	678,125	2,001,236	60,454	2,061,691	1,759,891	17,599
30	2021 - 2022	1,402,498	0	691,688	2,094,185	61,663	2,155,849	1,854,049	18,540
31	2022 - 2023	1,486,648	0	705,521	2,192,169	62,897	2,255,066	1,953,266	19,533
32	2023 - 2024	1,575,846	0	719,632	2,295,478	64,155	2,359,633	2,057,833	20,578
33	2024 - 2025	1,670,397	0	734,025	2,404,422	65,438	2,469,859	2,168,060	21,681
34	2025 - 2026	1,770,621	0	748,705	2,519,326	66,747	2,586,073	2,284,273	22,843
35	2026 - 2027	1,876,858	0	763,679	2,640,537	68,081	2,708,619	2,406,819	24,068

CUMULATIVE REVENUE

\$352,999

- (1) Real property, less acquisition and demolition, is trended at an assumed annual rate of 4 percent for 1991-92 through 1996-97 and 6 percent from 1997-98 through the remaining years of the Project.
- (2) See Table IV-4, "Assumed Agency Engendered New Development"
- (3) Includes prior year new development trended at 2 percent per year plus the value of current new development.
- (4) Includes the taxable value of personal property trended at 2 percent annually plus the value of new construction.
- (5) Assumes 1991-92 base year value. 1991-92 taxable values are based on aggregation of taxable value by Katz Hollis based on Sacramento County assessment records.
- (6) Assumes Agency will receive 100 percent of calculated levy each year.

KatzHollis

County. General assessment and revenue allocation practices, however, are subject to policy and legislative changes, which could result in actual tax increment revenues being different from what has been projected for the cash flow. To the extent development activities do not take place in the scope and schedule assumed, tax increment will also be other than what is shown on Table IV-4. However, the level of development assumed is consistent with that which is possible through a progressive redevelopment program.

d. Tax Increment Use Limitations and Requirements

In addition to tax increment and bonded indebtedness limits discussed above, there are several other statutory requirements relating to the Agency's use of tax increment funds. The Agency is aware of such requirements and intends to adhere to them to the extent they are applicable to the Agency and/or the Project Area. A summary of these requirements is presented below:

i. Prior to paying all or part of the value of land for and the cost of installation and construction of any publicly owned building, facility, structure, or other improvement within or outside the Project Area, the Agency will request the City Council to consent to such payment and to determine:

that such building, facility, structure or improvement is of benefit to the Project Area or the immediate neighborhood; and

that no other reasonable means of financing the building, facility, structure or improvement is available to the community.

ii. Prior to committing to use tax increment funds to pay for all or part of the value of the land for, and the cost of installation and construction of, a publicly owned building (other than parking facilities) the Agency will request the City Council to hold a public hearing and to make the above determinations, including the determination that the publicly owned building is of primary benefit to the Project. In connection with such public hearing a summary will be prepared to:

show the estimated amount of tax increment funds proposed to be used to pay for such land and construction (including interest payments);

set forth the facts supporting the Council's determinations; and

set forth the redevelopment purposes for which such expenditure is being made.

iii. The Agency will not, without prior consent of the City Council, develop a site for industrial or commercial use so as to provide streets, sidewalks, utilities or other improvements which the owner or operator of the site would otherwise be obligated to provide.

iv. Prior to entering into any agreement to sell or lease any property acquired in whole or in part with tax increment funds, the Agency will request the City Council to approve such sale or lease after holding a public hearing. In connection with such public hearing the Agency shall make available a summary describing and specifying;

the cost of the agreement to the Agency;

KatzHollis

the estimated value of the interest to be conveyed or leased, determined at the highest uses permitted under the Redevelopment Plan; and

the purchase price or the sum of the lease payments, and, if the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased determined at the highest and best use consistent with the Redevelopment Plan, an explanation of the reasons for such difference.

C. Proposed Financing Method and Economic Feasibility of the Project

Table IV-6, "Project Cash Flow", provides an example of the Project's implementation on a cash flow basis. The cash flow projection presented and described in this Report should not be construed, however, as the only method of financing the Agency's redevelopment program for the Project Area under existing redevelopment law. The projection does show that the Project is feasible under the assumptions explained in this section and within the following general parameters: that actual timing and costs of the redevelopment program are as projected; and, that subsequent new development activities will occur as projected once necessary Agency assistance is made available.

In implementing the redevelopment program of the Project Area, it is assumed that the City and Agency will consider and utilize legally permissible funding sources, like those described earlier. However, given the estimated redevelopment program cost (including administration) of approximately \$359.5 million (as shown on Table IV-6) to complete the Agency's revitalization objectives, it is likely that tax increment revenues will be required to finance program activities. The cash flow analysis indicates that the portion of the Agency's redevelopment program eligible to be funded with money set aside for low and moderate income housing will equal approximately 19 percent of total tax increment. Diversion of tax increment for housing set aside purposes other than activities identified in the Agency's program as shown in the cash flow equal approximately 1 percent of tax increment.

It is assumed in the cash flow analysis that the program of redevelopment cannot be financed in the early years of implementation without the infusion of capital in the form of tax allocation bond proceeds. The issuance of tax allocation bonds as shown in the cash flow assumes that the net bond proceeds and consequential debt service obligations will be bifurcated between discretionary (i.e., non-housing) tax increment and the low and moderate income housing fund.

The prioritization of program implementation is based on funding those items most likely to engender new development. The sequence of implementation as portrayed in the cash flow should not be construed, however, as the actual or only potential sequence of implementation for the Agency's program. To a large degree, the timing of events for program implementation is dependent upon external factors, of which the Agency may have little or no control. To the extent these externalities impact the Agency's ability to implement the program, the actual sequence of implementation may be other than what is assumed in the cash flow analysis.

As shown in the cash flow, the majority of the Agency's program is assumed to be in some stage of implementation within the first fifteen years after the adoption of the Project. A portion of these undertakings are programs that span the term of the Redevelopment Plan. It is assumed that Agency programs that engender new development activity specifically, will occur throughout the first fifteen years.

Implementation of activities requiring significant Agency assistance is assumed to occur as tax increment revenue accruing to the Agency achieve annual amounts necessary to fund such assistance or be capitalized in the form of tax allocation bonds. The capitalization of the annual

KatzHollis

Table IV-6
North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacramento
PROJECT CASH FLOW

nsadn3
06-Apr-92
cash1
Page 1 of 3

(000's Omitted)	Total Escalated 1991 \$	1 1992-93	2 1993-94	3 1994-95	4 1995-96	5 1996-97	6 1997-98	7 1998-99	8 1999-2000	9 2000-01	10 2001-02	11 2002-03	12 2003-04
Revenues													
Beginning Balance	N/A	\$0	\$3,980	\$0	\$0	\$0	\$3,334	\$3,261	\$3,740	\$2,256	\$5,042	\$735	\$4,763
Gross Tax Increment	368,907	N/A	112	437	661	918	1,254	1,683	2,077	2,997	3,835	4,735	5,604
Less: Net Housing Set-Aside	(4,690)	0	0	(87)	(132)	(184)	(251)	(970)	0	0	0	0	0
Less: Tax Sharing Agreement	0	N/A	N/A										
Net Bond Proceeds	66,097	0	0	0	0	5,518	0	4,602	5,491	6,917	0	13,059	6,530
Land Sale Proceeds	8,542	0	0	0	0	0	0	633	1,423	797	836	878	922
Inv Earnings @ 7.00%	11,615	0	279	0	0	0	233	269	41	75	116	168	168
Mello-Ross Assessment District	8,600	8,600	0	0	0	0	0	0	0	0	0	0	0
Rehab. Loan Repayments	11,816	0	0	0	6	24	43	63	84	106	137	170	204
Parking Garage Revenues	6,250	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenues	\$477,138	\$8,600	\$4,371	\$350	\$535	\$6,275	\$4,613	\$9,542	\$12,857	\$13,148	\$9,967	\$19,745	\$18,191
Expenditures													
Bond Debt Service	\$175,905	\$0	\$0	\$0	\$0	\$0	\$587		\$1,077	\$1,662	\$2,398	\$2,398	\$3,788
Developer Repayment	11,444	0	0	458	458	458	458	458	458	458	458	458	458
Public Improvements	88,997	4,200	4,410	0	589	619	0	1,194	1,253	1,316	1,382	1,451	1,524
Land Assembly	8,029	0	0	0	0	0	0	2,533	2,659	0	0	0	0
Relocation	779	0	0	0	0	0	0	380	399	0	0	0	0
Commercial Rehabilitation Program	7,753	0	0	0	0	128	134	141	148	155	244	257	269
Low/Mod. Hsg.--Acquisition and Relocation	35,338	0	0	0	0	0	0	0	3,701	3,886	4,080	4,284	4,498
Low/Mod. Hsg.--Rent Subsidization	2,369	0	0	0	0	0	0	0	0	0	0	0	13
Low/Mod. Hsg.--Residential Rehab. Loan Prog.	2,574	0	0	0	67	70	74	77	81	85	90	94	99
Public Facilities	10,123	0	0	0	0	0	0	0	0	0	0	4,938	5,185
Administration and Operations	16,186	420	441	100	100	100	100	432	824	544	580	1,102	1,159
Total Expenditures	\$359,498	\$4,620	\$4,851	\$558	\$1,214	\$1,374	\$1,353	\$5,802	\$10,601	\$8,106	\$9,231	\$14,982	\$16,992
Balance Available	\$117,640	\$3,980	(\$480)	(\$208)	(\$679)	\$4,901	\$3,261	\$3,740	\$2,256	\$5,042	\$735	\$4,763	\$1,199
Annual Deficit	0	0	(480)	(208)	(679)	0	0	0	0	0	0	0	0
Cumulative Deficit (Including Interest @ 7.5%)	0	0	(480)	(724)	(1,458)	(1,567)	0	0	0	0	0	0	0
Less: Balance Available		3,980	0	0	0	4,901	3,261	3,740	2,256	5,042	735	4,763	1,199
Ending Balance		\$3,980	(\$480)	(\$724)	(\$1,458)	\$3,334	\$3,261	\$3,740	\$2,256	\$5,042	\$735	\$4,763	\$1,199

Katz Hollis

Table IV-6
North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sac
PROJECT CASH FLOW

nsacfin3
06-Apr-92
cash2
Page 2 of 3

(000's Omitted)

	13	14	15	16	17	18	19	20	21	22	23	24
Revenues	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
Beginning Balance	\$1,199	\$3,779	\$6,624	\$5,899	\$4,508	\$3,481	\$1,235	\$0	\$4,009	\$3,860	\$4,142	\$5,151
Gross Tax Increment	6,507	7,448	8,155	8,904	9,390	9,892	10,429	10,994	11,587	12,211	12,868	13,559
Less: Net Housing Set-Aside	0	0	0	(89)	(94)	(99)	(104)	(110)	(116)	(122)	(129)	(136)
Less: Tax Sharing Agreement												
Net Bond Proceeds	6,785	7,075	5,306	0	0	0	0	4,814	0	0	0	0
Land Sale Proceeds	968	1,017	1,067	0	0	0	0	0	0	0	0	0
Inv Earnings @ 7.00%	265	314	364	417	457	457	457	457	457	493	493	493
Mello-Roos Assessment District	0	0	0	0	0	0	0	0	0	0	0	0
Rehab. Loan Repayments	240	278	317	359	402	443	485	517	551	586	594	602
Parking Garage Revenues	151	158	166	175	183	193	202	212	223	234	246	258
Total Revenues	\$16,115	\$20,069	\$22,001	\$15,665	\$14,847	\$14,367	\$12,704	\$16,883	\$16,711	\$17,262	\$18,214	\$19,926
Expenditures												
Bond Debt Service	\$4,483	\$5,206	\$5,959	\$6,524	\$6,524	\$6,524	\$6,524	\$6,524	\$7,036	\$7,036	\$7,036	\$7,036
Developer Repayment	458	458	458	458	458	458	458	458	458	458	458	458
Public Improvements	1,600	1,680	3,141	3,298	3,463	3,636	3,818	4,009	4,209	4,420	4,641	4,873
Land Assembly	0	0	0	0	0	1,384	1,453	0	0	0	0	0
Relocation	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Rehabilitation Program	283	297	312	327	344	361	379	398	418	439	454	461
Low/Mod. Hsg.--Acquisition and Relocation	4,723	4,959	5,207	0	0	0	0	0	0	0	0	0
Low/Mod. Hsg.--Rent Subsidization	13	29	30	50	53	78	81	86	90	94	99	104
Low/Mod. Hsg.--Residential Rehab. Loan Prog.	104	109	114	120	126	132	139	146	153	161	169	177
Public Facilities	0	0	0	0	0	0	0	0	0	0	0	0
Administration and Operations	672	707	880	380	399	559	587	464	487	511	506	532
Total Expenditures	\$12,336	\$13,445	\$16,102	\$11,157	\$11,366	\$13,131	\$13,439	\$12,084	\$12,851	\$13,119	\$13,062	\$13,341
Balance Available	\$3,779	\$6,624	\$5,899	\$4,508	\$3,481	\$1,235	(\$735)	\$4,800	\$3,860	\$4,142	\$5,151	\$6,586
Annual Deficit	0	0	0	0	0	0	(735)	0	0	0	0	0
Cumulative Deficit (Including Interest @ 7.5%)	0	0	0	0	0	0	(735)	(790)	0	0	0	0
Less: Balance Available	3,779	6,624	5,899	4,508	3,481	1,235	0	4,800	3,860	4,142	5,151	6,586
Ending Balance	\$3,779	\$6,624	\$5,899	\$4,508	\$3,481	\$1,235	(\$735)	\$4,009	\$3,860	\$4,142	\$5,151	\$6,586

KatzHollis

Table IV-6
North Sacramento Redevelopment Project Area
Redevelopment Agency of the City of Sacra
PROJECT CASH FLOW

nsacfin3
06-Apr-92
cash2
Page 3 of 3

(000's Omitted)

	25	26	27	28	29	30	31	32	33	34	35
Revenues	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Beginning Balance	\$6,586	\$8,461	\$11,000	\$14,022	\$18,012	\$22,542	\$34,758	\$48,523	\$63,261	\$79,557	\$97,529
Gross Tax Increment	14,286	15,051	15,857	16,705	17,599	18,540	19,533	20,578	21,681	22,843	24,068
Less: Net Housing Set-Aside	(143)	(151)	(159)	(167)	(176)	(185)	(195)	(206)	(217)	(228)	(241)
Less: Tax Sharing Agreement											
Net Bond Proceeds	0	0	0	0	0	0	0	0	0	0	0
Land Sale Proceeds	0	0	0	0	0	0	0	0	0	0	0
Inv Earnings @ 7.00%	493	493	493	493	493	493	493	451	451	417	376
Mello-Roos Assessment District	0	0	0	0	0	0	0	0	0	0	0
Rehab. Loan Repayments	602	586	570	552	534	515	494	473	451	427	403
Parking Garage Revenues	271	284	299	314	329	346	363	381	400	420	441
Total Revenues	\$22,094	\$24,725	\$28,059	\$31,918	\$36,791	\$42,250	\$55,445	\$70,201	\$86,027	\$103,436	\$122,577
Expenditures											
Bond Debt Service	\$7,036	\$7,036	\$7,036	\$7,036	\$7,036	\$7,036	\$6,449	\$6,449	\$5,959	\$5,374	\$4,638
Developer Repayment	458	458	458	0	0	0	0	0	0	0	0
Public Improvements	5,116	5,372	5,641	5,923	6,219	0	0	0	0	0	0
Land Assembly	0	0	0	0	0	0	0	0	0	0	0
Relocation	0	0	0	0	0	0	0	0	0	0	0
Commercial Rehabilitation Program	169	178	187	196	206	216	227	238	250	263	276
Low/Mod. Hsg.--Acquistion and Relocation	0	0	0	0	0	0	0	0	0	0	0
Low/Mod. Hsg.--Rent Subsidization	109	115	120	126	133	139	146	154	161	169	178
Low/Mod. Hsg.-- Residential Rehab. Loan Prog.	186	0	0	0	0	0	0	0	0	0	0
Public Facilities	0	0	0	0	0	0	0	0	0	0	0
Administration and Operations	558	566	595	625	656	100	100	100	100	100	100
Total Expenditures	\$13,633	\$13,725	\$14,037	\$13,906	\$14,249	\$7,492	\$6,922	\$6,941	\$6,470	\$5,906	\$5,192
Balance Available	\$8,461	\$11,000	\$14,022	\$18,012	\$22,542	\$34,758	\$48,523	\$63,261	\$79,557	\$97,529	\$117,386
Annual Deficit	0	0	0	0	0	0	0	0	0	0	0
Cumulative Deficit (Including Interest @ 7.5%)	0	0	0	0	0	0	0	0	0	0	0
Less: Balance Available	8,461	11,000	14,022	18,012	22,542	34,758	48,523	63,261	79,557	97,529	117,386
Ending Balance	\$8,461	\$11,000	\$14,022	\$18,012	\$22,542	\$34,758	\$48,523	\$63,261	\$79,557	\$97,529	\$117,386

KatzHollis

tax increment flow is essential, given the assumed timing of projects and the Agency's participation therein, to the timely implementation of the Agency's program. The application of bond proceeds is assumed to facilitate the Agency's revitalization efforts in the earlier years of program implementation and therefore serve as the catalyst for private sector involvement. This is portrayed in the cash flow through the increased private sector development activities assumed to occur in years three through sixteen of program implementation.

As a result of the private development activity, the Agency's program is assumed to be essentially "self-funding" in the later half of the cash flow analysis. That is, the necessity for capitalization, as was assumed in the earlier years of the cash flow analysis, does not appear to be as urgent in order to fund the Agency's activities. In this regard, the cash flow analysis indicates that the Agency will be able to fund their activities on a "pay as you go" basis in the later years of program implementation.

By the end of the term of the Redevelopment Plan, after all currently projected expenditures have been made, the cash flow indicates that the Project would have a substantial cash balance. A portion of this balance (approximately \$9.7 million) is the accumulated deposits into, and investment earnings on, the low and moderate income housing fund. In actuality such funds will probably be expended in the course of Project implementation on the creation and improvement of housing in and/or of benefit to the Project. The balance of discretionary resources remaining at the end of the plan represent the program's "hedge" against cost increases or resource deficiencies resulting from situations that vary from the assumptions used in compiling the cash flow. Absent such occurrences the balances would accrue to the taxing entities whose jurisdictions include the Project Area.

The bond debt service shown in the last year of the Plan term would continue to be paid in like or smaller annual amounts until all bonds issued during the course of Project implementation are retired. Receipt of tax increment to meet bond debt service in years after the Plan term would result in continuing receipt of revenue for deposit into the low and moderate income housing fund.

The existence of the cash balances at the termination of the Redevelopment Plan, coupled with the existence of adequate levels of revenue to continue to pay bond debt service until retirement, indicates that the Project is economically feasible given the assumptions underlying the cash flow. The substantial amount of the ending balances, particularly with regard to non-housing (discretionary) resources, indicates that even with some adverse adjustment(s) to the assumptions incorporated into the implementation scenario the Project would remain economically feasible.

D. Explanation of Why the Elimination of Blight and Redevelopment of the Project Area Cannot Be Accomplished by Private Enterprise Acting Alone

Redevelopment of the Project Area cannot be accomplished by private enterprise acting alone, because there is little or no incentive for the private sector to invest in the area. In fact, the need for redevelopment is due to the current physical, social and economic conditions in the Project Area which are a result of limited or declining private and public investment and re-investment.

Private development in the proposed Project Area, including existing owners as well as outside developers, has been hindered by the risks associated with investment in a blighted area. In analyzing potential sites for development, the private sector reviews the costs and issues attendant to each site in relation to the potential revenues from the site. Blighted areas generally have higher

KatzHollis

costs and more significant risk factors than non-blighted areas. Without some form of public assistance private sector investment in blighted areas is minimal, since alternative areas that are not blighted offer better and safer investment opportunities. Therefore, without public intervention, the large-scale effort needed to redevelop and reverse the conditions in the area would not occur.

Parts III and IV of this Report identified the programs and costs needed to reverse the adverse blighting conditions found in the Project Area. These programs cannot be undertaken solely by private enterprise because of their nature, scope and cost. Some of these programs require the extraordinary tools granted to redevelopment agencies through the Community Redevelopment Law, including the use of tax increment financing to cover portions of the extensive program costs that will be incurred in implementing the redevelopment program. Other program elements may require the use of eminent domain in order to assemble sites suitable for private development.

One of the Agency's major program components is a site assembly and land acquisition program designed to encourage the re-use of properties and eliminate structures that are deteriorated or suffering from other blight characteristics. Although private enterprise has the ability to acquire sites, it does not have any recourse if an impasse is reached during purchase negotiations. For example one property owner among many may halt site assembly efforts if he/she refuses to sell or to sell only at prices much higher than market value. An agency has the authority to ensure that properties are purchased and sold at fair market value and in the public interest. Additionally, the Agency may demolish buildings and complete other site preparation activities, and may sell such acquired and cleared properties at less than the total acquisition and preparation costs, if necessary for development feasibility.

Other Agency proposed programs necessary for redevelopment of the Project Area include the construction of needed public improvements. The Agency's proposed program of public improvements is very costly, totaling approximately \$90.0 million. Tax increment financing and tax allocation bonds permit the Agency to raise capital in sufficient magnitude to fund large scale public works projects (see Table IV-6). The developer of a single property or the private sector in general is unlikely to have the resources or security necessary to raise such large funds.

In addition, private enterprise cannot be expected to undertake public improvements when the benefit of such improvements does not accrue solely to it. The public improvements that the Agency proposes to undertake are intended primarily to eliminate impediments to private development in the proposed Project Area. Many of the improvements will serve the entire Project Area rather than specific development sites and thus would not be appropriate for a private developer of a single property to undertake. Moreover, some of the public improvement deficiencies have discouraged private investment from taking place to date. If the City were to require existing owners and developers to assume these additional costs (which would total \$37,720 per parcel if each of the 2,386 parcels in the Project Area were assessed equally), it could further dissuade private investment in the proposed Project Area, since there are competitive development sites available in other locations without such extra costs. The result would be that the needed public improvements would not be constructed thus blocking new development in the area. The proposed Project Area would therefore continue to experience severe blighting problems.

Furthermore, as shown in Table IV-2, the costs of public improvements proposed in the Project Area are not expected to be borne solely by the proposed Project. The magnitude of these improvements requires the use of other alternative funding sources. Just as redevelopment funding sources available to the Agency cannot entirely support the needed public improvements, neither can other funding sources available to the City, as described below.

KatzHollis

E. Explanation of Why the Elimination of Blight and Redevelopment of the Project Area Cannot Be Expected to Be Accomplished by the City Council's Use of Financing Alternatives Other Than Tax Increment Financing

Redevelopment and the use of tax increment financing is a last resort measure to remediate blighting conditions in a project area. As discussed in Part I, the City and the Sacramento Housing and Redevelopment Agency have financed a number of other programs to address conditions in and surrounding the Project Area through funding sources other than tax increment revenues. These funds and programs, however, have been insufficient to address the area's extensive problems. What follows is a discussion of other financing alternatives (to tax increment financing) and why these sources are inadequate for the elimination of blight in the Project Area.

1. State and Federal Aid and Grants

A number of state and federal programs exist to assist cities with the funding of selected urban problems. There are state grants for development of new or improvement of existing recreation facilities. State grants also exist for historic restoration. These sources are very limited and extremely competitive to secure. Federal revenue sharing no longer exists. Urban Development Action Grants (UDAG) from the U.S. Department of Housing and Urban Development (HUD) are no longer being funded. The U.S. Department of Commerce Economic Development Administration is another source of funds, but as with other programs, available funds are extremely limited.

Unfortunately, most state and federal programs tend to be available for one specific project rather than for systems or multi-year programs. And of late many of them have become a rapidly declining resource with limited options available to replace these lost opportunities of financial assistance. If funds were available and if the City was fortunate in securing grants and aid from the state and/or federal government, the funds could provide some assistance in correcting identified local infrastructure deficiencies and other public facilities deficiencies that impede private development. But, since these funds are so unreliable and rapidly disappearing it is difficult to see what role they would play, other than an extremely limited one, in developing a comprehensive program to implement the goals and objectives identified for the proposed Project Area.

Community Development Block Grants, also from HUD, continue to be available and have been used extensively in the greater North Sacramento area by the City acting through the Agency. Since 1985, over \$2 million of public and private funds have been leveraged in the commercial revitalization program. In addition, the Agency has invested over \$7 million in various public improvements and facilities since 1977. In spite of these efforts, blighting conditions persist in the proposed Project Area.

2. Loans from Private Financing Institutions

A city may borrow money, but obviously must have sufficient revenues to repay any loan. Other than revenue bonds or other borrowing related to a specific revenue source to repay the borrowing, cities are legally restricted in their ability to incur long term obligations. Also, cities are hesitant to create long term debt because general revenues, without the voter-approved ability to increase taxes, tend to be too uncertain from year to year to be committed to the repayment of a long term loan.

KatzHollis

3. Special Assessment or Tax Districts

There is currently a Business Improvement District operating within a limited area of the proposed Project Area. The District's annual budget is approximately \$50,000. The purpose of the District is to provide promotional activities for business and is not intended as a source of financing programs to eliminate blight.

The City is also considering the use of a Mello-Roos Assessment District to finance a portion of the proposed public improvements identified in Part III. Of the total cost of required public improvements of approximately \$90 million, approximately \$8 million may be financed through a Mello-Roos District, which would operate within only a portion of the Project Area.

While it may be argued that public improvement expenses can be borne by private property owners through the use of additional assessment districts, it is unlikely that this would be possible. Since public improvements are typically area-wide in nature, and not directly linked to any particular private property, it is very difficult to get potential assessees to approve an assessment district, as they legally must by a majority vote. As noted earlier, if the entire \$90 million cost were spread equally between all 2,386 parcels in the Project Area, the total cost per parcel would be prohibitively high, over \$37,700 per parcel. In addition, one of the purposes of redevelopment is to encourage private investment in areas often viewed as a high risk. By assessing a property owner for a public improvements another cost would be created which would potentially diminish a property owners' economic return, if any, from the property, perhaps frustrating the potential for rehabilitation or upgrading of a property. Such assessments also provide another impediment to new investment, by creating an additional costs that might not be found in other comparable locations.

4. Capital Improvement Programming

The City of Sacramento currently finances public improvements through its 5-year Capital Improvement Program. The capital budget is funded from various sources, most of which are restricted to specific projects or uses. Specifically, the 1990-95 approved Capital Improvement Program of approximately \$400 million is financed by approximately \$390 million of revenue restricted in one way or another to specific uses.

Some of the restricted revenues are in the form of grants from the state or federal government which are tied to already approved projects. Therefore, the grant monies cannot be utilized to finance public improvements other than those for which they have been specifically approved.

Other financing sources, such as water, sewer and storm drain revenues, are restricted to those general categories of use. However, the City has discretion over which specific water, sewer, and storm drain projects are financed. The Agency's analysis of the financial feasibility of the proposed Project Area assumes that approximately 30 percent of the costs of water, sewer, and flood control improvements will be financed from these sources, and that the City will make this funding available. However, this still leaves 70 percent of the cost to be financed from some other source.

The only source of capital financing which is not restricted is the City's general fund, from which most of the City's ongoing services (police, fire, etc.) are funded. However, the general fund is already restricted in its funding of ongoing City services due to revenue shortfalls. Therefore, the City's ability to contribute to capital financing is very limited. Of total capital financing projected for 1991-92 of \$95 million, only \$1 million (or 1%) is anticipated to be funded by the general

KatzHollis

fund. The use of the general fund therefore does not provide a viable financing alternative for the Project Area. Without the use of tax increment financing in the proposed Project Area, deficiencies in public infrastructure will continue.

5. Property Rehabilitation and Private Investment Incentive Programs

Public improvements and facilities are only one component of the comprehensive redevelopment program proposed for the Project Area and is a component which, for the most part, is confined to the public domain.

To address deficiencies found on private property an entirely new set of circumstances are presented to local government. Property rehabilitation programs may be undertaken by local government, but these programs are usually limited to addressing minor deficiencies in existing structures. There is little opportunity to deal with blighting conditions that are identified in the proposed Project Area. Typically, the only point at which local government may step in to remediate poor property conditions is when the public's immediate health and safety are threatened.

As previously stated, the City has also invested CDBG funds in a commercial revitalization loan program in the larger North Sacramento community. In spite of this, blighting conditions continue to persist, with redevelopment needed as a means to expand the program of property rehabilitation.

6. Other Revenue Sources

Donations could certainly be used to finance redevelopment needs but the unreliability of this source clearly diminishes its value as an effective tool.

The City of Sacramento receives revenue from the sale of City-owned property, but this is usually personal and not real property. Typically included in this category of income is the sale of used City vehicles. While a city expends funds on a number of projects, programs and activities, it tends to get comparatively little monetary return from these expenditures other than short term utility value. For example, the total revenue from the sale of property was less than \$100,000 in 1990-91. Unlike a redevelopment agency, a city does not usually receive ongoing income from an expenditure. For example, a redevelopment agency may spend a large sum of money to acquire private property for site assembly for private development and can realize a limited return when the property is sold. The agency's financial benefit from this activity, however, does not cease after the sale of such real property. The agency continues to receive revenue in the form of ongoing tax increment revenue from the taxes generated by the new development.

A city is limited in the use of its revenue in a way an agency is not. If a need is identified and a redevelopment agency chooses to utilize its powers, it may condemn private property (paying the fair market value of the property) for the expressed purpose of selling the property (possibly included with other adjacent property) to another private party for the development of new private improvements. A city is not empowered to act in this manner. A city may only condemn property for a declared public purpose and must maintain that property for public use.

7. Conclusion

The Legislature created a special unit of local government, the redevelopment agency, and provided it with special powers designed to deal with the complex activities that are part of a costly, time consuming redevelopment process. The detailed study and analysis required to

KatzHollis

adopt a redevelopment project has been designed to ensure that the special powers given to agencies will be used to correct the specific problems associated with urban blight and that there is, in fact, an identified need in certain sub-areas of the city within which to use these powers.

The special powers of redevelopment agencies have not been given "carte blanche" to cities. As stated above, cities have many more concerns and responsibilities. Only when a city defines a need to address the urban blight problems of a specifically identified subarea is it empowered to utilize the special tools of redevelopment.

KatzHollis

Part V. PLAN OR METHOD OF RELOCATION

Section 33352(d) of the CRL requires the Agency's Report to the City Council on the proposed Redevelopment Plan to present a plan and method of relocation for those site occupants who may be displaced by Agency action.

A. Agency Displacement

As noted in Parts III and IV of this Report, the Agency anticipates that its program of upgrading and installation of public improvements and facilities needed within the Project Area will provide an incentive for the private sector to develop or redevelop vacant, underutilized and blighted properties. As an additional aid to the private sector, the Agency may also selectively acquire and dispose of property: 1) to eliminate non-conforming and other blighting uses; 2) in response to property owner and developer initiated efforts where public assistance is necessary to assemble property needed for expansion of existing uses or to create developable sites for proposed new uses; and 3) "opportunity" acquisitions in which an existing owner may desire to sell in order to pursue opportunities out of the Project Area. To the extent that the Agency acquires occupied property for land assembly or other purposes, or enters into agreements with developers or others under which occupants will be required to move, the Agency will cause or will be responsible for causing such displacement of occupants. The Agency is not responsible for any displacement which may occur as a result of private development activities not directly assisted by the Agency under a disposition and development, participation, or other such agreement.

B. Relocation in the Event of Agency Displacement

As noted above, displacement of persons, families, businesses or tenants is anticipated under current Agency plans. When such displacement occurs the Agency will provide persons, families, business owners and tenants displaced by Agency activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (Government Code, Section 7260 et seq.), the State Guidelines adopted and promulgated pursuant thereto, and the provisions of the Redevelopment Plan for the Project Area.

The Agency will pay all relocation payments required by law. The following portions of this Part V of the Report to City Council outline the general relocation rules and procedures which must be adhered to by the Agency in activities requiring the relocation of persons and businesses. Also identified below are the Agency determinations and assurances which must be made prior to undertaking relocation activities. The Agency's functions in providing relocation assistance and benefits are also summarized.

C. Rules and Regulations

The Agency has adopted rules and regulations that: (1) implement the requirements of California Relocation Assistance Law (Government Code, Chapter 16 of Division 7 of Title 1, commencing with Section 7260) (the "Act"); (2) are in accordance with the provisions of the California Department of Housing and Community Development's "Relocation Assistance and Real Property Acquisition Guidelines" (the "State Guidelines"); (3) meet the requirements of the California Community Redevelopment Law and the provisions of the Redevelopment Plan; and (4) are appropriate to the particular activities of the Agency and not inconsistent with the Act or the State Guidelines. Such rules or regulations issued by the Agency shall be promptly revised as necessary to conform to applicable amendments of the Act, the California Community Redevelopment Law or the State Guidelines.

KatzHollis

D. Agency Determinations and Assurances

1. The Agency may not proceed with any phase of a project or other activity which will result in the displacement of any person or business until it makes the following determinations:

a. Fair and reasonable relocation payments will be provided to eligible persons as required by law, the State Guidelines and Agency rules and regulations adopted pursuant thereto.

b. A relocation assistance advisory program offering the services described in Article 2 of the State Guidelines will be established.

c. Eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the State Guidelines.

d. Based upon recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing, and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible persons who require them.

e. Adequate provisions have been made to provide orderly, timely and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status, or national origin with minimum hardship to those affected.

f. A Relocation Plan meeting the requirements of law and the State Guidelines has been prepared.

2. No person shall be displaced until the Agency has fulfilled the obligations imposed by the Act, the California Community Redevelopment Law, the Redevelopment Plan, the State Guidelines and the Agency rules and regulations adopted pursuant thereto.

3. No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and an otherwise standard dwelling. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.

4. If any portion of the Project Area is developed with low or moderate income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by Agency activities. Such persons and families shall be given priority in renting or buying such housing; provided, however, that failure to give such priority shall not affect the validity of title to real property.

5. If insufficient suitable housing units are available in the community for low and moderate income persons and families to be displaced from the Project Area, the City Council shall assure that sufficient land is made available for suitable housing for rental or purchase by low and moderate income persons and families. If insufficient suitable housing units are available in the City for use by such persons and families of low and moderate income displaced by Agency activities

KatzHollis

within the Project Area, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation, or construction of housing units within the City.

6. Permanent housing facilities shall be made available within three years from the time occupants are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

7. Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of Agency activities in the Project Area, the Agency shall, within four years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs within the Project Area or the City. Seventy-five percent of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units.

8. At least 30 percent of all new or rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to persons and families of low and moderate income. Not less than 50 percent of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households. At least 15 percent of all new or rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than 40 percent of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to very low income households. These percentage requirements shall apply independently of the requirements of paragraph 7 above and in the aggregate to housing made available by the Agency and by public or private entities or persons other than the Agency, respectively, and not to each individual case of rehabilitation, development or construction of dwelling units. The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed pursuant to these requirements remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for not less than the period of the land use controls established in the Redevelopment Plan.

E. Replacement Housing Plan

Not less than 30 days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of a participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan. For a reasonable time prior to adopting a replacement housing plan by resolution, the Agency shall make available a draft of the proposed replacement housing plan for review and comment by the project area committee, other public agencies and the general public.

The replacement housing plan shall include those elements required by the Community Redevelopment Law. A dwelling unit housing persons of low or moderate income whose replacement is required by the Agency, but for which no replacement housing plan has been

KatzHollis

prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing, however, shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

F. Relocation Assistance Advisory Program and Assurance of Comparable Replacement Housing

The Agency shall implement a relocation assistance advisory program which satisfies the requirements of the State Law and Article 2 of the State Guidelines and the Civil Rights Act. Such program shall be administered so as to provide advisory services which offer maximum assistance to minimize the hardship of displacement and to ensure that (a) all persons and families displaced from their dwellings are relocated into housing meeting the criteria for comparable replacement housing contained in the State Guidelines, and (b) all persons displaced from their places of business are assisted in reestablishing with a minimum of delay and loss of earnings. No eligible person shall be required to move from his/her dwelling unless within a reasonable period of time prior to displacement a comparable replacement dwelling or, in the case of a temporary move, an adequate replacement dwelling is available to such person.

The following outlines the general functions of the Agency in providing relocation assistance advisory services. Nothing in this section is intended to permit the Agency to displace persons other than in a manner prescribed by law, the State Guidelines and the adopted Agency rules and regulations prescribing the Agency's relocation responsibilities.

1. Administrative Organization

a. Responsible Entity

The Redevelopment Agency of the City of Sacramento is responsible for providing relocation payments and assistance to site occupants (persons, families, business owners and tenants) displaced by the Agency from the Project Area, and the Agency will meet its relocation responsibilities through the use of its staff and consultants, supplemented by assistance from local realtors and civic organizations.

b. Functions

The Agency's staff and/or consultants will perform the following functions.

1) Prepare a Relocation Plan as soon as possible following the initiation of negotiations for acquisition of real property by the Agency and prior to proceeding with any phase of a public improvement or facility project or other implementation activity that will result in any displacement other than an insignificant amount of non-residential displacement. Such Relocation Plan shall conform to the requirements of the Section 6038 of the State Guidelines. The Agency shall interview all eligible persons, business concerns, including non-profit organizations, to obtain information upon which to plan for housing and other accommodations, as well as to provide counselling and assistance needs.

2) Provide such measures, facilities or services as needed in order to:

KatzHollis

a) Fully inform persons eligible for relocation payments and assistance within 15 days following the initiation of negotiations for a parcel of land as to the availability of relocation benefits and assistance and the eligibility requirements therefor, as well as the procedures for obtaining such benefits and assistance, in accordance with the requirements of Section 6046 of the State Guidelines.

b) Determine the extent of the need of each such eligible person for relocation assistance in accordance with the requirements of Section 6048 of the State Guidelines.

c) Assure eligible persons that within a reasonable period of time prior to displacement there will be available comparable replacement housing meeting the criteria described in Section 6008(c) of the State Guidelines, sufficient in number and kind for and available to such eligible persons.

d) Provide current and continuing information on the availability, prices and rentals of comparable sales and rental housing, and of comparable commercial properties and locations, and as to security deposits, closing costs, typical down payments, interest rates, and terms for residential property in the area.

e) Assist each eligible person to complete applications for payments and benefits.

f) Assist each eligible, displaced person to obtain and move to a comparable replacement dwelling.

g) Assist each eligible person displaced from his/her business in obtaining and becoming established in a suitable replacement location.

h) Provide any services required to insure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances.

i) Supply to such eligible persons information concerning federal and state housing programs, disaster loan and other programs administered by the Small Business Administration, and other federal or state programs offering assistance to displaced persons.

j) Provide other advisory assistance to eligible persons in order to minimize their hardships. As needed, such assistance may include counselling and referrals with regard to housing, financing, employment, training, health and welfare, as well as other assistance.

k) Inform all persons who are expected to be displaced about the eviction policies to be pursued in carrying out the Project, which policies shall be in accordance with the provisions of Section 6058 of the State Guidelines.

l) Notify in writing each individual tenant and owner-occupant to be displaced at least 90 days in advance prior to requiring a person to move from a dwelling or to move a business.

KatzHollis

m) Coordinate the Agency's relocation assistance program with the project work necessitating the displacement and with other planned or proposed activities of other public entities in the Community or other nearby areas which may affect the implementation of its relocation assistance program.

2. Information Program

The Agency shall establish and maintain an information program that provides for the following:

a. Within 15 days following the initiation of negotiations and not less than 90 days in advance of displacement, except for those situations described in subsection 6042(e) of the State Guidelines, the Agency shall prepare and distribute informational materials (in the language most easily understood by the recipients) to persons eligible for Agency relocation benefits and assistance.

b. Conducting personal interviews and maintaining personal contacts with occupants of the property to the maximum extent practicable.

c. Utilizing meetings, newsletters and other mechanisms, including local media available to all persons, for keeping occupants of the property informed on a continuing basis.

d. Providing each person written notification as soon as his/her eligibility status has been determined.

e. Explaining to persons interviewed the purpose of relocation needs survey, the nature of relocation payments and assistance to be made available, and encouraging them to visit the relocation office for information and assistance.

3. Relocation Record

The Agency shall prepare and maintain an accurate relocation record for each person to be displaced as required by the State of California.

4. Relocation Resources Survey

The Agency shall conduct a survey of available relocation resources in accordance with Section 6052 of the State Guidelines.

5. Relocation Payments

The Agency shall make relocation payments to or on behalf of eligible displaced persons in accordance with and to the full extent permitted by State Law and Article 3 of the State Guidelines. The obligations for relocation payments are in addition to any acquisition payments made pursuant to the Agency's real property acquisition guidelines, which may be adopted at the time the Agency's relocation rules and regulations are adopted.

KatzHollis

6. Temporary Moves

Temporary moves would be required only if adequate resources for permanent relocation sites are not available. Staff shall make every effort to assist the site occupant in obtaining permanent relocation resources prior to initiation of a temporary move, and then only after it is determined that Agency activities in the Project Area will be seriously impeded if such move is not performed.

7. Last Resort Housing

The Agency shall follow State law and the criteria and procedures set forth in Article 4 of the State Guidelines for assuring that if the Agency action results, or will result in displacement, and comparable replacement housing will not be available as needed, the Agency shall use its funds or fund authorized for the Project to provide such housing.

8. Grievance Procedures

The Agency may adopt grievance procedures to implement the provisions of the State Law and Article 5 of the State Guidelines. The purpose of the grievance procedures is to provide Agency requirements for processing appeals from Agency determinations as to the eligibility for, and the amount of a relocation payment, and for processing appeals from persons aggrieved by the Agency's failure to refer them to comparable permanent or adequate temporary replacement housing. Potential displacees will be informed by the Agency of their right to appeal regarding relocation payment claims or other decisions made affecting their relocation.

9. Relocation Appeals Board

The Mayor of the City of Sacramento may appoint a relocation appeals board composed of five members, and approved by the City Council. The relocation appeals board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Agency has complied with the applicable State relocation requirements and where applicable, federal regulations. The board shall, after a public hearing, transmit its findings and recommendations to the Agency.

KatzHollis

Part VI. ANALYSIS OF PRELIMINARY PLAN

The Preliminary Plan for the North Sacramento Redevelopment Project Area, adopted by the City of Sacramento Planning Commission on September 9, 1991, describes the boundaries of the Project Area, contains general statements of land uses, layout of principal streets, population densities, building intensities and building standards proposed as the basis for the redevelopment of the Project Area. The Preliminary Plan also shows how the purposes of the Community Redevelopment Law would be attained through the redevelopment of the area, and states that the proposed redevelopment conforms to the General Plan of the City. The Preliminary Plan also describes generally the impact of the Project upon the residents thereof and the surrounding neighborhood.

The proposed Redevelopment Plan for the Project Area conforms with the standards and provisions of the Preliminary Plan. The Project Area boundary remains the same. The Redevelopment Plan proposes the same land uses and provides for all principal streets indicated in the Preliminary Plan. Building intensities are in compliance with limits established in the Preliminary Plan. Proposed building standards also remain the same.

As set forth in the Preliminary Plan, the proposed Redevelopment Plan will attain the purposes of the California Community Redevelopment Law by the elimination of areas suffering from economic dislocation and disuse; by the replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; by protecting and promoting sound development and redevelopment of blighted areas and general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; through the installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

KatzHollis

Part VII. REPORT AND RECOMMENDATIONS OF PLANNING COMMISSION, AND REPORT REQUIRED BY SECTION 65402 OF GOVERNMENT CODE

Section 33352(f) of the Community Redevelopment Law requires the report and recommendations of the Planning Commission on the proposed Redevelopment Plan be included in this Report to City Council. Section 65402 of the Government Code states that no real property should be acquired by dedication or otherwise for public purposes, no real property shall be disposed of, no street shall be vacated or abandoned and no public building or structure shall be constructed or authorized until such activities have been submitted to and reported upon by the local planning agency as to conformity with the jurisdiction's adopted general plan.

On April 2, 1992, the Sacramento City Planning Commission adopted by minute order a finding that the policies and objectives of the Redevelopment Plan are consistent with the General Plan. In the near future the Planning Commission is expected to adopt a report and recommendation finding the Redevelopment Plan in complete consistency with the General Plan and providing its report pursuant to Section 65402 of the Government Code. Once the Planning Commission has issued its report and recommendations it will be added as a supplement to this Report.

Katz Hollis

Part VIII. PROJECT AREA COMMITTEE RECORD

Section 33385 of the Community Redevelopment Law (CRL) provides that the City Council shall call upon the residents and existing community organizations in the Project Area to form a project area committee (PAC) if a substantial number of low and moderate income households are to be displaced by the Project. As described more fully in earlier parts of this Report, the redevelopment activities undertaken by the Redevelopment Agency of the City of Sacramento may include prudent acquisition and site assembly. Some of the parcels acquired by the Agency will likely include residential uses which may be occupied by low or moderate income households. Therefore, it was determined that formation of a PAC was necessary and would be beneficial to Project adoption and implementation.

A. Formation of PAC

On October 8, 1991, after due public notification, the Sacramento City Council adopted Resolution No. 91-798 (Exhibit 1 to this Part VIII) which called upon the residents, businesses and existing community organizations within the Project Area to form a PAC, and established the procedures for its formation. On October 23, 1991, a duly noticed public meeting was held at the Northwood Elementary School for the purposes of discussing the proposed Project with the public and soliciting applications for PAC membership. The procedures used for the formation of the PAC are also shown in Exhibit 1 in this Part VIII. By confirmation the City Council on December 17, 1991 approved a representative PAC.

B. Summary of the Minutes of PAC Meetings

Since its formation, the PAC has held five meetings of the full Committee, all of which have been open to the public. A brief summary of minutes including the information and documents disseminated to the PAC is provided below. The PAC's agenda and approved minutes for each PAC meeting are shown in Exhibit 2 in this Part VIII. The PAC continues to meet and a summary of the PAC meetings following completion of this Report will be provided as a supplement to the City Council for addition to this Report.

<u>Date of Meeting</u>	<u>Topics Discussed/Actions Taken</u>
February 10, 1992	<ul style="list-style-type: none">- First organizational meeting, including discussion of role of PAC- Discussion of duties and responsibilities of PAC Officers- Discussion and approval of draft By-Laws- Scheduled review of draft Owner Participation Rules and draft Redevelopment Plan- Presentation re: potential residential development- Presentation re: City economic development programs- Formation of ad hoc subcommittee on Ethnic Diversity and Community Outreach
March 9, 1992	<ul style="list-style-type: none">- Amendment to By-Laws approved- Election of PAC officers- Discussion of draft Redevelopment Plan and draft Owner Participation Rules- Formation of ad hoc sub-committee on Redevelopment Plan's bonded indebtedness- Discussion on Calvary Christian Center

KatzHollis

- | | | |
|----------------|---|---|
| March 23, 1992 | - | Presentation and tour of the Calvary Christian Church |
| | - | Discussion of size of church sanctuary and parking limitations |
| April 2, 1992 | - | Presentation and Discussion of Draft EIR |
| April 6, 1992 | - | Discussion and approval of draft Redevelopment Plan |
| | - | Presentation and discussion of sub-committee reports on bonded indebtedness and public improvements |
| | - | Discussion and comments on Draft EIR |

C. PAC Sub-committees

Ad hoc sub-committees were formed by the PAC to explore ethnic diversity and study the Plan's bonded indebtedness limit. The PAC anticipates forming other, formal sub-committees to study issues affecting the Project Area and the Redevelopment Plan.

D. Information and Documents Made Available by the Agency and Documents Presented by the PAC

The following documents were provided to the PAC by Agency staff:

1. List of Members of the Project Area Committee and phone numbers
2. Map of the North Sacramento Redevelopment Project Area
3. City Council Resolution No. 91-798
4. PAC meeting agendas
5. Minutes of all PAC meetings
6. PAC By-Laws
7. Amended PAC By-Laws
8. Redevelopment Agency of the City of Sacramento Schedule of Actions Summary
9. Redevelopment Plan for the North Sacramento Redevelopment Project Area
10. Rules Governing Participation and Preferences by Property Owners and Business Occupants
11. Preliminary Report on the Proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area
12. Draft Environmental Impact Report - Redevelopment Plan for the North Sacramento Redevelopment Project Area
13. Copy of Citizen Guide to Redevelopment in California
14. Other items of information

If not included in this report, copies of the documents listed above may be reviewed at the offices of the Redevelopment Agency of the City of Sacramento at 630 "I" Street, Sacramento, California, or the Office of the City Clerk at 915 "I" Street, Room 304, Sacramento, California.

E. Public Notification

Prior to any meetings, activities or actions relating to the formation of PAC for the Redevelopment Project Area the Agency provided due public notice. On October 1, 1991, the

Katz Hollis

"Sacramento Bee" published public notice of: the City Council's consideration of PAC formation; the community meeting to form PAC and the City Council's approval of representative PAC.

On October 9, 1991, a letter was sent to residential property owners, residential tenants, businesses, existing organizations and last known assesses in the Project Area notifying them of the meetings for adopting procedures for establishment and formation of the PAC, community meetings to form PAC and City Council approval of representative PAC. Also on October 9, 1991, public notice of the City Council's call for PAC formation, community meetings to form PAC and City Council approval of PAC was published in the "Sacramento Bee". As a part of the regular public notice procedure for City Council meetings, a notice was published prior to the December 17, 1992 City Council meeting that confirmed the appointments of 15 PAC members.

F. PAC Recommendation on Proposed Redevelopment Plan

The PAC received copies of the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area along with copies of the Preliminary Project Report and Draft Environmental Impact Report. Discussion and comments on the Redevelopment Plan were provided during the PAC meetings of March 9, and April 6, 1992. On April 6, 1992, the Redevelopment Plan was approved by motion. A copy of the PAC meeting minutes approving the Redevelopment Plan is shown in Exhibit 2 of this Part VIII.

KatzHollis

Exhibit 1 to Part VIII
Resolution No. 91-798
City Council Resolution
Adopting Procedure for
Formation of PAC

RECEIVED

NOV 13 1991

KATZ HOLLIS

RESOLUTION NO. 91-798 CERTIFIED AS TRUE COPY
of Resolution No. 91-798

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF OCT 08 1991

OCT 25 1991

DATE CERTIFIED
Valerie A. Burowes
CITY CLERK, CITY OF SACRAMENTO

ACCEPTING THE PRELIMINARY PLAN FOR
THE NORTH SACRAMENTO PROJECT AREA
AND ADOPTING PROCEDURES FOR ESTABLISHING OF
PROJECT AREA COMMITTEE (PAC)
FOR NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA

WHEREAS, on October 2, 1990, the City Council adopted a resolution containing a finding that the North Sacramento area required study to determine its eligibility as a Redevelopment Area; and

WHEREAS, on October 2, 1990, the Redevelopment Agency of the City of Sacramento ("Redevelopment Agency") adopted a resolution authorizing its Executive Director to take such actions as are necessary for preliminary review prior to establishing a redevelopment project area; and

WHEREAS, Section 33320.1 through 33325 of the California Community Redevelopment Law (Health and Safety Code Section 33000, et. seq.) require that a preliminary plan be formulated, adopted by the Planning Commission, and submitted to the Redevelopment Agency as part of the establishment of project area boundaries; and

WHEREAS, on September 19, 1991, the Planning Commission of the City of Sacramento adopted a resolution establishing the boundaries of and approving the Preliminary Plan for the North Sacramento Project Area; and

WHEREAS, California Community Redevelopment Law requires that a project area committee be formed when a redevelopment project area may displace area residents; and

WHEREAS, the North Sacramento Project Area may displace area residents;
and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-798

DATE ADOPTED: OCT 08 1991

WHEREAS, citizens of the North Sacramento Project Area have met in town hall meetings and North Sacramento Chamber of Commerce meetings regarding establishment of the project area.

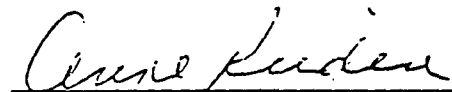
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The Preliminary Plan attached as Exhibit "C" formulated and adopted by the Planning Commission of the City of Sacramento for the North Sacramento Redevelopment Project is hereby received.

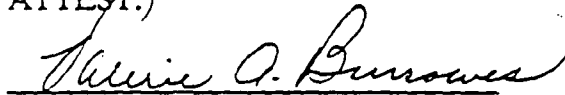
Section 2: This Council hereby calls upon the citizens of the North Sacramento Redevelopment Project Area to form a Project Area Committee and such formation of the Project Area Committee is hereby approved.

Section 3: The "Procedures for the Formation, Recruitment and Operation of a Project Area Committee (PAC) for North Sacramento Project Area" attached as Exhibit "D" is hereby approved.

Section 4: The Sacramento Housing and Redevelopment Agency is directed to assist in the formation of a project area committee in accord with the attached procedure and this resolution.


MAYOR

ATTEST:

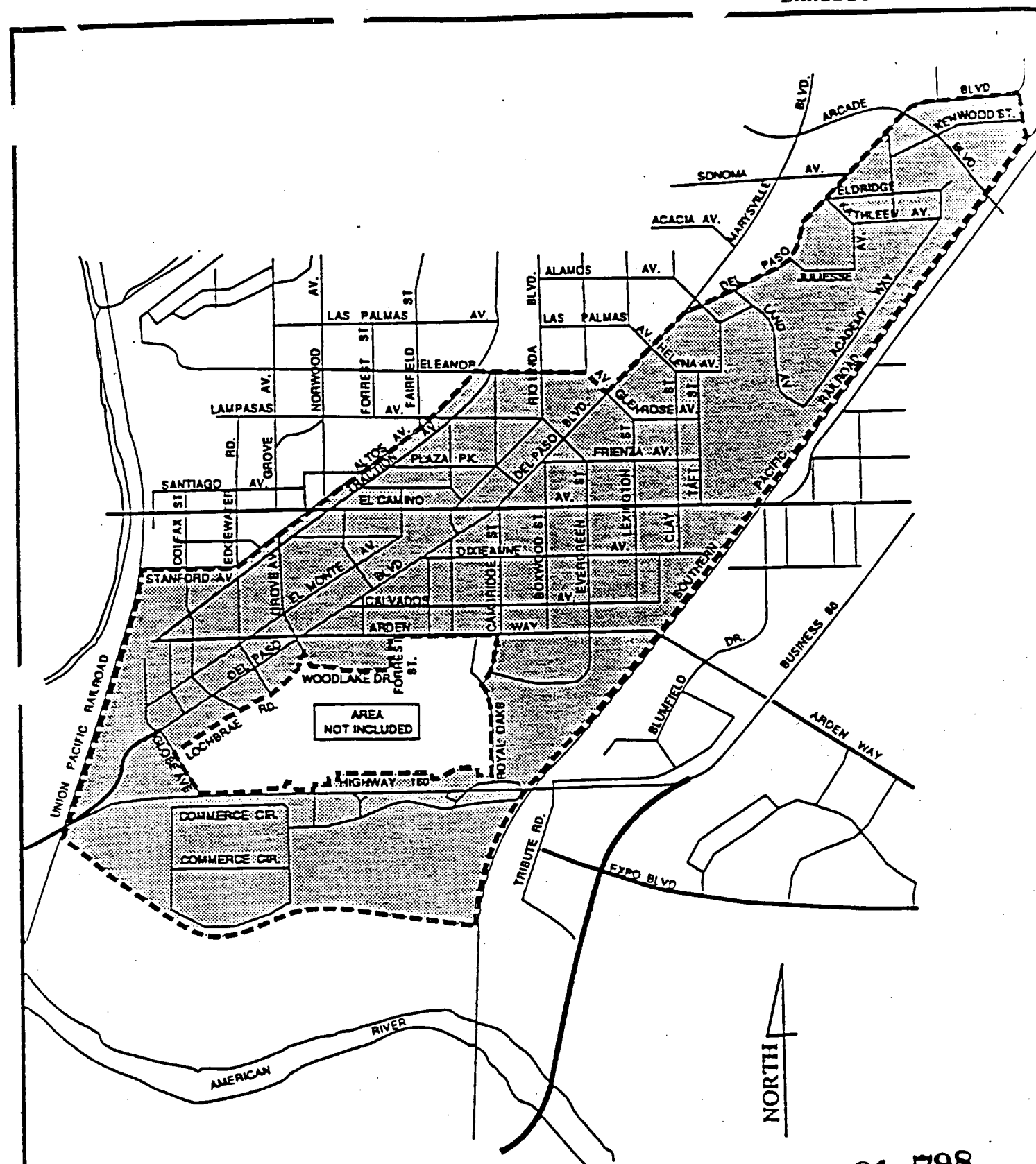

CITY CLERK

P:\SHARE\RESO\PACNOR.ESO

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 91-798

DATE ADOPTED: OCT 08 1991



RESOLUTION 91-798

OCT 08 1991

NORTH SACRAMENTO REDEVELOPMENT AREA

LEGAL DESCRIPTION FOR
NORTH SACRAMENTO REDEVELOPMENT AREA

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

Beginning at the intersection of the centerlines of Eleanor Avenue and Altos Avenue; thence from said point of beginning easterly along the centerline of said Eleanor Avenue to its intersection with the centerline of Del Paso Boulevard; thence northeasterly along the centerline of said Del Paso Boulevard to its intersection with the centerline of Craigmont Street; thence southerly along the centerline of said Craigmont Street and its southerly projection to its intersection with the westerly right-of-way line of Southern Pacific Railroad Company; thence southwesterly along the west right-of-way line of said Southern Pacific Railroad to the north line of the levee right-of-way; thence westerly along said north line of the levee right-of-way to its intersection with the easterly right-of-way line of the Union Pacific Railroad; thence northeasterly along the east right -of-way line of said Union Pacific Railroad to its intersection with the westerly projection of the centerline of Stanford Avenue; thence easterly along the westerly projection of said Stanford Avenue and the centerline of said Stanford Avenue to its intersection with the centerline of said Altos Avenue; thence northeasterly along the centerline of said Altos Avenue to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Beginning at the intersection of the centerlines of Globe Avenue and Lochbrae Road; thence from said point of beginning southeasterly along the centerline of Said Globe Avenue to the northerly right-of-way line of State Highway 160; thence easterly along the north right-of-way line of said State Highway 160 to the intersection of the southerly right-of-way line of said Globe Avenue and the easterly right-of-way line of Edgewater Road; thence N 23°14'39" E 112.42 feet; thence

RESOLUTION **91-798**
OCT 08 1991

S 89°56'30" E 110.14 feet; thence N 85°01'35" E 79.82 feet; thence N 44°28'45" E 70.01 feet; thence S 89°56'30" E 42.00 feet; thence S 43°10'10" E 68.62 feet; thence S 84°08'56" E 69.35 feet; thence S 89°56'30" E 360.47 feet to the westerly right-of-way line of Canterbury Road; thence N 00°05'00" E along the right-of-way of said Canterbury Road 25.09 feet; thence S 89°55'00" E 261.68 feet; thence N 00°05'00" E 35.70 feet; thence S 89°55'00" E 1,100.68 feet; thence S 00°05'00" W 15.08 feet; thence curving to the left on a 704.00 feet radius, subtended by a chord bearing S 08°10'32" E 87.13 feet; thence along a curve to the left on a 814.00 feet radius, subtended by a chord bearing N 68°25'24" E 852.01 feet; thence curving to the right on a 640.73 feet radius, subtended by a chord bearing N 69°37'01" E 224.65 feet; thence curving the right on a 210.00 feet radius, subtended by a chord bearing N 57°02'36" E 69.75 feet; thence S 89°55'00" E 24.07 feet; thence S 00°05'00" W 90.46 feet; thence S 89°55'00" E 333.92 feet to the centerline of Royal Oaks Drive; thence northerly along the centerline of said Royal Oaks Drive to its intersection with the centerline of Arden Way; thence westerly along the centerline of said Arden Way to its intersection with the centerline of Forrest Street; thence southerly along the centerline of said Forrest Street to its intersection with the centerline of Woodlake Drive; thence westerly along the centerline of said Woodlake Drive to its intersection with the centerline of said Lochbrae Road; thence southwesterly along the centerline of said Lochbrae Road to the point of beginning. Containing 1,186 acres more or less.

RESOLUTION 91-798
OCT 08 1991

PROCEDURE FOR FORMATION, RECRUITMENT
AND OPERATION OF THE
NORTH SACRAMENTO PROJECT AREA COMMITTEE

- I. NAME. The Committee shall be known as the North Sacramento Project Area Committee (PAC).
- II. PURPOSE. The Committee has been established to encourage citizen participation in the Redevelopment planning process and to provide community forums to propose and review community goals and objectives. The Committee is an advisory body to the Sacramento Housing and Redevelopment Commission, the Redevelopment Agency, and the City Council on all policy matters within the Agency's control, that affect the Project Area. The Committee is authorized to:
 - a. Review and comment upon proposed Redevelopment funded activities and assist in the formulation of projects and programs to meet identified goals and objectives, including housing programs.
 - b. Comment upon the implementation of the redevelopment and community development plans and programs.
 - c. Take under consideration such other matters as from time to time the City Council, or the Sacramento Housing and Redevelopment Commission, or Agency deem appropriate.
- III. AREA OF JURISDICTION. The Committee shall have jurisdiction for matters specified herein in the redevelopment project area described as follows:

See Attachment "A" Map of North Sacramento
- IV. FORMATION
 - a. The City Council shall call upon residents, owners of real property or businesses in the proposed redevelopment project area, and representatives of existing community organizations within the proposed redevelopment project area to form a project area committee (PAC).
 - b. The Agency shall publicize opportunity to serve on a PAC as follows:

91-798

OCT 08 1991

1. The Agency shall cause a minimum of one public meeting to be conducted to explain the establishment, function and opportunity to serve on a PAC.
2. At the public meeting, copies of this adopted procedure, pertinent portions of the proposed Redevelopment Plan, if available, and any other materials determined useful by the Agency, shall be distributed.
3. Notice of the meeting shall be published in at least one newspaper of general circulation within the jurisdiction of the local agency at least ten days prior to the hearing. This information may also be posted in at least three public places within the jurisdiction of the local agency, at least 10 days prior to the hearing. This notice must include the date, the time and place, the identity of the hearing body, a general explanation of the matter to be considered and a general description by text or diagram of the real property or project area under consideration.
4. Agency shall use reasonable efforts to mail notice of the meeting, and of any other meeting, hearing or plebiscite conducted by the Agency regarding formation and selection of the PAC, to all individuals and businesses or to all "occupants" within the proposed redevelopment area. The Agency shall not be required to mail notice unless mailing addresses to all individuals and businesses or to all occupants are available. A single notice stating all dates, times and places of such events may be mailed once in lieu of separate notices. The Agency is not responsible to assure that every individual and business or every occupant receives mail notice.
5. The City Council may select additional means or methods of assistance or notification in connection with the formation of a PAC.

- c. The City Council shall approve a representative project area committee for the project area within 90 days after its boundaries have been selected.
- d. The PAC shall serve in its advisory capacity to the Sacramento Housing and Redevelopment Commission and the Redevelopment Agency of the City of Sacramento for a minimum of three years from plan adoption. At the conclusion of three years, the Council may elect to dissolve the PAC.
- e. Nothing contained herein shall prevent the Agency or the City Council from creating any other committee for the project area, however, the committees shall not be merged within or vote in meetings of the project area committee.
- f. The Agency may charge fees to persons purchasing or leasing property from the Agency in the project area and to persons participating in redevelopment of the project area under an owner participation agreement to defray any cost to the Agency or City Council in implementing the provisions of this section.

V. MEMBERSHIP.

- a. Size - The Committee shall consist of fifteen members. Each member shall be appointed by the City Council.
- b. Requirements - Committee membership shall be limited, as required by Health and Safety Code Section 33385, to the specified number of persons from each of the following categories:
 - 1. Three (3) Business Owners in the Redevelopment Project Area;
 - 2. Three (3) Community Organizations, which includes those persons belonging to organizations headquartered or conducting substantial activities in the redevelopment project area;

3. Three (3) Residential Tenant;
 4. Three (3) Resident Property Owner;
 5. Three (3) Non-resident Property Owners.
- c. Term of Office - With the exception of initial PAC members, all terms of office shall be two years, unless sooner terminated for any reason.

To provide for staggered terms, the terms of seven initial Project Area Committee members shall be for three years. These members shall be selected at random at the first PAC meeting.

- d. Attendance - A member who has had three, consecutive, unexcused absences shall forfeit his or her membership.
- e. Vacancy - Vacancies on the Committee shall be filled by the appointment process consisting of: application, panel interview, and selection by Councilmember(s) representing the area. The number of appointments made by each Councilmember will be based upon the percent of land area they represent within the Redevelopment Area. Confirmation of appointment will be by resolution of the City Council.
- f. Conflict of Interest - Each member shall comply with the Conflict of Interest disclosure requirements as determined by the California Fair Political Practices Commission and with any other statutes, laws, rules, ordinances and regulations related to conflict of interest.
- g. Stipend - The members of the committee shall receive a stipend to defray the costs of meeting attendance at regular and special meetings of the full PAC.

VI. ORGANIZATION.

- a. Officers - The Committee shall have the following officers:
1. Chairperson - shall preside at all meetings, preserve order and decorum and shall decide all questions of order at Committee meetings. The chairperson shall be entitled to make or second any motion, discuss, vote on, and present any matter as a member of the Committee without having to relinquish the Chair.

2. Vice Chairperson - shall assume and perform all duties of the Chairperson in the latter's absence from any meeting.
3. Recording Secretary - shall record the official actions taken at regular and special meetings and maintain such records. Chairperson may delegate this function to Redevelopment Agency staff if no PAC member is able to serve. All minutes shall be approved by the PAC at its next regular meeting.

Officers shall be elected annually. Each elected officer shall serve for one year, and may be re-elected to the same office for one additional year without interruption of service.

b. Subcommittees

1. The Executive Subcommittee shall consist of the officers. It shall be the duty of this subcommittee to assist in the preparation of agendas for the meetings of the subcommittee, to act as a steering committee and present oral and written statements to appropriate City bodies as directed by the Committee.
2. Other Subcommittees - the Committee may also form subcommittees from its members and other residents of the project area to assist the Committee.

VII. OPERATIONS.

- a. Place of Meetings - All meetings of the Committee shall be open to the public and shall be held at a suitable place convenient to the residents and business owners of the project area and Committee, as may be designated by the Officers and duly posted 72 hours in advance of the meeting.
- b. Regular Monthly Meetings - The regular general meetings shall be held at least once a month. The meeting date and time shall be established by the Committee.
- c. Quorum - The quorum shall consist of a majority of the members then appointed and serving. A majority vote of the quorum shall constitute a sufficient number of members to transact any committee business including the election of officers.
- d. Committee Rules for Conduct of Business:

The Committee rules for conduct of business shall be as follows:

1. Agendas will be prepared for each regular and special meeting of the Committee and shall be posted in a public place at least 72 hours prior to the meeting.
2. Meetings of the Committee shall be conducted in accordance with the Ralph M. Brown Act (Government Code Section 54950 et. seq.). The Committee Chairperson, Vice Chairperson, or an Acting Chairperson shall preside at each meeting.
3. The Recording Secretary shall record minutes of each meeting of the Committee.
4. The Recording Secretary shall retain a chronological file of all Committee Minutes as a record of Committee activity. The Recording Secretary may dispose of records after three years. Such records shall be offered to the public library prior to disposition.
5. Committee votes will be made by roll call with the exception of the minutes. Results of votes will normally be recorded as: "YES," "NO," "ABSTENTION," or as "UNANIMOUS" if that be the case.
6. The Chairperson may revise the order of items on the agenda at meetings or add items if appropriate to the circumstances.
7. The order of discussion of Committee matters shall typically be public testimony by proponents and opponents then Committee discussion. The Chairperson may, in advance, impose reasonable time limits on any speakers including members of the Committee.
8. The Committee may recommend "approval," "approval with conditions," "denial," "further study," or "no recommendations" in regard to proposals considered by the Committee.
9. In extenuating circumstances or circumstances involving complex matters the Committee may continue hearings on proposals.

91-798

OCT 08 1991

10. The Committee shall forward its recommendations to the appropriate City body on each matter considered. This may be done by submitting a copy of the minutes of the meeting, by separate correspondence, through the Redevelopment staff or by personal appearance of a designated Committee member before the appropriate City body.
11. Special or emergency meetings of the Committee may be called by the Chairperson as necessary. The Chairperson shall assure that advance notification of the meeting will be given to Committee members and shall include the date, time, meeting place, and agenda for the meeting.
12. The Committee may provide notices to the press, residents, promoters of projects and others regarding Committee matters by mail, telephone, publications in the local press, through the City body referring the matters, public posting, personal contact, or a combination of any or all of these methods.
13. Agency shall distribute the roster of current Committee officers and members including their names, addresses, telephone numbers, and titles and duties to Committee members and shall keep a copy on file in the Redevelopment Office. Committee members and the Agency shall not release home addresses and telephone numbers of members to the public without their consent.
14. If a Committee officer position shall become vacant prior to the expiration of the official term, a special election will be held at the next regular Committee meeting to fill for the balance of the term the vacated office.
15. Elected Committee officials shall assume their new offices immediately following the election.
16. Election of Committee officers shall be by secret ballot.
17. An elected Committee officer may be removed from office (but not from the Committee) by a two-thirds vote of the entire Committee membership taken by secret ballot.

18. Subcommittees other than the Executive Committee shall be appointed by the Chairperson. Subcommittees may be standing committees or ad hoc committees. The term of the standing subcommittees shall be at the pleasure of the Committee Chairperson.
19. Non-Committee members may be appointed to subcommittees and shall have full voting rights in such subcommittee, but shall have no vote in the Committee.
20. Subcommittees formed with non-Committee members shall have a Committee member as the subcommittee chairperson.
21. Matters referred to the Committee shall normally be considered by the Committee not later than the next regularly scheduled meeting.
22. The Committee may, by unanimous vote of members present, suspend a provision of these rules for a single action of the Committee. Immediately upon completion of such action, the full rules are automatically reinstated.
23. Robert's Rules of Order shall serve as a general guideline for conduct of all meetings, but may be suspended for working sessions, field trips, and similar situations.
24. The Committee, as a committee of the whole or as individuals, shall not be allowed to use their position or their meetings to further political purposes.

VIII. INTERPRETATION OF RULES. These rules have been adopted pursuant to California Health and Safety Code Section 33385. It is intended that these rules shall comply with said Section and the entire Community Redevelopment Law (California Health and Safety Code Section 33000 et. seq.) as of the date of their adoption. In the event of a conflict between these rules and the Community Redevelopment Law, the Community Redevelopment Law shall control.

IX. AMENDMENTS TO THE BY-LAWS can be made by motion and majority vote of the committee.

\AFS\STAFF.RPT\RULES.FOR

KatzHollis

Exhibit 2 to Part VIII
Agendas and Minutes
of PAC Meetings

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NORTH SACRAMENTO PROJECT AREA COMMITTEE
MONDAY, FEBRUARY 10, 1992, 7:00 P.M.
NORTH SACRAMENTO SCHOOL DISTRICT OFFICE
670 DIXIEANNE AVE

A G E N D A

7:00 P.M. Meeting called to order

7:05 P.M. NEW BUSINESS

- . Welcome - SHRA Staff
- . PAC members introduction
- . Election of officers
- . PAC rules/bi-laws
- . Scheduling of document review
- . Washington Homes - (Construction of single family homes and offices at Marconi Ave. and Kenwood Street)
- . Economic Development Activities on Del Paso Blvd.

8:45 P.M. REPORT FROM CHAIR PERSON/STAFF/SUBCOMMITTEES

8:50 P.M. PUBLIC COMMENT

- . Members of the public are invited to speak on items of public interest within the jurisdiction of the Project Area Committee

9:00 P.M. ADJOURNMENT

* Note: Times are approximate

F:\CLG\92AGDFEB

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NORTH SACRAMENTO PROJECT AREA COMMITTEE

Minutes of February 10, 1992

Members Present: Austin, Clapp, DeCanio, Dye, Enloe, Gonsoulin, Johnson, Jones, Lemmon, Lowry, Oliver, Perry, Slobe

Members Absent: Garza, Hupp

Staff Present: Christine Groth - SHRA
Vic Edmisten - City Parks

The meeting was called to order at 7:05 p.m. by Christine Groth.

NEW BUSINESS

- Welcome - SHRA Staff

Christine Groth gave a brief introduction:

- 1) The PAC is responsible for recommendations to the Sacramento Housing and Redevelopment Commission and the City Council on Redevelopment activities and documents within the North Sacramento Project Area.
- 2) The PAC's secondary function is to review other items of interest in the area.
- 3) The PAC will meet the second Monday of each month at the Woodlake Community Center, at 7:00 p.m., with the exception of February and March.
- 4) If PAC members or interested citizens have any questions please feel free to call staff at 440-1322.
- 5) The PAC consists of 15 members. Three members are non-residential property owners, three are business owners, three are residential tenants, three are residential property owners, and three are representatives of community based organizations.

- PAC members introduction

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

- Election of Officers

Staff read the duties and responsibilities of the officers of the Project Area Committee. It was decided by the PAC that the selection of the officers would be postponed until the March meeting.

- PAC Rules/Bi-laws

The Procedure for Formation, Recruitment and Operation of the North Sacramento Project Area Committee was approved with the exception of Section IV, Formation, as the PAC Bi-Laws.

- Scheduling of Documents Review

In March the PAC must discuss and vote on:

- Draft Owner Participation Rules
- Draft Redevelopment Plan
- Redevelopment Plan

The Agency's Legal Council will be on hand to explain the documents and answer any questions.

In addition, the Draft Environmental Impact Report (EIR) will be complete on February 21, 1992 and will be open to public review until April 9, 1992. Staff will distribute the document as soon as possible and the PAC will review it at the March meeting.

It was noted that an extra PAC meeting may have to be called in order to successfully review all the documents.

It was requested that the North Sacramento Interested Citizens list be given to the PAC for additional names/organizations to be added for distribution of the Draft EIR.

The April meeting for the PAC will be rescheduled for the first Monday of the month, April 6, 1992.

- Washington Homes

Tony Shephard and Greg Krabbe gave a brief presentation on a possible development of 56 single family homes, offices and a retail store at Kenwood and Marconi Ave. Topics covered:

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

- 1) City Planning would like higher density uses on the site
 - 2) City Parks wanted to make it a park at one time and is still concerned about the trees.
 - 3) Staff will attempt to get Planner from City to be at next meeting.
 - 4) Tax Increment funds would be generated and put back into the Redevelopment Area if developed.
 - 5) Some PAC members felt higher density was not beneficial, and would like to see the area developed as presented; others felt that the land might be better used as a park.
- Economic Development Activities on Del Paso Blvd.
Bill Farrell, Economic Development Coordinator for Del Paso Blvd. between Globe Ave. and Evergreen Streets is responsible for informing business/property owners of programs available from SHRA to stimulate economic growth. He encourages anyone interested to contact him at 1433 Del Paso Blvd., 921-5030, for more information.

REPORT FROM CHAIR PERSON/STAFF/SUBCOMMITTEE

- No reports

PUBLIC COMMENT

- Restoration of the Del Paso Theater and other proposed projects the PAC may want to focus on were discussed.
- All PAC members and interested citizens were encouraged to come up with projects (possibly top five) they would like to see accomplished.
- PAC is interested in drafting a mission statement.
- The fiscal review committee meeting was discussed. Staff will keep the PAC updated on the negotiation of the Agency and the taxing entities effected by the North Sacramento Project Area.
- Staff will attempt to place Redevelopment Documents in the public library for citizen review.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

- A sub-committee on ethnic diversity/minority outreach was formed. Committee members consist of Cheryl Gonsoulin, Howard Jones, and an interested citizen.
- A joint meeting between the Del Paso Heights RAC was discussed. The PAC would also like information from other committees.
- Doug Austin pointed out that he would like to see City continue implementing programs that they would undertake regardless of redevelopment designation. Bob Slobe stated that he had been told that would not be the case.

ADJOURNMENT

- The meeting was adjourned at 8:55 p.m.

\clg\MinFeb

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

**NORTH SACRAMENTO PROJECT AREA COMMITTEE
MONDAY, MARCH 9, 1992, 7:00 P.M.
NORTH SACRAMENTO SCHOOL DISTRICT OFFICE
670 DIXIE AVE**

A G E N D A

- 7:00 P.M. Meeting called to order
- 7:05 P.M. Approve minutes of February 10, 1992
- 7:10 P.M. NEW BUSINESS
- . Election of PAC Officers
 - . Discussion and Committee vote on Draft Redevelopment Plan - Dana Phillips
 - . Discussion and Committee vote on Draft Owner-Participation Rules - Dana Phillips
 - . Discussion on the proposed Calvary Christian Center expansion
 - . Discussion on Redevelopment Report*
- 9:00 P.M. REPORT FROM CHAIR PERSON/STAFF/SUBCOMMITTEES
- . Announce March 5, 1992 Planning Commission meeting - Receipt of the Redevelopment Plan for consideration
 - . Announce March 18, 1992 Environmental Review Public Hearing
 - . Announce April 2, 1992 Planning Commission meeting - Report on Redevelopment Plan
- 9:15 P.M. PUBLIC COMMENT
- . Members of the public are invited to speak on items of public interest within the jurisdiction of the Project Area Committee
- 9:30 P.M. ADJOURNMENT

*Item may be continued to the next meeting for lack of time

**Note: Times are approximate

F:\CLG\92AGDMAR

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NORTH SACRAMENTO PROJECT AREA COMMITTEE

Minutes of March 9, 1992

Members Present: Austin, Clapp, Dye, Enloe, Garza, Gonsoulin, Johnson, Jones, Lemmon, Lowry, Oliver, Perry, Slobe

Members Absent: DeCanio, Hupp

Staff Present: Christine Groth, Anne Moore, Dana Phillips - SHRA

- The meeting was called to order at 7:05 p.m. by Christine Groth.
- A motion to approve the minutes of February 10, 1992 were approved unanimously on a voice vote, with following amendments:

Bi-law approval: motion by: Steve Lemmon
second by: Doug Austin

Sub-committee on ethnic/minority outreach formation:

motion by: Fritz-Howard Clapp
second by: Cherly Gonsolin

Move to adjourn: motion by: Fritz-Howard Clapp
second by: Vivian DeCanio

Correction of name: Harold Jones is a member of the ethnic/minority outreach sub-committee

NEW BUSINESS

- Election of Officers

Nominations for Chair: Steve Lemmon; Doug Austin

Nominations for Vice-Chair: Doug Austin; Steve Lemmon;
Bob Slobe

Nominations for Recording Secretary: Joyce Oliver

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Officers elected: Chair: Doug Austin
Vice-Chair: Bob Slobe
Recording Secretary: Joyce Oliver

- STA, Consultant for the Draft North Sacramento EIR

The consultants explained that the draft EIR is a public document with a review period between February 24, 1992 and April 9, 1992. On March 18, 1992, the Sacramento Housing and Redevelopment Commission will hold a public meeting on the document and take public input. The PAC will also be reviewing the document on April 6, 1992.

- Draft Redevelopment Plan and Draft Owner Participation Rules

Dana Phillips Agency Legal Council explained and answered questions on the contents of the documents.

A motion (Lemmon\Clapp) was made to form a sub-committee (consisting of at least 5 PAC members) to study the Redevelopment Plan's bond indebtedness.

Vote - Passed

Yes: 13; No: 0; Abstention: 0

Committee: Austin, Clapp, Lemmon, Slobe, Perry, Dye

A motioned (Lemmon\Enloe) that a sub-committee be created to study and amend Exhibit C - Proposed Public Improvement and Facility Projects; .

Vote - Failed

Yes: 6; No: 6; Abstention: 1

Staff will ask Katz-Hollis to attend the next regular PAC meeting to explain Exhibit C.

Anne Moore stated that infrastructure improvements must be stated in Exhibit C if they are ever to be done. Projects not included can not be done. However, redevelopment projects with private developers such as rehabilitating the Del Paso Theater can be done without being included on the list. There will be more time in the future to come up with plans and visions for the community.

- A motion to amend the PAC Bi-Laws (Clapp\Enloe):

Add to paragraph 3 on page 6:

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Minutes shall record the full text of each motion, the names of the individuals making and seconding the motion, and the vote count.

Vote - passed

Yes: 13; No: 0; Abstention: 0

- Calvary Christian Center

Doug Austin stated that the PAC would hear the item for information only. However, Councilmember Ferris' office requested the PAC vote on the issue since it is located within the redevelopment area.

Jeanne Corcoran from City Planning explained the background proposal going before the Planning Commission on March 26, 1992. In 1989 City Council approved 1700 ft church (1700 seats) with parking at 2665 Del Paso Blvd. In 1991 the church requested and received permission for more parking. On January 9, 1992 the church requested a 2,700 seat church with a transportation management plan.

Eddie Pickett made a presentation on behalf of the Calvary Christian Center. He showed a model of the sanctuary as it would be built. The church sees it as part of the improvement and revitalization of Del Paso Blvd. It has taken a lot of time and effort to plan. He stated that a Fellowship Hall will be added in the future. The additional 1000 seats will allow outreach to the community. The sanctuary will only be used on Sunday. Calvary Christian Center has acquired 14 lots and assembled several parcels in the past few years.

Dorothy Busher, representing the residents of the area, gave a presentation. Eventually, Calvary Christian Center will be comparable in size to Capitol Christian Center. The church has removed housing, paved land, and taken money away from the tax rolls and redevelopment. She feels people may lose their homes. She stated that you can either have a church or money for redevelopment.

Parking ratio for the church is currently 1 space to 4 seats for church. The traffic Management Plan would waive 76 parking spaces. A traffic plan now under consideration is to transport people from the Roseville Road, Marconi and Swanston light rail station to the church. Traffic in the area is a concern to PAC members and interested citizens.

The Church stated they will build houses on the site that is currently temporary parking.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Wendy Cooper stated that the this project will affect the community, therefore, the PAC does has the right to make advisory decision. Staff stated that if the PAC felt strongly on the issue they should vote on it.

A motion (Clapp\Slobe) to have the PAC refrain from voting on proposed Calvary Christian Center Sanctuary expansion at the March 10, 1992 meeting.

Vote - passed

Yes: 8; No: 5; Abstention: 0

A motion (Johnson\Lemmon) to have the PAC reconvene within ten days (later defined as ten business days) to vote on the issue.

Vote - passed

Yes: 13; No: 0; Abstention: 0

Discussion was held as to if the PAC should meet after the final staff report is issued on the subject, March 23rd. City staff stated they will make the TSM plan available to the PAC.

A special PAC meeting to vote on the Calvary Christian Center was set for Monday, March 23, 1992. The meeting will begin with a tour of the church, 2665 Del Paso Blvd. at 5:30 p.m. and then move to the North Sacramento School District Office for discussion and vote. All interested citizens were invited to attend.

- **Redevelopment Plan**

Staff asked that review of this item be continued to another meeting.

REPORT FROM CHAIR PERSON/STAFF/SUBCOMMITTEE

- Staff introduced Anne Moore, Assistant Director of Community Development. Anne is responsible for all the Redevelopment and Community Development Block Grant neighborhoods at Sacramento Housing and Redevelopment Agency.

- Staff announced the following meetings:

March 5, 1992 - Planning Commission received the North Sacramento Redevelopment Plan for consideration.

March 18, 1992 - North Sacramento Draft Environmental Review Public Hearing will be held at 630 I Street

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

April 2, 1992 - Planning Commission will report on the North Sacramento Redevelopment Plan consistency with City of Sacramento General Plan - 1231 I Street, 5:30 p.m.

March 26, 1992 - City of Sacramento will have a meeting regarding tree care in North Sacramento at Hagginwood Community, 6:30 p.m.

- Staff reported that only two PAC members had turned in their list of top 5 projects they feel should be focused on in the redevelopment area. Please feel free to send those in if you have them.
- Staff reminded the PAC that the next meeting will be the first Monday in of the month, April 6, 1992.

PUBLIC COMMENT

- No comments

ADJOURNMENT

- A motion (Clapp/Lemmon) adjourn the meeting was approved unanimously on a voice vote.

\CLG\92MINMAR



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



NORTH SACRAMENTO PROJECT AREA COMMITTEE
MONDAY, MARCH 23, 1992, 5:30 P.M.

CALVARY CHRISTIAN CENTER
2665 DEL PASO BLVD.
&
NORTH SACRAMENTO SCHOOL DISTRICT OFFICE
670 DIXIEANNE AVE.

A G E N D A

5:30 P.M.

Meeting called to order at Calvary Christian Center

OLD BUSINESS

Approx.
6:30 P.M.

- Tour of Calvary Christian Center
- Discussion and Vote on proposed Calvary Christian Center Sanctuary.
Location: North Sacramento School District Office

PUBLIC COMMENT

- Members of the public are invited to speak on items of public interest within the jurisdiction of the Project Area Committee

RECEIVED

APR 17 1992

KATZ HOLLIS

ADJOURNMENT

F:\CLG\92AGEDMAR.2

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NORTH SACRAMENTO PROJECT AREA COMMITTEE

Minutes of March 23, 1992

Members Present: Austin, Clapp, DeCanio, Dye, Enloe, Garza, Gonsoulin, Johnson, Lemmon, Lowry, Oliver, Perry, Slobe

Members Absent: Jones

Staff Present: Christine Groth, Anne Moore

The meeting was called to order at 5:30 p.m. by Chairperson Doug Austin. A tour of Calvary Christian Center was given by Eddie Pickett. The meeting reconvened at the North Sacramento School District Office.

Public testimony was given. Three residents stated that they were concerned about off street parking and the size of the church sanctuary.

The planner for Calvary Christian Center explained the application for a fellowship hall had been withdrawn and that a viable transit study had been completed. Eddie Pickett explained that the bigger facility will allow them to reduce the services on Sunday from three to two.

Members of the PAC asked a variety of questions and commented on the project. A motion was made (Johnson\Oliver) to keep the facility at the approved 1700 seating capacity. The motion was amended (Dye\Johnson) to scale the building to fit 1700 seats. A discussion took place. The motion was repeated as "limiting the facility to 1700 seats."

Vote - Passed
Yes: 9; No: 3

The PAC decided they would not comment on the other aspects of the staff report.

A motion (Johnson\Clapp) to adjourn the meeting was approved unanimously on a voice vote.

\CLG\92MINMAR.2

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NORTH SACRAMENTO PROJECT AREA COMMITTEE
THURSDAY, APRIL 2, 1992, 7:00 P.M.
NORTH SACRAMENTO SCHOOL DISTRICT OFFICE
670 DIXIEANNE AVE

A G E N D A

7:00 P.M.

Meeting called to order

INFORMATION ITEM

- . Overview of the Environmental Impact Report Process. No actions will be taken.

PUBLIC COMMENT

- . Members of the public are invited to speak on items of public interest within the jurisdiction of the Project Area Committee

\\AFS\ANNE\92AGDMAR

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NORTH SACRAMENTO PROJECT AREA COMMITTEE

Minutes of April 2, 1992

Members Present: Austin, DeCanio, Dye, Enloe, Johnson, Slobe
Members Absent: Clapp, Garza, Gonsoulin, Jones, Lemmon, Lowry,
Oliver, Perry
Staff Present: Anne Moore

The meeting was called to order at 7:00 p.m. by Chairperson Doug Austin. The purpose of the meeting was to provide information to the PAC on what to look for in their review of the North Sacramento Draft Environmental Information Review.

An explanation of the Draft EIR process was given by Anna Pehoushek of STA, Inc.

\CLG\92MINMAR.2

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NORTH SACRAMENTO PROJECT AREA COMMITTEE
MONDAY, APRIL 6, 1992, 7:00 P.M.
NORTH SACRAMENTO SCHOOL DISTRICT OFFICE
670 DIXIEANNE AVENUE

A G E N D A

- 7:00 P.M. Meeting called to order
- 7:05 P.M. Approve minutes of March 9, 1992
- 7:10 P.M. OLD BUSINESS
- . Draft Redevelopment Plan discussion and vote
- 7:40 P.M. NEW BUSINESS
- . Draft EIR public comment
 - . Potential projects ideas
- 8:40 P.M. REPORT FROM CHAIR PERSON/STAFF/SUBCOMMITTEES
- 8:50 P.M. PUBLIC COMMENT
- . Members of the public are invited to speak on items of public interest within the jurisdiction of the Project Area Committee
- 9:00 P.M. ADJOURNMENT

F:\CLG\92AGDAPR

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NORTH SACRAMENTO PROJECT AREA COMMITTEE

Minutes of April 6, 1992

Members Present: Austin, Clapp, DeCanio, Dye, Enloe, Garza, Gonsoulin, Johnson, Lemmon, Oliver, Perry

Members Absent: Jones, Lowry

Staff Present: Christine Groth, Anne Moore, Gail Ervin

The meeting was called to order at 7:05 p.m. by Chair Doug Austin.

A motion (Gonsoulin\Clapp) was made and approved by voice vote to approve the minutes of March 9, 1992.

A motion (Clapp\Johnson) was made and approved by voice vote to approve the minutes of March 23, 1992 with the amendment of deleting the sentence: The motion was repeated as "limiting the facility to 1700 seats."

The minute of April 2, 1992 were not passed since a quorum was not present.

OLD BUSINESS

- Draft Redevelopment Plan discussion and vote

Steve Lemmon reported that the sub-committee on bond indebtedness had met and discussed that topic and Exhibit C of the Redevelopment Plan. He explained that the bond indebtedness figure was based upon Exhibit C and that if the Redevelopment Plan was not immediately approved the plan adoption would be delayed several months and the base year lost. Steve indicated that the subcommittee was concerned about the plan and the process.

Anne Moore stated that is staff's recommendation to adopt the plan. Due to the process involved in redevelopment plan adoption, research must be done before the PAC is formed. Anne pointed out that up to \$86 million may be borrowed at any one time for the area. Also, staff worked with the sub-committee to review Exhibit C. It was concluded that school facilities and social service facilities could be

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

constructed under a side agreement with the school districts and County of Sacramento. A majority of other public projects mentioned could be completed under the present plan. If a major problem is found with the plan in the future it can be amended. The Agency will be flexible and attempt to find ways to complete projects even if they are not on the list.

A discussion took place on the expertise of KatzHollis in redevelopment plan adoption.

A motion (Clapp\Johnson) was made to approve the Draft Redevelopment Plan.

Vote - Passed

Yes: 10; No: 0; Abstention: 1

NEW BUSINESS

- Draft EIR public comment

Gail Ervin, Environmental Coordinator for SHRA, explained that the Agency is accepting comments on the EIR until April 9, 1992.

Keith Johnson state that on page xvii "track" should be "tracks." He also expressed concern over the statement - Altos/Traction Avenue acts as a major barrier between the project area. He felt it was not a barrier.

Doug Austin noted that the statement - Railroad Overcrossings at Arden Way and the Southern Pacific Railroad (SPRR) tracks, El Camino Avenue and the SPRR tracks, and Arcade Boulevard and the SPRR tracks - should be deleted from page 54 due to previous completion of the overcrossings.

Debbie Pollart, environmental consultant for STA, explained that the EIR is tiered and will be used by the City as a basis for specific projects completed in the area. Depending upon the project, developers might avoid the EIR process or be forced to do a full scale EIR.

Bob Slobe made several comments on the Draft EIR:

- Page 52: questioned the total density of units
- Hagginwood was misspelled throughout the document
- Exhibit 11: map did not reflect true names of the areas

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

- Page 82: household income levels did not appear accurate
- Page 82: wording should be changed to: Highest Level of School
- Page 91: questioned the fact that intensity in industrial is shown to be double office
- Page 91: acreage of vacant land appears low
- Page 36: the word separate should be added in the sentence "The community's history as a separate incorporated jurisdiction"

Rudy Dye noted that the parcel at Eleanor and Del Paso Avenues is not underutilized as shown as shown on Exhibit 9.

- Projects Ideas

Doug Austin read project ideas submitted to the PAC (see attached) and requested additional comments. The following ideas were given.

- industrial area near Globe Station should have zoning change to retail
- trailer parks near Swanston Station could be changed to low income housing
- fire station must be relocated
- free trash dumping one day a month
- re-enforce current code enforcement activities
- hospital needed for the area

Anne Moore explained that in the near future \$2 million will be available to jump start North Sacramento. \$1 million will be used for housing projects and a second \$1 million for commercial/industrial project. She explained that the Agency owns 58 Arden Way and hopes to make it an artist live/work space. She said that a consultant will be hired by City Planning in the near future to define new uses for the two special planning districts in the North Sacramento Community Plan and surrounding lightrail stations.

The PAC asked staff to compile a list of subcommittees other PACs use to expedite projects.

REPORT FROM CHAIR/STAFF/SUBCOMMITTEES

- Staff reported that a Workreation crew will be in the North Sacramento Project Area this summer doing clean-up projects. A presentation will be given next meeting and the PAC is encouraged to think of projects for them.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

- Staff reported that the Planning Commission had accepted Planning staff's recommendation of a 2400 seat facility. However, that has since been appealed.

PUBLIC COMMENT

- The North Sacramento Chamber of Commerce will be holding their annual cleanup day May 16, 1992.
- It was noted that Washington Homes has withdrawn their proposal for the Kenwood Ave site. The Planning staff stated that the area requires denser development. The Parks Department is still interested in acquiring the site for a park.
- A motion (Clapp/Enloe) was made and approved by voice vote to adjourn.

92MINAPR

KatzHollis

Part IX. REPORT REQUIRED BY SECTION 21151 OF PUBLIC RESOURCES CODE
(PROJECT ENVIRONMENTAL IMPACT REPORT)

A draft environmental impact report (Draft EIR) was prepared by the Agency and circulated for public review and comment between February 24 and April 9, 1992. A duly noticed public hearing on the Draft EIR was held by the Sacramento Housing and Redevelopment Commission on March 18, 1992.

On June 23, 1992, at a joint public hearing of the City Council and the Redevelopment Agency, it is anticipated that resolutions will be adopted certifying the final environmental impact report (Final EIR) for the Project. A copy of the Final EIR will be submitted separately to the City Council for addition to this Report to the City Council.

KatzHollis

Part X. NEIGHBORHOOD IMPACT REPORT

Section 33352(1) of the Community Redevelopment Law (CRL) requires the preparation of a neighborhood impact report if a redevelopment project contains low or moderate income housing. The purpose of the report is to describe in detail the impact of the North Sacramento Redevelopment Project Area upon the residents of the project area and surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and other matters affecting the physical and social quality of the neighborhood. The neighborhood impact report is also to include: (a) the number of dwelling units housing persons and families of low or moderate income expected to be destroyed or removed from the low and moderate income housing market as part of the redevelopment project; (b) the number of persons and families [households] of low or moderate income expected to be displaced by the project; (c) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the California CRL; (d) the number of dwelling units housing persons and families of low and moderate income planned for construction or rehabilitation, other than replacement housing; (e) the projected means of financing the proposed dwelling units for housing persons and families of low and moderate income planned for construction or rehabilitation; and (f) a projected timetable for meeting the plan's relocation, rehabilitation and replacement housing objectives.

A. Impact on Residents in Project Area and Surrounding Area

1. Relocation, Traffic Circulation, Environmental Quality and Community Facilities and Services

The Environmental Impact Report ("EIR"), referenced in Part IX of this Report to City Council, presents information on the potential Project impacts upon residents of the Project Area and the surrounding areas, in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, and other matters affecting the physical and social quality of the neighborhood.

As described in Part IV, the Agency proposes a modest land assembly and disposition program as one of the Agency's Project implementation activities. Four acres are assumed to be used for retail development and 10 more acres are intended to be purchased for park land. The Agency is further intending to acquire 20 acres to implement a Low and Moderate Income Housing Program. Any displacement which occurs as a result of Agency redevelopment activities will be mitigated by relocation assistance including financial payments, advisory assistance, and replacement housing plan provisions of state law relating to Agency-assisted developments. These provisions are further described in Part V of this Report to City Council and in Part X.B., "Relocation and Low and Moderate Income Housing", below.

2. School Population and Quality of Education

Public education services for the Project Area are provided by the North Sacramento Elementary School District and Grant Union High School District. The North Sacramento Elementary School District operates four schools that are located within or serve the Project Area: Hagginwood, Harmon-Johnson, Northwood, and Woodlake elementary schools. The Grant Union High School District operates two junior high and two high schools that are located within or serve the Project Area: Martin Luther King, Jr. and Rio Tierra Fundamental Junior High Schools and Grant High and Vista Nueva Continuation High Schools. Together, the eight schools located within or serving the Project Area have school enrollment which totals approximately 5,083 students. Currently, three of the eight schools are exceeding designed capacity levels. Based on School

KatzHollis

District generation rates and on the figures for potential new single family and multi-family residences in the Project Area approximately 211 additional students will result from the new residential development.

It is assumed that, residential development may occur within the proposed Project Area which may increase the number of families with school age children who would be located in the school districts serving the proposed Project Area. Additional employment generated by the Project may also add school-age children to the area since new commercial and industrial development in the proposed Project Area is anticipated to create new job opportunities, thus increasing the labor force in the area. In the event that employees with school-age children not currently residing within the Project-serving school districts move into the districts' service area, then additional enrollment may occur.

One of the mitigation methods available to and utilized by the school districts serving the Project Area are school impact fees on new development. As described earlier in Part IV, residential development fees are limited to \$1.58 per square foot, and commercial and industrial fees at \$0.26 per square foot. These limitations can be annually adjusted to reflect inflation. Imposition of such fees help reduce any potential impact on the school districts resulting from the Project.

In the event that the Project causes any school district to suffer fiscal burden or detriment, the redevelopment plan adoption process provides procedures, formal and informal, for the district to consult with the Agency and provide evidence of such burden or detriment. The Agency may then enter into an agreement with the district under which the Agency would pay any amounts of money which the Agency has found are necessary and appropriate to alleviate such burden or detriment.

3. Property Assessment and Taxes

In general the taxable valuations of property within the proposed Project Area and adjoining the Project Area should increase as development of the proposed Project Area occurs. New development within the proposed Project Area will be assessed at market value, as determined by the assessor. Within and outside the proposed Project Area, the assessor may increase property valuations for existing properties at the maximum rate of two percent per year allowed under Proposition 13, regardless of Project-related actions. And, in cases where property changes hands, the assessor will likely assess the property at the newly recorded market value. Additionally, the assessor will reassess the added value to property and improvements due to any new development or rehabilitation which occurs.

The only other matters potentially affecting property taxes in the proposed Project Area and surrounding areas would be the possibility of additional levies resulting from formation of special assessment districts. There is currently a Business Improvement District in the proposed North Sacramento Redevelopment Project Area. The purpose of the District is to provide promotional activities for business and was not intended as a source of financing infrastructure. The City is proposing a Mello-Roos Assessment District along Highway 160 be created to finance a portion of the proposed public improvements. This proposal would assume that the Agency reimburse the property owners within the Mello-Roos District for a portion of the costs to be financed by the District.

KatzHollis

B. Relocation and Low and Moderate Income Housing

1. Housing Units to be Destroyed or Removed

Implementation of the proposed Redevelopment Plan under the Agency's primary redevelopment objective is expected to include Agency acquisition of property within the proposed Project Area for the reasons discussed in Part IV of this Report to City Council and in Section X.A., "Impact on Residents in Project Area and Surrounding Area". Since it is not known precisely where or how many acres of property the Agency may acquire, it cannot be determined with accuracy how many housing units may be destroyed or removed from the housing market. However, based upon information contained in the EIR, certain assumptions can be made to estimate the maximum number of low and moderate income housing units which could be destroyed or removed. The EIR indicates that of the 1,446 new residential units anticipated to result from the proposed Project, 526 units are likely to be net new units. In other words 920 existing residential units could be replaced by new units. Given that 52 percent of the households in the Project Area are low and moderate income households, as indicated in Part II.B., "Existing Social Conditions," approximately 475 of the dwelling units estimated to be removed could be low and moderate income housing units. It must be emphasized that because the exact location of future Agency activity is unknown at this time it is uncertain whether these or any low and moderate income housing units will be removed or destroyed as a result of direct Agency activity or private sector activity. The Agency has no intentions at this time to remove or destroy any housing units from the low and moderate income housing stocks.

As discussed in Part IV of this Report, approximately 34 acres of land will be acquired by the Redevelopment Agency for retail development purposes, to develop a public park, and to implement a Low and Moderate Income Housing Program. If such acquisition requires removal of dwelling units occupied by persons or families of low and moderate incomes, the Agency will be required to construct develop or rehabilitate, or cause the construction, development or rehabilitation of, low and moderate income dwelling units equal in number to those destroyed or removed. These "replacement housing units" must be constructed within four years of their destruction or removal, and must remain available at affordable housing costs to persons and families of very low, low, and moderate income throughout the period of land use controls established in the Redevelopment Plan (35 years).

As noted in Part IV, of the 34 acres of land the Agency may acquire, 20 acres are in furtherance of its Low and Moderate Income Housing Program. Assuming that this property is zoned for the highest residential density, 29 units per acre, the Agency could construct up to 580 low and moderate income housing units. In addition, Table IV-3 of this Report indicates the Agency has approximately \$1.9 million of low and moderate income housing funds for which it has no specifically programmed use. This \$1.9 million may be used by the Agency to provide replacement housing.

2. Projected Residential Displacement

As noted above, as a hypothetical maximum approximately 920 dwelling units of which 475 could be low and moderate income units, could be destroyed or removed over the 35-year life of the Project. Displacement due to direct Agency action, as opposed to private sector activity, however, is likely to be considerably less.

If and when actual displacement occurs, the Agency would conduct individual household surveys in order to determine the number, type and location of comparable replacement housing units and the required number of referrals thereto prior to displacement of any

KatzHollis

persons. See Part V of this Report to City Council for an overview of the steps in the relocation process that will be undertaken by the Agency prior to displacing any person(s) or family(ies).

3. Number and Location of Replacement Housing

The specific number and type of replacement housing units required pursuant to CRL Section 33413, if any, are not known at this time since the Agency has not determined specific acquisition sites. Again, assuming that the 20 acres of Agency acquired land is zoned for the maximum residential density allowable within the Project Area (i.e. 29 units per acre), the Agency may develop up to 580 low and moderate income dwelling units. As noted earlier a number of these units could be used for replacing low and moderate income housing units removed from the Project Area housing stock.

The City Council and the Agency will make findings necessary to provide such housing either inside or outside the Project Area. When the Agency acquires property, enters into a disposition and development agreement, participation agreement or other agreement, or undertakes any other activities requiring or causing the destruction or removal of housing units from the low and moderate income housing market, the Agency will provide replacement housing required pursuant to Section 33413 of the CRL.

4. Number and Location of Low and Moderate Income Housing Planned Other than Replacement Housing

Even though the Agency estimates the acquisition of approximately 20 acres of land for the development of low and moderate income housing units, the specific number and type as well as the location of low and moderate income housing units planned for construction or rehabilitation other than replacement housing units is not known at this time. Based on previous discussion the maximum number of units the Agency might be able to construct under its anticipated low and moderate income housing land acquisition program is 580 dwelling units. It is uncertain what number, if any, of these units would be replacement housing units.

Other low and moderate income housing units will be provided through other CRL mandated housing programs. For instance, at least 30 percent of all Agency assisted new or rehabilitated units in the aggregate must be available at affordable housing costs to persons and families of low and moderate income. And of that 30 percent, not less than 50 percent of the dwelling units required to be available at affordable housing costs shall be available at affordable housing costs to very low income households.

In addition, at least 15 percent of all non-Agency assisted units in the aggregate must be available at affordable housing costs to persons and families of low or moderate income. Of that 15 percent, not less than 40 percent of the dwelling units required to be available at affordable housing costs, shall be available at affordable housing costs to very low income households.

5. Financing Method for Replacement Housing Requirements

The Agency will employ as necessary any of the methods outlined in Part IV of this Report to City Council to meet replacement housing requirements and other obligations under the Redevelopment Plan and Community Redevelopment Law. Not less than 20 percent of all taxes which may be allocated to the Agency pursuant to Section 33670 of Article 4 of the CRL shall be used by the Agency for purposes of increasing and improving the supply of low and moderate income

KatzHollis

housing available at affordable housing cost to persons and families of low or moderate income and very low income households, unless certain findings prescribed in the law are made.

6. Timetable for Provision of Relocation and Housing Objectives

If replacement housing is to be provided pursuant to Section 33413 of the CRL, the Agency shall take necessary steps to cause the construction, rehabilitation or development of such housing in accordance with the time limits prescribed by law.

The relocation plan(s) prepared by the Agency for a particular development activity shall contain schedules to insure comparable replacement housing is available in accordance with the requirements of the CRL and the State Relocation Guidelines.

C. Other Matters Affecting the Physical and Social Quality of the Environment

The North Sacramento Redevelopment Project Area will have a beneficial impact upon property owners and businesses in the area. Implementation of the Project will bring about coordinated growth and development and improvements in the public infrastructure system, making the Project Area a more attractive community, which in turn should stimulate reinvestment. The Redevelopment Plan will help the City to reverse decline without the need for more extensive and expensive measures in the future.

Through rehabilitation and new construction of low and moderate income housing, the redevelopment process will increase the availability of quality housing in the Project Area and City for a cross section of income groups. In addition, the commercial and residential development projects that will be brought about as a result of redevelopment action will stimulate the job-producing economy. Thus, unemployment conditions may be improved, which in turn will improve the socio-economic situation of the residents.

The revitalization of North Sacramento will provide an improved retail market for residents of the City. This will benefit the City by deterring the leakage of sales tax to other municipalities.

The Agency's proposed public improvements programs will improve vehicular and pedestrian access and circulation in and around the proposed Project Area. The public improvements proposed will also improve unsafe and deficient street conditions (e.g., curbs, sidewalks and paved shoulders) and storm drainage and water deficiencies as well as provide much needed open space improvements to the area (e.g., expansion and upgrading of access to parks and recreation areas).

KatzHollis

Part XI. REPORT OF COUNTY FISCAL OFFICER

The Sacramento County Auditor-Controller, as the fiscal officer charged with the responsibility of allocating tax increment funds under Section 33670 of the Community Redevelopment Law (CRL), has issued his report dated December 31, 1991, on Project Area and taxing agency taxable valuations and tax revenues. The Project Area base year taxable values reported by the Auditor-Controller in his report include values for the property assessed by the State Board of Equalization (SBE). A copy of the Auditor-Controller's report is included as Exhibit 1 to this Part XI.

KatzHollis

Exhibit 1 to Part XI
The Report of the
County Fiscal Officer



OFFICE OF

AUDITOR - CONTROLLER

700 H STREET • ROOM 4650 • SACRAMENTO, CALIFORNIA 95814

(916) 440-7422

NANCY E. WOLFORD
AUDITOR-CONTROLLER

Mark Norris
CHIEF DEPUTY AUDITOR-CONTROLLER

December 31, 1991

John F. Molloy, Executive Director
Sacramento Housing and Redevelopment Agency
P.O. Box 1834
Sacramento, CA 95812-1834

Dear Mr. Molloy:

This report on the North Sacramento Redevelopment Area is pursuant to section 33328 of the California Health and Safety Code. Based on data received from the State Board of Equalization, Sacramento County Assessor, and our own records, we have determined the following:

1. The total assessed valuation of all taxable property within the proposed project area for 1991-92 is \$289,259,271 as detailed on attachment A.
2. The taxing agencies levying taxes in the project area are:

Taxing Agency
North Sacramento Elementary S.D.
Grant Joint Union High S.D.
Los Rios Community College District
County Wide Equalization
Equalization-Grant
Metropolitan Storm Drain Maintenance
County General
Juvenile Hall
Regional Occupation Center
Infant Development-Physically Handicapped
Infant Development-Retarded
North Sacramento CSBA
Children's Institutions
County Superintendent-Administration
Sacramento-Yolo Mosquito Abatement Dist.
City of Sacramento
Development Center Handicapped

Managed By (if different)

County Superintendent of Schools
County Superintendent of Schools
Sacramento County
Sacramento County
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools

County Superintendent of Schools

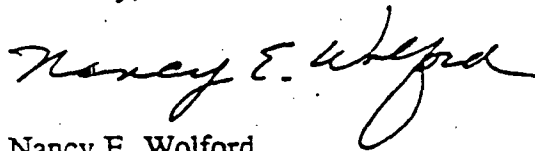
3. Attachment B to this report details the amount of tax revenues derived by each taxing agency from the 1991-92 assessment roll including state subventions. This attachment displays revenues derived from the proposed project area and the total of all tax revenues, whether inside or outside the project area.

However, since we are not able to discern veterans or welfare exemptions from the project area assessment reports, the revenues have not been reduced for such exemptions; actual revenues within the proposed project area may therefore be lower than shown.

4. Consistent with your request of October 9, 1991, the State Board of Equalization and the Sacramento County Assessor have determined the 1991-92 valuations within the proposed project area, and no prior years have been determined. This report therefore presents only the 1991-92 valuations.
5. The revenues in this report exclude revenues generated by unitary and operating non-unitary properties. Those revenues are billed and apportioned as prescribed by Revenue and Taxation Code section 98.9. Since this analysis targets base values and revenues, supplemental revenues have also been excluded.

The individual valuations of each parcel within the proposed area have been sent directly to your office by the State Board of Equalization and the Sacramento County Assessor. A copy of that information is on file in my office. I hope that this report is useful to both you and the taxing agencies affected by the proposed project area. If you have any questions regarding this report or tax distributions in general please contact Rob Diamond at 440-7454.

Sincerely,



Nancy E. Wolford
Auditor-Controller

rdrda001

cc: North Sacramento Elementary School District
Grant Joint Union High School District
Los Rios Community College District
County Superintendent of Schools
County Executive, Sacramento County
Sacramento-Yolo Mosquito Abatement District
City Manager, City of Sacramento

North Sacramento RDA
Assessed Values
1991-92 Base Year

Attachment A

Tax Rate Areas

Valuation Type	03-089	03-193	03-197	03-240	03-242	03-256	03-257	03-259	03-260	03-263	Total
State Board Roll											
Land					33,230						33,230
Improvements					10,000						10,000
Personal Property					0						0
	0	0	0	0	43,230	0	0	0	0	0	43,230
Local Secured											
Land	11,978,284	766,828	4,125,244	10,342,382	13,044,960	1,220,286	23,835,213	346,405	544,641	1,345,048	66,549,291
Improvements	35,065,850	3,364,770	9,806,462	22,385,347	39,683,309	1,745,770	66,942,622		1,286,386	1,024,514	181,305,030
Personal Property	1,701,739		37,542	85,499	602,952	26,934	1,016,748				3,471,414
Fixtures	4,755,560		49,224	75,835	341,515	1,201	602,707				5,826,042
	53,501,433	4,131,598	14,018,472	32,889,063	53,672,736	2,994,191	92,397,290	346,405	1,831,027	1,369,562	257,151,777
Unsecured											
Land											0
Improvements	379,613				331,555		330,319				1,041,487
Fixtures	3,903,861		379,436	2,702,644	1,174,686	67,976	5,041,433		24,325	206,038	13,500,399
Personal Property	4,355,716	25,089	726,684	3,242,905	1,716,307	206,496	6,636,269	2,100	4,255	606,557	17,522,378
	8,639,190	25,089	1,106,120	5,945,549	3,222,548	274,472	12,008,021	2,100	28,580	812,595	32,064,264
Total Values	62,140,623	4,156,687	15,124,592	38,834,612	56,938,514	3,268,663	104,405,311	348,505	1,859,607	2,182,157	289,259,271

North Sacramento RDA
Project Area Revenues and Total Revenues
1991-92 Base Year

Attachment B

District Name	Tax Rate Areas Inside Project										Project Area	Total
	03-089	03-193	03-197	03-240	03-242	03-256	03-257	03-259	03-260	03-263	Revenues	Revenues
North Sacramento Elementary	52,875	3,537	12,869	33,044	48,448	2,781	88,837	297	1,554	1,824	246,066	1,286,424
Grant Joint Union High	67,256	4,499	16,370	42,031	61,625	3,538	112,999	377	1,977	2,320	312,991	7,560,242
Los Rios Community College	18,790	1,257	4,573	11,742	17,217	988	31,569	105	552	648	87,442	13,547,784
County Wide Equalization	675	45	164	422	618	35	1,134	4	20	23	3,140	502,932
Equalization Grant	33,050	2,211	8,044	20,655	30,284	1,738	55,530	185	971	1,140	153,809	3,719,516
Metro Storm Drain	0	0	0	0	0	0	0	0	332	389	721	3,950,731
County General	226,345	15,141	55,091	141,454	207,397	11,906	380,292	1,269	6,653	7,807	1,053,354	170,781,694
Juvenile Hall	285	19	69	178	261	15	479	2	8	10	1,326	215,010
Regional Occupation Center	495	33	120	309	453	26	831	3	15	17	2,303	373,971
Infant Dev-Phys. Handicappd	30	2	7	19	27	2	50	0	1	1	140	21,704
Infant Dev-Retarded	30	2	7	19	27	2	50	0	1	1	140	21,732
North Sacramento CSBA	15	1	4	9	14	1	25	0	0	1	70	352
Children's Institutions	2,309	154	562	1,443	2,116	121	3,880	13	68	80	10,747	1,747,368
County Supt - Admin	1,335	89	325	834	1,223	70	2,242	7	39	46	6,211	1,032,174
Sacto-Yolo Mosquito Abatent	4,469	299	1,088	2,793	4,095	235	7,508	25	131	154	20,796	3,399,613
City of Sacramento	212,699	14,228	51,769	132,926	194,893	11,188	357,365	1,193	6,252	7,336	989,848	49,611,140
Dev Center Handicapped	750	50	182	469	687	39	1,260	4	22	26	3,489	388,503
	621,406	41,567	151,246	388,346	569,385	32,687	1,044,053	3,485	18,596	21,822	2,892,593	258,160,890

KatzHollis

Part XII. REPORT OF FISCAL REVIEW COMMITTEE

Section 33353 of the Community Redevelopment Law (CRL) provides that a county or any affected taxing entity may call for the creation of a fiscal review committee within 15 days after receipt from a redevelopment agency of a preliminary report prepared pursuant to the requirements of Section 33344.5 of the CRL. As defined in Section 33353.1 of the CRL, the fiscal review committee is composed of one representative from each of the affected taxing agencies. The purpose of the committee would be to identify the fiscal effects of the proposed Redevelopment Plan upon the affected taxing entities, specify additional information, if any, needed to enable those fiscal effects to be identified and analyzed, and suggest possible provisions in the Redevelopment Plan or other measures which would alleviate or eliminate a financial burden or detriment.

The Preliminary Report for the North Sacramento Redevelopment Project Area was transmitted to all Project Area affected taxing agencies. The County of Sacramento Office of Education called for the creation of a fiscal review committee.

A notice was sent by the County to all affected taxing entities and to the Agency identifying the date, time and place of the first meeting of the committee and of the opening of the hearing to review the fiscal effects of the proposed Redevelopment Plan. The hearing convened on March 26, 1992 in the Offices of the County Superintendent of Schools, Redwood Room. The Agency expects to receive the Report of the Fiscal Review Committee (FRC) by May 11, 1992. The FRC Report will be added to or provided in a supplement to this Report.

KatzHollis

Part XIII. ANALYSIS OF REPORT OF COUNTY FISCAL OFFICER; SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES; AND ANALYSIS OF AND RESPONSE TO REPORT OF FISCAL REVIEW COMMITTEE

A. Introduction

Pursuant to Section 33352(m) of the California Community Redevelopment Law ("CRL"), a report to city council must include: 1) an analysis of the county fiscal officer's report; and 2) a summary of the consultations of the agency, or such attempts to consult, with each of the affected taxing agencies. Section 33352(m) also requires a report to city council to include the redevelopment agency's analysis of the report of the fiscal review committee, if any, which shall include the agency's response to such report, any additional information the agency may desire to provide, and any measures the agency may desire to propose to mitigate any identified detrimental fiscal impact. This Part XIII of the Agency's Report to the City Council addresses the requirements of Section 33352(m).

B. Analysis of Report of County Fiscal Officer

1. Report Requirements

Section 33328 of the Law requires the county fiscal officer (i.e., Controller) responsible for the allocation of property taxes to prepare and deliver a specific report to the Redevelopment Agency and each affected taxing agency. (Affected taxing agencies are those governmental entities which levied a property tax on all or any portion of Project Area property "....in the fiscal year prior to the submission of the [redevelopment] plan to the [fiscal review] committee".) The following items are required to be included in the Controller's report:

- a. The total assessed valuation of all taxable property within the Project Area as shown on the base year assessment roll.
- b. The identification of each taxing agency levying taxes in the Project Area.
- c. The amount of tax revenue to be derived by each taxing agency from the base year assessment roll from the Project Area, include state subventions for homeowners, business inventory, and similar subventions.
- d. For each taxing agency, its total ad valorem tax revenues from all property within its boundaries, whether inside or outside the Project Area.
- e. The estimated first year taxes available to the Redevelopment Agency, if any, based upon information submitted by the Redevelopment Agency, broken down by taxing agencies.
- f. The assessed valuation of the Project Area for the preceding year, or, if requested by the Redevelopment Agency, for the preceding five years, except for state assessed property on the board roll.

KatzHollis

2. Analysis of Data Reported by County Fiscal Officer

Section 333670 of the Law provides that the base year assessment roll for calculation of tax increment revenues is the roll last equalized prior to the effective date of the ordinance adopting the project redevelopment plan. Tax rolls are equalized on August 20th of each year. It is expected that the Plan will be adopted and effective by August 20, 1992, resulting in the 1991-92 assessment roll as the base year roll for the Project.

The report of the Sacramento County Auditor-Controller (issued as the Report of the County Fiscal Officer) for fiscal year 1991-92 was transmitted to the Agency on December 31, 1991, and is included as Exhibit 1 to Part XI of this Report to City Council. Contrary to the provisions of Section 33328, the County Controller's report does *not* contain the following:

1. an estimate of first year taxes available to the Redevelopment Agency as a result of the proposed Project Area; and
2. the local assessed valuation of the proposed Project Area, reported by code area, for the preceding year.

The following analysis compares the Controller's report to the requirements of Section 33328 of the CRL, and where possible, draws conclusions from the data contained in the report.

a. Total Assessed Valuation of All Taxable Property Within Project Area as shown on Base Year Assessment Roll

The 1991-92 base year value reported by the County Controller for the proposed Project Area is \$289,259,271, which includes \$251,151,777 in local secured value, \$32,064,264 in local unsecured value and \$43,230 in state assessed non-unitary and railroad property. The County has indicated that local secured and unsecured taxable values have not been reduced to reflect property tax exemptions. An independent computation of local secured and unsecured taxable value revealed that the County value excludes parcels which appear to be located within the boundaries of the Project Area. The total 1991-92 taxable value of the assumed to be excluded parcels is \$9.7 million.

b. Identification of Each Taxing Agency Levying Taxes in Project Area

The County Auditor-Controller identified the following eight taxing agencies levying taxes in the Project Area:

- North Sacramento Elementary School District
- Grant Joint Union High School District
- Los Rios Community College District
- Sacramento County
- County Superintendent of Schools
- County Sacramento-Yolo Mosquito Abatement District
- City of Sacramento
- Metropolitan Storm Drain Maintenance District

KatzHollis

In addition to the above listed taxing agencies, Katz Hollis has identified one other taxing agency which does not receive a portion of the basic one percent tax levy, however it does levy a debt service tax rate in the proposed Project Area. The Agency is the Sacramento Regional County Sanitation District.

c. Amount of Tax Revenue to be Derived by Each Taxing Agency from Base Year Assessment Roll from Project Area, Including State Subventions for Homeowners, Business Inventory, and Similar Subventions.

Table XIII-1 shows the base year revenue derived by each affected taxing agency in the proposed Project Area, exclusive of revenues produced by tax override rates. The first column in this table shows the taxing agencies within the proposed Project Area boundary. The second column shows each taxing agency's portion of the basic one percent (one dollar per \$100 of value) tax rate. The third column shows the revenue generated from this one percent tax rate applied total 1991-92 base year assessed values.

The total amount of property tax revenue that affected taxing agencies will derive from the 1991-92 base year roll from the basic \$1 tax rate in the proposed Project Area is \$2,892,593. Sacramento County has the largest portion of the dollar rate, with 36 percent, followed by the City of Sacramento which has approximately 34 percent and the Grant Union High School District which has approximately 11 percent. As the revenue amounts have not been reduced to reflect properties subject to exemptions, actual revenues within the proposed Project Area are likely to be lower than those shown.

d. Total Ad Valorem Tax Revenue for Each Taxing Agency from All Property Within It's Boundary, Whether Inside or Outside Project Area

The County Auditor-Controller's report also includes information regarding total ad valorem tax revenue for each affected taxing agency from all property within each agency's boundaries, whether inside or outside the Project Area. Revenues generated from the base year value represent 1.12 percent of total revenues received by all affected agencies.

e. Estimated First Year Taxes Available to Redevelopment Agency, Broken Down by Taxing Agencies

The County Auditor-Controller's report does not contain estimated first year taxes available to the Redevelopment Agency. However, the Agency did not provide sufficient information concerning first year growth of the proposed Project Area for the County Auditor-Controller to estimate first year taxes available to the Agency. Table IV-5 in Part IV of this Report to City Council shows a projection of annual estimated tax increment revenues that could be generated within the proposed Project Area over the 35 year life of the Project. This table shows only total estimated tax increment revenues and not tax revenues broken down by taxing agencies. The first year the Agency is expected to receive tax increment revenues from the Project Area is fiscal year 1993-94 at which time approximately \$112,000 of gross tax increment revenue is estimated to be available to the Agency from the Project Area as a whole.

KatzHollis

Table XIII-1

Redevelopment Agency of the City of Sacramento
North Sacramento Redevelopment Project Area

nsac1%

07-Apr-92

a21

TAX REVENUE DERIVED BY EACH AFFECTED TAXING AGENCY IN THE PROJECT AREA FROM THE BASE YEAR ASSESSMENT ROLL

Taxing Entity	% of Project (1) Area Revenue	Project Area (1) Revenue Generated	Total Taxing (2) Entity Revenues	Project Area Revenue As Percent Of Total Taxing Entity Revenue
North Sacramento Elementary School District	8.51%	\$246,061	\$1,286,424	19.13%
Grant Joint Union High School District	10.82%	312,984	7,560,242	4.14%
Los Rios Community College District	3.02%	87,440	13,547,784	0.65%
County Wide Equalization (3)	0.11%	3,140	502,932	0.62%
Area Wide Equalization (3)	5.32%	153,805	3,719,516	4.14%
Metro. Storm Drain Maint.	0.03%	784	3,950,731	0.02%
County General	36.41%	1,053,331	170,781,694	0.62%
Juvenile Hall (3)	0.05%	1,326	215,010	0.62%
Regional Occupation Center (3)	0.08%	2,303	373,971	0.62%
Infant Dev.- Phys. Handicapped (3)	0.00%	140	21,704	0.64%
Infant Dev- Retarded (3)	0.00%	140	21,732	0.64%
North Sacramento CSBA (3)	0.00%	70	352	19.80%
Children's Institutions (3)	0.37%	10,747	1,747,368	0.62%
County Superintendent-Admin. (3)	0.21%	6,211	1,032,174	0.60%
Sacramento-Yolo Mosquito Abatement	0.72%	20,796	3,399,613	0.61%
City of Sacramento	34.22%	989,827	49,611,140	2.00%
Dev. Center Handicapped (3)	0.12%	3,489	388,503	0.90%
Sacramento/Yolo Port Authority	0.00%	0	0	0.00%
Sacramento Regional Sanitation District	0.00%	0	0	0.00%
TOTAL	100.00%	\$2,892,593	\$258,160,890	1.12%

(1) Based on application of tax rate area apportionment factors to reported Project Area taxable values of each tax rate area existing in the Project

(2) Total Taxing Entity Property Tax Revenue as reported by the Sacramento County Auditor-Controller.

(3) Programs administered by the County Superintendent of Schools

Source: Sacramento County Auditor-Controller's Office and Katz Hollis.

f. Assessed Valuation of Project Area for Preceding Year, or for Preceding Five Years, Except for State Assessed Property on Board Roll

The County Auditor-Controller's report does not contain any valuation data for the Project Area in fiscal years prior to 1991-92.

C. Summary of Consultations with Affected Taxing Agencies

Section 33328 of the CRL requires the Agency, prior to the publication of a notice of a joint Agency/Council public hearing on the proposed Redevelopment Plan, to consult with each affected taxing agency with respect to the proposed Redevelopment Plan and the allocation of tax increment revenues. At the time of this Report, the Agency is still in the process of conducting such consultations. Therefore, a summary of such consultations will be submitted separately in a supplement to this Report to City Council when such consultations are completed prior to the joint public hearing on the proposed Redevelopment Plan.

D. Analysis of and Response to Report of Fiscal Review Committee

As noted in Part XII of this Report to City Council, the Fiscal Review Committee has held its hearing but has not yet issued its report. When its report is issued, it and an analysis thereof will be submitted as a supplement to this Report.

KatzHollis

SUPPLEMENT TO
REPORT TO CITY COUNCIL
on the
PROPOSED REDEVELOPMENT PLAN
for the
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA

Prepared by Katz Hollis
for the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

May, 1992

TABLE OF CONTENTS

<u>PART</u>	<u>PAGE</u>
INTRODUCTION.....	1
VII. SUPPLEMENT TO REPORT AND RECOMMENDATIONS OF PLANNING COMMISSION, AND REPORT REQUIRED BY SECTION 65402 OF GOVERNMENT CODE.....	VII-1
Exhibit 1 -- Report and Recommendation of Planning Commission	following page VII-1
XII. REPORT OF FISCAL REVIEW COMMITTEE.....	XII-1
Exhibit 1 -- Report of Fiscal Review Committee.....	following page XII-1
XIII. ANALYSIS OF REPORT OF COUNTY FISCAL OFFICER; SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES; AND ANALYSIS OF AND RESPONSE TO REPORT OF FISCAL REVIEW COMMITTEE.....	XIII-1
A. Introduction	XIII-1
B. Analysis of Report of County Fiscal Officer.....	XIII-1
C. Summary of Consultations with Affected Taxing Agencies.....	XIII-1
1. Affected Taxing Agencies With Whom Fiscal Detriment Alleviation ("Pass Through") Agreements are Proposed	XIII-2
a. Sacramento -- Yolo Mosquito Abatement District.....	XIII-2
b. School Districts: North Sacramento Elementary School District; Grant Joint Union High School District; Sacramento County Superintendent of Schools; and Los Rios Community College District.....	XIII-2
c. County of Sacramento	XIII-5
2. Other Affected Taxing Agencies	XIII-6
a. Sacramento Regional County Sanitation District.....	XIII-6
D. Analysis of and Response to Report of Fiscal Review Committee.....	XIII-6
Exhibit 1 -- Analysis of and Response to Report of Fiscal Review Committee	following page XIII-6

**SUPPLEMENT TO
REPORT TO CITY COUNCIL
on the
PROPOSED REDEVELOPMENT PLAN
for the
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**

INTRODUCTION

As required by Section 33352 of the California Community Redevelopment Law (CRL), the Redevelopment Agency of the City of Sacramento prepared a Report to the Sacramento City Council on the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area. On May 19, 1992 the Agency adopted a resolution which approved its report and authorized submission of the report and the proposed Redevelopment Plan to the City Council.

At the time the Report to City Council was approved, Part VII (Report and Recommendations of Planning Commission), Part XII (Report of Fiscal Review Committee), Section C of Part XIII (Summary of Consultations with Affected Taxing Agencies) and Section D of Part XIII (Analysis of and Response to Report of Fiscal Review Committee) were not completed. The majority of these sections are now complete, however, consultations with affected taxing agencies are still occurring with some of the agencies, although most the consultations are nearing completion. Accordingly, this Supplement includes a summary of the consultations with affected taxing agencies to date on the record.

The purpose of this Supplement is to submit to the City Council the above sections of the Agency's Report to the City Council which were not available or were incomplete when the original Report was approved.

The part and section numbers contained in this Supplement correspond to the part and section numbers used in the original Report.

KatzHollis

**Part VII. SUPPLEMENT TO REPORT AND RECOMMENDATION OF PLANNING
COMMISSION, AND REPORT REQUIRED BY SECTION 65402 OF GOVERNMENT
CODE**

On April 30, 1992, the Sacramento City Planning Commission adopted its report on the proposed Redevelopment Plan. The Planning Commission recommended in favor of the proposed Redevelopment Plan on the condition that the land use designation of three areas on the Redevelopment Plan Map be revised as shown on Attachment 2 to Exhibit 1 of this Part VII. With the three changes made to the Redevelopment Plan, the Planning Commission found the Redevelopment Plan to be in conformance with the City's General Plan.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF SACRAMENTO REPORTING ON AND RECOMMENDING
ADOPTION OF THE REDEVELOPMENT PLAN FOR THE NORTH
SACRAMENTO REDEVELOPMENT PROJECT AREA**

WHEREAS, the Redevelopment Agency of the City of Sacramento has submitted to the Planning Commission a proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area; and

WHEREAS, the Planning Commission of the City of Sacramento has formulated and adopted a Preliminary Plan for the Project; and

WHEREAS, Section 33346 of the Community Redevelopment Law (Health and Safety Code, Section 33000 et seq.) provides that the Planning Commission is to review the proposed Redevelopment Plan and make its report and recommendation thereon to the Redevelopment Agency and the City Council, including a determination that the Redevelopment Plan conforms to the General Plan of the City of Sacramento; and

WHEREAS, Section 65402 of the Government Code provides in part:

- "(a)** If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof....."
- "(c)** A local agency shall not acquire real property for any of the purposes specific in paragraph (a) nor dispose of any real property, nor construct or authorize a public building or structure, in any county or city, if such county or city has adopted a general plan or part thereof, until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with said adopted general plan or part thereof"; and

WHEREAS, the above required reports and recommendations, including matters referred to in Section 33346 of the Health and Safety Code and Section 65402 of the Government

Code, are to be made to the Redevelopment Agency and the City Council for their consideration in acting on the adoption of the Redevelopment Plan; and

WHEREAS, the Planning Commission has considered the proposed Redevelopment Plan, including the Draft Environmental Impact Report, and the General Plan of the City and other pertinent reports and documents.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento, California, as follows:

1. **Findings.** The Planning Commission hereby finds and determines that:

(a) Pursuant to Section 33346 of the Community Redevelopment Law, the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area (attached hereto as Attachment No. 1) conforms to the General Plan of the City of Sacramento, which General Plan incorporates the North Sacramento Community Plan.

(b) Pursuant to Section 65402 of the Government Code, with respect to public activities which may be undertaken within the Project Area pursuant to the Redevelopment Plan, and that are referred to in said section, such activities and undertakings conform to the existing General Plan of the City of Sacramento, which General Plan incorporates the North Sacramento Community Plan.

2. **Condition.** The above findings and report and recommendations are subject to revision of Exhibit "A" -- Redevelopment Plan Map, a part of Attachment 1 hereto, to reflect those changes on Attachment 2 -- Revised Exhibit "A".


3. **Report and Recommendations.** The Planning Commission hereby reports to the Redevelopment Agency of the City of Sacramento and the City Council of the City of the Sacramento the findings referred to in Section 1 hereof, and recommends the approval and adoption of said Redevelopment Plan as submitted by the Agency. In the event that prior to its adoption of the Redevelopment Plan, the City Council desires to make any further minor, technical, or clarifying changes to the Redevelopment Plan, the Planning Commission hereby finds and determines that any such minor, technical, or clarifying changes need not to be referred to it for further report and recommendation, and hereby waives its report and recommendation under Section 33347 of the Community Redevelopment Law concerning any such change.

4. **Transmittal.** The Planning Commission's Secretary shall transmit a copy of this Resolution to the Agency and the City Council of the City of Sacramento for consideration as part of the Agency's Report to the City Council pursuant to Section 33352 of the Community Redevelopment Law, and this Resolution shall be deemed the report and recommendations of the Planning Commission concerning the proposed Redevelopment Plan and contemplated public projects and activities thereunder, as required by applicable provisions of law.

PASSED, APPROVED AND ADOPTED this ^{April} 30th day of ~~February~~, 1992.


CHAIRMAN

ATTEST:


SECRETARY,
PLANNING COMMISSION
OF THE CITY OF SACRAMENTO

U:\share\reso\RESONRTH.SAC

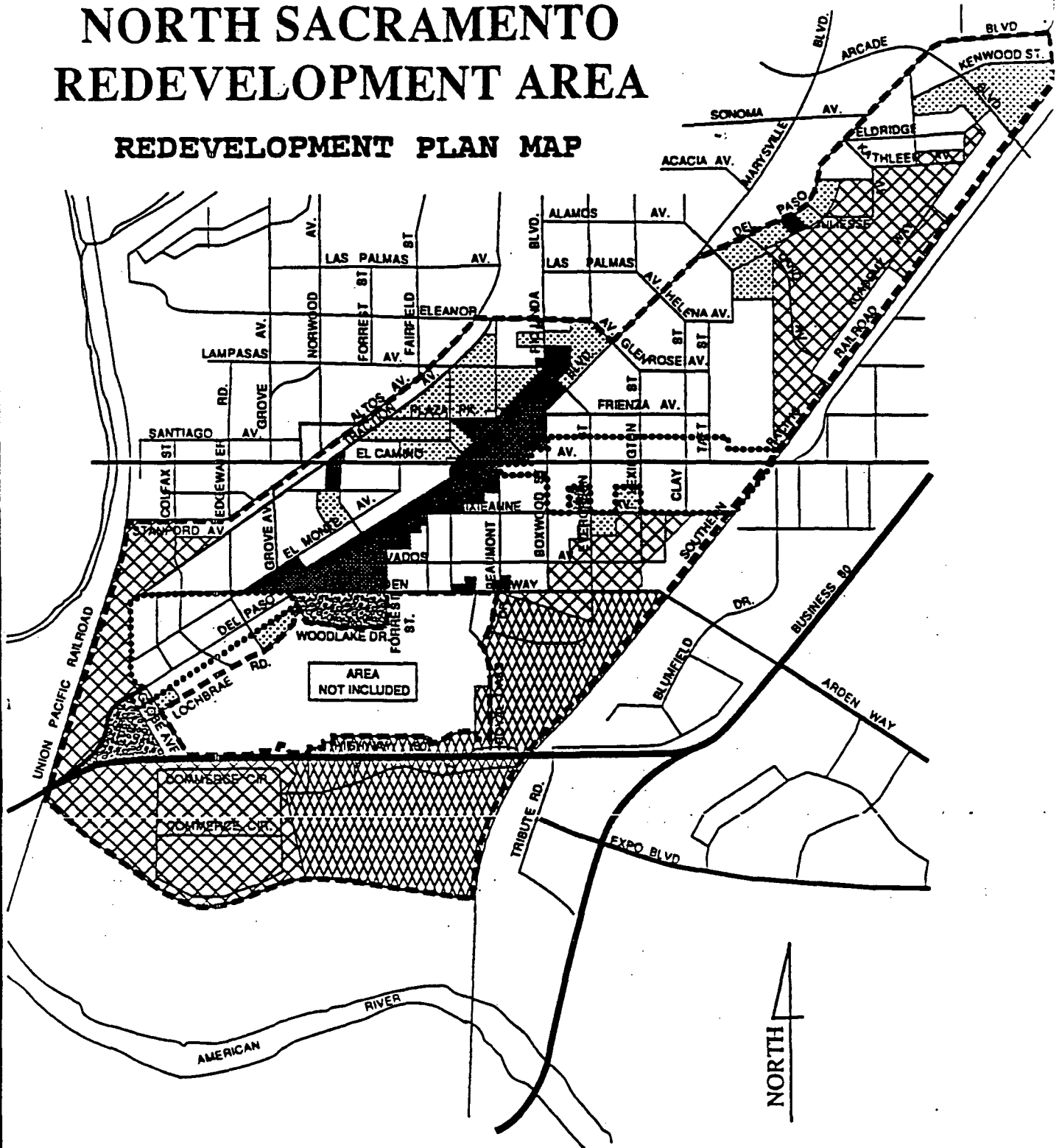
**REDEVELOPMENT PLAN
FOR THE
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**








**Adopted:
Ordinance No.**

**Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
SACRAMENTO, CALIFORNIA**

NORTH SACRAMENTO REDEVELOPMENT AREA

REDEVELOPMENT PLAN MAP

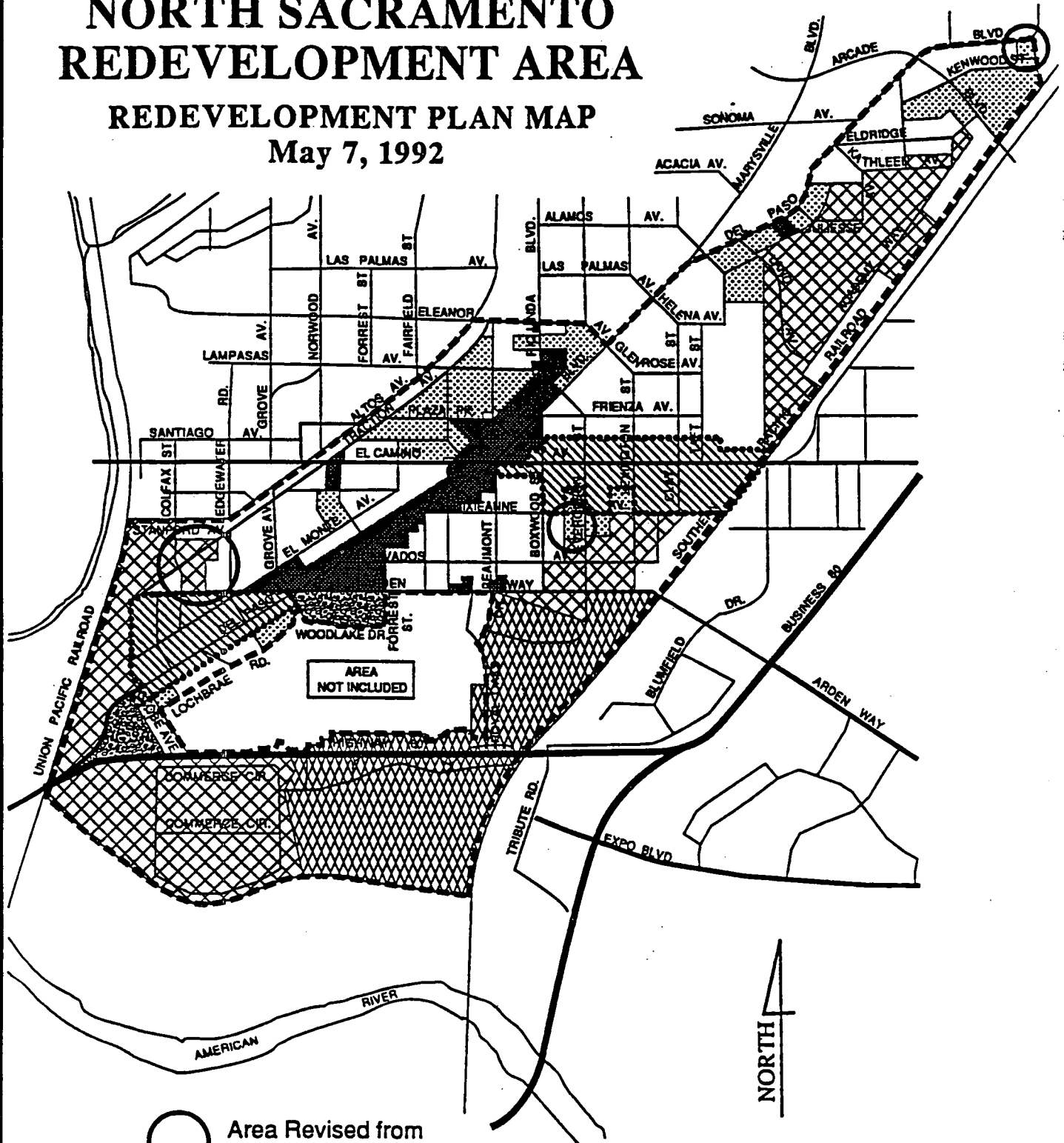


- | | | | |
|---|---------------------------|---|---------------------------|
|  | Residential (4-15 du/na) |  | Industrial |
|  | Residential (11-29 du/na) |  | Special Planning Area |
|  | Retail-General Commercial |  | Parks-Parkways-Open Space |
|  | Labor Intensive | | |

NORTH SACRAMENTO REDEVELOPMENT AREA

REDEVELOPMENT PLAN MAP

May 7, 1992



○ Area Revised from original map *

□ Residential (4-15 du/na)

▨ Residential (11-29 du/na)

■ Retail-General Commercial

▩ Labor Intensive (Office, Commercial, Light Industrial)

▩ Industrial

▨ Special Planning Area

▨ Parks-Parkways-Open Space

--- Project Area Boundary

* Originally designated Residential (4-15 du/na)

KatzHollis

Part XII. REPORT OF FISCAL REVIEW COMMITTEE

The Agency received the report of the Fiscal Review Committee on May 6, 1992. The report was provided within 30 days of the continued Fiscal Review Committee hearing on April 9, 1992. The Report of the Fiscal Review Committee is included as Exhibit 1 to this Part XII.

KatzHollis

Exhibit 1 to
Part XII
Report of Fiscal
Review Committee

COUNTY OF SACRAMENTO
OFFICE OF THE COUNTY EXECUTIVE

BOB SMITH
County Executive

LEE MOSS
Deputy County Executive

GARY CASSADY
Chief Deputy County Executive

JOHN S. O'FARRELL
Deputy County Executive

April 24, 1992

TO: Sacramento Housing & Redevelopment Agency
Sacramento City Council
Affected Taxing Entities

FROM: John O'Farrell, Co-chair, Fiscal Review Committee
Brooks Coleman, Co-chair, Fiscal Review Committee

RE: Findings of Fiscal Review Committee/
North Sacramento Redevelopment Project

Pursuant to Section 33353 of the Health and Safety Code, a Fiscal Review Committee was created for the purpose of reviewing the proposed North Sacramento Redevelopment Project. The Fiscal Review Committee was called for by the Sacramento County Office of Education on January 15, 1992. In accordance with statute set forth in the Health and Safety Code, the designee of the County Executive, John O'Farrell, acting as temporary chair of the Fiscal Review Committee, called for an organizational meeting to be held on February 6, 1992.

February 6, 1992 Meeting of the Fiscal Review Committee

The organizational meeting of the Fiscal Review Committee was held at 10 AM on February 6, 1992 in the County Administrative Office, 700 H Street, Fifth Floor Conference Room. The following entities were represented: Auditor-Controller's Office, County of Sacramento; Office of the County Executive, County of Sacramento; County Office of Education; North Sacramento School District; Los Rios Community College District; Grant Union High School District; California School Finance Service; Brinley & Schott; City of Sacramento; Sacramento-Yolo Mosquito Abatement District; Sacramento-Yolo Port District; Sacramento Housing & Redevelopment Agency; and Katz Hollis (for SHRA).

At the meeting, co-chairs were selected. John O'Farrell, Deputy County Executive, and Brooks Coleman, Consultant for the School Districts, were designated to fill those roles. The initial meeting of the affected taxing entities was organizational and informational. In addition to selecting co-chairs for the Fiscal Review Committee, information was presented by City, County, Agency and School Staff and Consultants dealing with all of the following: organizational relationships of the agencies; the number, and who the actual voting members are

for fiscal review; the overall redevelopment plan and strategy; and, a timeline for the process. Finally, the hearing for Fiscal Review was tentatively set to commence on March 26, 1992 in the Office of the County Superintendent of Schools. This date was based on the Agency transmittal of the Proposed North Sacramento Redevelopment Plan and draft Environmental Impact Report on February 24, 1992 so that the Fiscal Review Committee would convene no sooner than 25 days nor no later than 40 days after transmittal of those documents, as required by Community Redevelopment Law. Meeting notes from the February 6, 1992 meeting are attached.

March 26, 1992 Meeting of the Fiscal Review Committee

The Agency transmitted the Proposed Plan and draft EIR to the Fiscal Review Committee on February 24, 1992 and as such, this meeting was held within the time period prescribed by Community Redevelopment Law. After brief introductions, the meeting was called to order and Rob Diamond, County Auditor's Office, announced that after review of the current tax roll, the Sacramento-Yolo Port District was not deemed an affected taxing entity for Fiscal Review voting purposes because outstanding debt of the District had recently been retired. Thus, it was determined that eight voting members remained:

- City of Sacramento
- County of Sacramento
- North Sacramento Elementary School District
- Grant Joint Union High School District
- Los Rios Community College District
- County Superintendent's Office
- Sacramento-Yolo Mosquito Abatement District
- Sacramento Regional County Sanitation District

The second item to be discussed concerned the timeframe for the process and the meeting schedule. It was agreed by consensus that a second meeting of the Fiscal Review Committee would be held on April 9, 1992, at which time the school delegation would provide a preliminary report of their finding and position. Further, within 30 days of that meeting, the Co-chairs agreed to issue the Final Report of the Fiscal Review Committee. Brooks Coleman then presented the next item which concerned a request from the school delegation for additional information from Agency staff and consultants and the timeframe during which that information would be presented. He indicated that the additional information was necessary to further define and refine the projected impact on the school districts. The remainder of the meeting was dedicated to a presentation and discussion of a preliminary report on the fiscal impact to the schools; the material was presented by Dante Gumucio of Public Economic, Inc., consultant for the school districts. Meeting notes and material presented by all taxing entities is attached.

April 9, 1992 Meeting of Fiscal Review Committee

The Fiscal Review Committee was reconvened at 10 AM on April 9, 1992 in Hearing Room #1 of the County Administration Building. Representatives present included: School Districts, Sacramento County Executive, City of Sacramento, Los Rios Community College District, Sacramento Housing & Redevelopment Agency, Katz

Hollis, County Auditor-Controller, Sacramento-Yolo Mosquito District, Grant Joint Union High School District, and Public Econ., Inc.

After discussing a number of housekeeping items, the regular business of the Fiscal Review Committee began. Anne Moore, SHRA, requested that the notes of the March 26, 1992, meeting reflect that the Agency stated that there was some indication of potential financial impact to the County and School Districts and that the Agency had requested written proposals which included a list of public facilities which those entities wished to fund. John O'Farrell next presented the County's position, which includes the need for a multi-service center in the project area. The proposal, O'Farrell noted, had been conceptually discussed with Agency staff. He indicated that the County would present an overview of the proposal, along with a statement of need, by the following week. Dave Brown, Mosquito Abatement, also presented his district's position, which is to forego their share of the tax increment until year 11 of the project when they would want to receive their entire share of property tax revenue. Dante Gumucio then presented his report and conclusion on school impact. At the conclusion of Mr. Gumucio's presentation, Anne Moore noted that the County, like any other affected taxing entity, must provide evidence of financial detriment before the Agency can enter into any form of tax sharing agreement. This does not have to be submitted as part of fiscal review, but must be presented prior to adoption of a resolution authorizing an agreement.

At the conclusion of the discussion on project impact on the school districts, Brooks Coleman presented "Findings and Recommendations of the Fiscal Review Committee" which he asked the Committee to consider for adoption. John O'Farrell expressed concern about adopting the Findings without having had the opportunity to carefully review the material with counsel. O'Farrell asked the Fiscal Review Committee to consider reconvening in one week to deal with the document. After deliberation by all parties, it was agreed that fiscal review would be continued for one week, until April 16, 1992. It was also agreed that the original timeframe which called for the report of the Fiscal Review Committee to be prepared within 30 days of April 9, 1992, would be adhered to. Meeting notes and material are attached.

April 16, 1992 Meeting of Fiscal Review Committee

The April 16, 1992 meeting of the Fiscal Review Committee was held in the Redevelopment Agency Conference Room. The meeting began shortly after 10 AM with the following entities represented: Auditor-Controller's Office, County of Sacramento; Office of the County Executive, County of Sacramento; County Office of Education; North Sacramento School District; Los Rios Community College District; Grant Union High School District; Brinly & Scholl; City of Sacramento; Public Economics, Inc.; Sacramento-Yolo Mosquito Abatement District; Sacramento Housing and Redevelopment Agency, and Katz Hollis.

The meeting began with John O'Farrell distributing a report entitled "Justification for North Sacramento Human Service Facility." He then very briefly reviewed the document indicating that the need for such a County facility was based on caseload data from the area. Attached to the report was a description of the necessary components for such a multi-service facility. Dante Gumucio

then reviewed the final report of impact on the school districts and detailed changes from the report submitted on April 9, 1992. Gumucio concluded by stating that his findings support financial detriment beyond what SHRA concludes in the redevelopment plan. He also stated that his report is not a negotiating document but an impact statement. For the record, Dave Brown, Mosquito Abatement, reiterated his district's position which is to forego any pass through for ten years, then a need in subsequent years for the district's entire portion of tax increment to be passed through to the district for the balance of the project's life. At the conclusion of the discussion and all of the presentations, Brooks Coleman reintroduced the findings and recommendations of the Fiscal Review Committee drafted by the schools, and asked if any changes needed to be made to the document. John O'Farrell stated that the County did not want to be mentioned in the proposed resolution. At that point, a vote was called on the resolution. The hand vote was recorded as follows:

AYES: 4 - the school group

NOES: 1 - City of Sacramento

ABSTAIN: 2 - County of Sacramento and Mosquito Abatement District

It should be noted that one district, the Sacramento Regional County Sanitation District never attended any of the Fiscal Review Committee meetings and never voted. Therefore, of the potential eight voting members, only seven voted. A copy of the Fiscal Review Committee's findings of fact and recommendations is attached. Fiscal review was concluded at 10:45 AM on April 16, 1992.

JOF:Maf

Attachments

cc: Bob Smith

Members, Board of Supervisors

**CITY OF SACRAMENTO
NORTH SACRAMENTO
REDEVELOPMENT PROJECT
*SCHOOL IMPACT ANALYSIS***

April 16, 1992

Prepared for:

Sacramento County Superintendent of Schools
Los Rios Community College District
Grant Joint Union High School District
North Sacramento School District

Prepared by:

Public Economics, Inc.
2100 E. Katella, Suite 195
Anaheim, California 92806
(714) 937-0806

TABLE OF CONTENTS

<u>Exhibits</u>	<u>Page</u>
EXECUTIVE SUMMARY	iii
I. INTRODUCTION	1
A. PROJECT DESCRIPTION	1
B. OBJECTIVES OF STUDY	1
C. ANALYTICAL APPROACH	2
D. SCHOOL FUNDING AND REDEVELOPMENT	3
E. IMPACT ALTERNATIVES	5
F. ORGANIZATION OF STUDY	5
II. DEMOGRAPHIC IMPACTS	7
A. EMPLOYMENT IMPACTS	7
B. MIGRATION IMPACTS	8
C. HOUSEHOLD IMPACTS	10
D. POPULATION IMPACTS	12
E. STUDENT GENERATION IMPACTS	12
III. FACILITIES IMPACTS: COUNTY SUPERINTENDENT	14
A. SOS PROGRAMS	14
B. STATIC ANALYSIS	15
C. DYNAMIC ANALYSIS	16
IV. FACILITIES IMPACTS: COMMUNITY COLLEGE DISTRICT	17
A. STATIC ANALYSIS	17
B. DYNAMIC ANALYSIS	18
V. FACILITIES IMPACTS: ELEMENTARY/HIGH SCHOOL DISTRICTS	19
A. STATIC ANALYSIS	19
B. DYNAMIC ANALYSIS	22
VI. PROPERTY TAX INCREMENT	24
A. BASELINE PROJECTION	24
B. ALTERNATIVE PROJECTION	24
C. TI EVALUATION	25
VII. TOTAL FINANCIAL BURDENS	27

APPENDICES

APPENDIX A

Static Analysis:

Sacramento County Superintendent of Schools

Table 1: Demographic Impacts

Table 2: Facilities Impacts

APPENDIX B

Static Analysis:

Los Rios Community College District

Table 3: Demographic Impacts

Table 4: Facilities Impacts

APPENDIX C

Static Analysis:

Grant Joint Union High School District

Table 5: Demographic Impacts

Table 6: Facilities Impacts

APPENDIX D

Static Analysis:

North Sacramento School District

Table 7: Demographic Impacts

Table 8: Facilities Impacts

APPENDIX E

Dynamic Analysis: All Districts

APPENDIX F

Projected Financial Burdens

APPENDIX G

Commercial/Industrial Nexus

APPENDIX H

Employment Multipliers

APPENDIX I

Employer Survey

NORTH SACRAMENTO REDEVELOPMENT PROJECT SCHOOL IMPACT ANALYSIS

EXECUTIVE SUMMARY

INTRODUCTION

This Study has been prepared by Public Economics, Inc. ("PEI") for Sacramento County Superintendent of Schools ("SOS" or "the County Superintendent"), Los Rios Community College District ("LRCCD" or "Community College District"), Grant Joint Union High School District ("GJUHSD" or "High School District"), and North Sacramento School District ("NSSD" or "Elementary District")--collectively, "Districts." The Study estimates the facilities impacts on the Districts of the North Sacramento Redevelopment Project ("the Project"), as proposed by the City of Sacramento Redevelopment Agency ("RDA" or "Agency").

PROJECT DESCRIPTION

The project area includes approximately 1,100 acres north of downtown Sacramento, adjacent to the American River. The Project is wholly contained within the service area of all the Districts.

According to the draft EIR, the Project will be a catalyst for new residential and commercial/industrial development. As shown in the Preliminary Report (Table IV-4), development in the Project area is expected to generate a net increase of 2,541,446 square feet of commercial/industrial floor space. In addition, buildout of the Project area will create 1,446 new residential units. New commercial/industrial development in the Project area is projected to include the following:

- 540,000 square feet of office space
- 1,920,000 square feet of industrial space
- 80,000 square feet of retail space

These are the land use estimates employed in Alternative 1. Different land use estimates are used in Alternative 2 as explained in Section I.E below.

IMPACT ALTERNATIVES

Demographic and facilities impacts are estimated for two alternatives. The alternatives differ only with respect to the amount of new Development assumed to occur as a result of redevelopment.

The Alternative 1 analysis is based on the Agency's land use assumptions contained in the Preliminary Report as shown in the previous section. The Alternative 2 analysis assumes a greater amount of new development based on the Agency's acknowledgement that the tax increment projection shown in Table IV-5 of the Preliminary Report includes an unquantified amount of new development. Assuming that 2 percent of the Agency's projected 6 percent annual growth rate in assessed valuation is caused by this additional new development, total new development is projected at 4,057,988 square feet of commercial/industrial space and 2,310 residential units, based on the Agency's estimated land use valuations. Total new development in each land use category under Alternative 2 is assumed to occur in the same proportions as Alternative 1, and includes:

- 127,811 square feet of new retail space
- 3,067,455 square feet of new industrial space
- 862,722 square feet of new office space

Since Alternative 2 is regarded as more realistic all findings referenced in the narrative portion of the Study are based on Alternative 2 unless otherwise noted.

TOTAL FINANCIAL BURDENS

The financial burdens of the Project on the Districts through Project completion in Fiscal Year ("FY") 2026-27 include the following:

- Financial burdens in 1992 dollars of \$2.57 million for SOS, \$12.37 million for LRCCD, \$11.51 million for GJUHS, and \$5.09 million for NSSD.
- Financial burdens in future dollars of \$6.63 million for SOS, \$31.93 million for LRCCD, \$29.69 million for GJUHS, and \$13.13 million for NSSD.
- Financial burdens relative to each District's share of projected tax increment of 243.01 percent for SOS, 368.91 percent for LRCCD, 95.74 for GJUHS, and 52.13 percent for NSSD (constant dollars).
- Financial burdens relative to each District's share of projected tax increment of 197.31 percent for SOS, 299.54 for LRCCD, 77.74 percent for GJUHS, and 42.33 percent for NSSD (future dollars).

OTHER FINDINGS

The demographic impacts of the Project are summarized below. The facilities impacts of the Project, along with projected tax increment revenues, are summarized below and in Exhibits 1A and 1B.

DEMOGRAPHIC IMPACTS

- Generation of 10,012 new permanent on-site jobs within the Project area by Project buildout in fiscal year (FY) 2026-27.
- Generation of 24,000 additional new permanent jobs within Sacramento County by Project buildout, created by off-site firms that sell to or buy from on-site firms, or produce goods demanded by new on-site and off-site workers. Some or all of these additional jobs will be located within one or more of the Districts.
- Formation by Project buildout of 10,676 new off-site County households supported by new on-site and related off-site workers employed within the County.
- Location by Project buildout of about 664 new off-site households (6.22 percent) in NSSD, and 2,839 new off-site households (26.59 percent) in GJUHSD. All 10,676 new off-site households will locate within SOS and LRCCD.
- Generation by Project buildout of 170 new recipients of SOS services (full-time equivalent basis), 1,031 new students per year (full-time equivalent basis) within LRCCD, 1,067 new students per year within GJUHSD, and 809 new students per year within NSSD.

FACILITIES IMPACTS

- The need for 19,789 square feet of new equipped facilities for SOS, 54,495 square feet for LRCCD, 95,789 square feet for GJUHSD, and 50,164 square feet for NSSD as a result of the Project.
- Total facilities impacts in 1992 dollars of \$2.57 million for SOS, \$12.37 million for LRCCD, \$19.42 million for GJUHSD, and \$9.28 million for NSSD.
- Total developer fee revenues in 1992 dollars of \$7.91 million for GJUHSD, and \$4.19 million for NSSD. (SOS and LRCCD are not authorized to levy developer fees.)
- Net facilities impacts (less developer fees) in 1992 dollars of \$2.57 million for SOS, \$12.37 million for LRCCD, \$11.51 million for GJUHSD, and \$5.09 million for NSSD.

- Net facilities impacts (gross facilities impacts less developer fees) in future dollars of \$6.63 million for SOS, \$31.93 million for LRCCD, \$29.69 million for GJUHSD, and \$13.13 million for NSSD.

PROJECTED TAX INCREMENT

Based on tax increment projections by the Agency:

- Growth in assessed valuation within the Project area from \$301 million in the base year (FY 1991-92) to an estimated \$2.7 billion by Project buildout for an average annual growth rate of 6.47 percent.
- Gross tax increment in 1992 dollars within the total Project area of \$111.06 million through Project buildout. Of this amount, \$1.06 million (0.95 percent) is foregone by SOS, \$3.35 million (3.02 percent) is foregone by LRCCD, \$12.02 million (10.82 percent) is foregone by GJUHSD, and \$9.76 million (8.79 percent) is foregone by NSSD.
- Gross tax increment in future dollars within the total Project area of \$352.99 million through Project buildout. Of this amount, \$3.36 million (0.95 percent) is foregone by SOS, \$10.66 million (3.02 percent) is foregone by LRCCD, \$38.19 million (10.82 percent) is foregone by GJUHSD, and \$31.02 million (8.79 percent) is foregone by NSSD.

Exhibit 1A
NORTH SACRAMENTO REDEVELOPMENT PROJECT
TOTAL FINANCIAL BURDENS
(STATIC ANALYSIS)

Alternative 1:	SOS	LRCCD	GJUHSD	NSSD
Foregone TI	\$839,833	\$2,664,176	\$9,545,160	\$7,754,340
Total Impact:				
Operating	NA	NA	NA	NA
Facilities	\$1,608,346	\$7,745,385	\$7,202,172	\$3,185,614
Total Impacts	\$1,608,346	\$7,745,385	\$7,202,172	\$3,185,614
Relative Impact:				
Operating	NA	NA	NA	NA
Facilities	191.51%	290.72%	75.45%	41.08%
Relative Impacts	191.51%	290.72%	75.45%	41.08%
Alternative 2:				
Foregone TI	\$1,057,364	\$3,354,243	\$12,017,520	\$9,762,847
Total Impact:				
Operating	NA	NA	NA	NA
Facilities	\$2,569,512	\$12,374,114	\$11,506,011	\$5,089,109
Total Impacts	\$2,569,512	\$12,374,114	\$11,506,011	\$5,089,109
Relative Impact:				
Operating	NA	NA	NA	NA
Facilities	243.01%	368.91%	95.74%	52.13%
Relative Impacts	243.01%	368.91%	95.74%	52.13%

SOS--Sacramento County Superintendent of Schools

LRCCD--Los Rios Community College District

GJUHSD--Grant Joint Union High School District

NSSD--North Sacramento School District

Note: Alternative 2 Foregone TI based on Agency projection. Alternative 1 Foregone TI based on Agency Projection less unanticipated new development.

Source: Public Economics, Inc.

15-Apr-92

Exhibit 1B
NORTH SACRAMENTO REDEVELOPMENT PROJECT
TOTAL FINANCIAL BURDENS
(DYNAMIC ANALYSIS)

Alternative 1:	SOS	LRCCD	GJUHSD	NSSD
Foregone TI	\$2,566,949	\$8,143,053	\$29,174,778	\$23,701,137
Total Impact:				
Operating	NA	NA	NA	NA
Facilities	\$2,313,720	\$11,142,285	\$10,360,835	\$4,582,731
Total Impacts	\$2,313,720	\$11,142,285	\$10,360,835	\$4,582,731
Relative Impact:				
Operating	NA	NA	NA	NA
Facilities	90.14%	136.83%	35.51%	19.34%
Relative Impacts	90.14%	136.83%	35.51%	19.34%
Alternative 2:				
Foregone TI	\$3,360,541	\$10,660,540	\$38,194,384	\$31,028,524
Total Impact:				
Operating	NA	NA	NA	NA
Facilities	\$6,630,831	\$31,932,393	\$29,692,185	\$13,132,854
Total Impacts	\$6,630,831	\$31,932,393	\$29,692,185	\$13,132,854
Relative Impact:				
Operating	NA	NA	NA	NA
Facilities	197.31%	299.54%	77.74%	42.33%
Relative Impacts	197.31%	299.54%	77.74%	42.33%

SOS--Sacramento County Superintendent of Schools

LRCCD--Los Rios Community College District

GJUHSD--Grant Joint Union High School District

NSSD--North Sacramento School District

Note: Alternative 2 Foregone TI based on Agency projection. Alternative 1 Foregone TI based on Agency Projection less unanticipated new development.

Source: Public Economics, Inc.

15-Apr-92

I. INTRODUCTION

This Study has been prepared by Public Economics, Inc. ("PEI") for Sacramento County Superintendent of Schools ("SOS" or "the County Superintendent"), Los Rios Community College District ("LRCCD" or "Community College District"), Grant Joint Union High School District ("GJUHSD" or "High School District"), and North Sacramento School District ("NSSD" or "Elementary District")--collectively, "Districts." The Study estimates the facilities impacts on the Districts of the North Sacramento Redevelopment Project ("the Project"), as proposed by the City of Sacramento Redevelopment Agency ("RDA" or "Agency").

A. PROJECT DESCRIPTION

The project area includes approximately 1,100 acres north of downtown Sacramento, adjacent to the American River. The Project is wholly contained within the service area of all the Districts.

According to the draft EIR, the Project will be a catalyst for new residential and commercial/industrial development. As shown in the Preliminary Report (Table IV-4), development in the Project area is expected to generate a net increase of 2,541,446 square feet of commercial/industrial floor space. In addition, buildout of the Project area will create 1,446 new residential units. New commercial/industrial development in the Project area is projected to include the following:

- 540,000 square feet of office space
- 1,920,000 square feet of industrial space
- 80,000 square feet of retail space

These are the land use estimates employed in Alternative 1. Different land use estimates are used in Alternative 2 as explained in Section E below.

B. OBJECTIVES OF STUDY

1. Estimate potential new development that may take place within the Project Area
2. Estimate potential demographic impacts on the Districts from the new development
3. Estimate potential facilities impacts on the Districts from the demographic impacts of the Project

4. Evaluate the potential property tax increment ("TI") revenues created by the Project, including each District's projected share of such revenues ("Foregone Tax Increment")
5. Compare potential facilities impacts to each District's Foregone Tax Increment

C. ANALYTICAL APPROACH

As noted above, this Study estimates facilities impacts on each District as a result of the North Sacramento Redevelopment Project. The analytical approach used in estimating impacts is based on the concept of "Financial Burden."

According to Section 33012(a) of the California Health and Safety Code ("California Redevelopment Law" or "the Law"), "financial burden or detriment means. . . a net increase in the quality or quantity of a service of the affected taxing entity caused by the redevelopment project." In projecting the impacts of the Project, the Study estimates the costs of providing additional services to new residents attracted to each District as a result of the Project. These costs focus on the facilities costs of providing the increased services.

In projecting an increased quantity of service (i.e., Financial Burden) for the Districts as a result of the Project, the Study:

- Estimates increased facilities costs over the 35 year life of the Project, based on the projected demographic impacts of the Project, i.e., projected increases in District households and population, including new students and other recipients of District services
- Estimates demographic impacts using projections of net new residential and non-residential land uses within the Project area, excluding all existing land uses
- Bases land use projections for the Project area on information contained in the Agency's Preliminary Report and draft Environmental Impact Report ("EIR")
- Projects increased facilities costs within the entire area of each District, not just the Project area, to the extent that a nexus can be found between new land uses in the Project area and the need for increased services elsewhere within the Districts
- Accounts for both the direct and indirect/induced impacts of the Project on the Districts, to the extent that a nexus can be found between new

land uses in the Project area and new land uses elsewhere that impact the Districts

- Evaluates the Agency's projections of tax increment ("TI") revenues (including Foregone Tax Increment), as contained in the Agency's Preliminary Report
- Compares the Financial Burdens of the Project to Foregone Tax Increment for the purpose of evaluating the relative magnitude of the Financial Burdens on the Districts

D. SCHOOL FUNDING AND REDEVELOPMENT

D.1 OPERATING BUDGETS

Under California law, operating budgets for K-12 districts, community college districts, and county superintendents are funded from a combination of local revenues (e.g., property taxes) and state appropriations. The amount of state funding that may be received depends on the amount of local revenues, as well as the district's "revenue limit." Revenue limits are intended to reflect the estimated "average cost" of providing education services to students, using statewide standards. Revenue limits are set by the State for each district by multiplying this average cost by average daily attendance ("ADA") and a cost-of-living adjustment ("COLA").

When a district's local revenues fall short of its revenue limit, the difference is paid out of state appropriations. For this reason, tax increment dollars lost to redevelopment projects are supposedly made up dollar-for-dollar from state appropriations. While this does not provide any mitigation for redevelopment impacts on facilities budgets, it does presumably hold districts harmless from a loss of local revenues, but only if district revenue limits are properly adjusted for ADA growth and inflation.

For community college districts, revenue limits are not based on actual ADA in a given year, but on past projections of ADA by the State Department of Finance ("DOF"). If actual ADA exceeds projected ADA, the latter in effect becomes an "ADA Cap." The State funds each community college district an amount per ADA multiplied by the District's actual ADA or the ADA Cap, whichever is lower.

D.2 FACILITY FUNDING

School facilities are funded in an entirely different manner. For K-12 districts, facilities are funded from a combination of developer fees and the proceeds of state bond issues. Unfortunately, maximum developer fees are limited by statute and often cover only 25 to 50 percent of school facility costs. The remainder must be paid by state bond issues, which have not kept pace with school funding applications. In fact, the State Department of Finance estimates a state-wide backlog of \$6.4 billion in unfunded school applications as of June 1991.

For community college districts and County superintendents, school facilities are not subject to developer fees. While community college districts are eligible for facilities funding from separate state bond issues, such funding is even more limited than for K-12 schools. For County Superintendents, there are essentially no provisions for facility funding short of two-thirds voter approval of local general obligation bonds.

D.3 SCHOOL FUNDING AND FINANCIAL BURDEN

For the purposes of this Study, the financial burden of redevelopment on the Districts is assumed to be limited to facilities impacts, i.e., to the cost of providing school facilities for new students that may be generated directly or indirectly by the Project. Facilities impacts for the Elementary and High School Districts arise from the statutory limitations on developers fees, combined with inadequate State funding of school facilities. For the Community College District and County Superintendent, facilities impacts arise from the effective absence of State or local funding mechanisms.

While each of the Districts, particularly the Community College District, may also incur operating impacts as a result of the Project, operating impacts have not been included in this analysis. However, should actual ADA growth not be reflected in the revenue limit, or should the State not fulfill its school funding obligations for operating revenues--as has been the case the last two years when COLAs have been eliminated or drastically reduced--then the operating impacts of the Project over 35 years could exceed the facilities impacts by several orders of magnitude.

E. IMPACT ALTERNATIVES

Demographic and facilities impacts are estimated for two alternatives. The alternatives differ only with respect to the amount of new Development assumed to occur as a result of redevelopment.

The Alternative 1 analysis is based on the Agency's land use assumptions contained in the Preliminary Report as shown in Section A above. The Alternative 2 analysis assumes a greater amount of new development based on the Agency's acknowledgement that the tax increment projection shown in Table IV-5 of the Preliminary Report includes an unquantified amount of new development. Assuming that 2 percent of the Agency's projected 6 percent annual growth rate in assessed valuation is caused by this additional new development, total new development is projected at 4,057,988 square feet of commercial/industrial space and 2,310 residential units, based on the Agency's estimated land use valuations. Total new development in each land use category under Alternative 2 is assumed to occur in the same proportion as Alternative 1, and includes:

- 127,811 Square Feet of New Retail Space
- 3,067,455 Square Feet of New Industrial Space
- 862,722 Square Feet of New Office Space

Since Alternative 2 is regarded as more realistic all findings referenced in the narrative portion of the Study are based on Alternative 2 unless otherwise noted.

F. ORGANIZATION OF STUDY

The Study is divided into seven sections. Section I provides an introduction to the analysis. Section II presents the demographic impacts of the Project on each of the Districts. Section III presents the facilities impacts of the Project on the County Superintendent. Section IV presents the facilities impacts of the Project on the Community College District. Section V presents the facilities impacts of the Project on GJUHSD and NSSD. Section VI, presents property tax increment projections for the RDA, including that portion of tax increment that would otherwise accrue to the Districts ("Foregone Tax Increment"). Finally, Section VII identifies the total financial burdens of the Project on each of the Districts.

Quantitative analyses of demographic impacts, static facilities impacts, dynamic facilities impacts, and financial burdens for each of the Districts are shown in Appendices A through F. The nexus relationship between commercial/industrial development and school impacts is more fully discussed in Appendix G. The role of employment multipliers in estimating demographic impacts is more fully discussed in Appendix H, and the employer survey is discussed in Appendix I.

II. DEMOGRAPHIC IMPACTS

The different demographic impacts of the Project are presented in Table 1 for SOS, Table 3 for LRCCD, Table 5 for GJUHSD and Table 7 for NSSD (see Appendices A through D for SOS, LRCCD, GJUHSD and NSSD, respectively). For simplicity, only Table 1 for SOS is referenced when demographic impacts are identical. An overview of the demographic impacts of commercial/industrial development on school districts is provided in Appendix G. Only Alternative 2 impacts are referenced in the narrative, however both alternatives are included in the tables.

A. EMPLOYMENT IMPACTS

As noted in Appendix G, the total employment impact of the Project is the sum of three components:

- Direct impact--equals the number of on-site jobs created within the Project
- Indirect impact--equals the number of jobs created off-site by firms that sell to or buy from on-site firms
- Induced impact--equals the number of jobs created by off-site firms that produce goods demanded by new workers

A.1 Direct Employment Impact

As noted in Section I, under Alternative 2 the Project is projected to include over 4.05 million square feet of net new commercial/industrial building space at Project buildout. As shown in Table 1 (Appendix A), the direct employment impact of these new land uses is estimated at 10,012 new jobs.

Table 1 also breaks down this direct impact by land use type, using land use-specific employment generation factors. Industrial land uses are the largest source of on-site employment, with a buildout total of 6,135 jobs, assuming one new employee for every 500 square feet of building space. Office land uses lead to 3,451 jobs (one employee for every 250 square feet of building space); and finally, retail land uses add another 426 employees (one employee for every 300 square feet).

The employment generation factors are comparable to factors developed by ABAG and other regional planning agencies, as well as the U.S. Government (see Estimating Land and Floor Area Implicit in Employment Projections, Federal Highway Administration, U.S. Department of Transportation).

A.2 Indirect/Induced Employment Impacts

As noted in Appendix H, the indirect and induced impacts of the Project include the number of jobs created by off-site firms that 1) sell to or buy from on-site firms, and 2) produce goods demanded by new workers.

The magnitude of indirect and induced employment effects from new office space is represented by a Type II employment multiplier with an assumed value of 3.82. This implies that for every 100 new jobs created by the office land use within the Project area, a total of 382 jobs--100 direct jobs and 282 indirect/induced jobs--will ultimately be created in the Sacramento Region.

The magnitude of indirect/induced employment effects from the remaining land uses is represented by the following Type II multipliers:

- 4.55 for industrial land uses
- 1.75 for retail land uses

These multiplier assumptions are derived from multiplier values which are consistent with those used by ABAG and other regional planning agencies. Employment multipliers are discussed in more detail in Appendix H.

The indirect/induced employment impacts of the Project are shown in Table 1. Based on an ultimate direct impact of 10,012 jobs, the indirect/induced impact of the Project is projected at 31,830 jobs, for a total employment impact of 41,842 jobs.

B. MIGRATION IMPACTS

As noted in Appendix G, a large increase in new jobs leads to migration of new workers who previously lived and worked outside the region. Since new jobs also create employment opportunities for existing residents who are currently unemployed or not in the labor force, this migration impact is estimated to account for about two-thirds of total employment impact, based on historical relationships between migration and employment in the region.

B.1 On-Site Jobs

As shown in Table 1, applying an employee migration factor of 0.67 to projected new on-site jobs results in 6,708 net new employees within the region by Project buildout. All of these new on-site jobs are also located within Sacramento County.

B.2 Off-Site Jobs: County-Wide

As noted previously, about 31,830 new off-site jobs are also projected to be created within the region by FY 2026-27. Assuming that about 75.40 percent of these new off-site jobs will be located in Sacramento County results in estimated new off-site employment within the County of 24,000 by Project buildout. This assumption is based on the ratio between the 1989 wage and salary workers in Sacramento County and the 1989 wage and salary workers in the Sacramento Metropolitan Statistical Area (see Annual Planning Information, June 1990, Employment Development Department, State of California). Applying the same employee migration factor of 0.67 to new off-site County jobs results in a total of 16,080 net new employees being attracted to the County over the life of the Project.

B.2 Off-Site Jobs: District Specific

Of the 16,080 net new off-site employees ultimately attracted to the County because of the Project, not all will work within GJUHSD or NSSD. In fact, it is assumed that only 14.38 percent and 4.33 percent of new off-site jobs will be located within GJUHSD and NSSD, respectively (as shown in Tables 5 and 7). These estimates are derived from each District's share of total County households based on 1990 dwelling unit estimates from the Sacramento Area Council of Governments.

Applying these District "capture rates" to the number of net new off-site employees within the County results in 2,312 new off-site jobs within GJUHSD and 696 within NSSD by Project buildout. Of the 16,080 net new off-site County employees, about 85.62 percent (13,768) will work outside GJUHSD, and 95.67 percent (15,384) will work outside NSSD.

C. HOUSEHOLD IMPACTS

As noted in Appendix G, an increase in new jobs leads to the establishment of new local households. The number of new households established will be less than the total number of new jobs since the number of workers per household is greater than one.

The household impacts of the Project have been projected for both on-site and off-site jobs. An assumption of 1.65 employees per household has been used in this study, based on combined data from the Employment Development Department and the Building Industry Research Council.

C.1 On-Site Households: County-Wide

As shown in Table 1, dividing the number of net new on-site employees by 1.65 results in 4,065 new households over the 35 year life of the Project. However, not all net new on-site employees will live within the County.

A recent employer survey conducted in the Sacramento area reveals that an average of 82.68 percent of persons employed inside the Project area live with the County. Applying this "location probability" to the 4,065 new households results in about 3,361 new households formed within the County as an indirect result of the Project, as shown in Table 1. In addition, 2,310 new households will be formed on-site as a direct result of the Project.

C.2 Off-Site Households: County-Wide

Dividing the 16,080 net new off-site employees ultimately attracted to the County because of the Project by 1.65 results in 9,745 new households. According to the employer survey, an average of 75.06 percent of persons working outside the Project area live within the County. Applying this second location probability to the 9,745 new households results in about 7,315 new households formed within LRCCD and SOS over the life of the Project as an indirect result of the Project, as shown in Tables 1 and 3.

C.3 On-Site Households: District Specific

The project will create 2,310 new households in the Project Area. All 2,310 households will locate within GJUHS and NSSD.

Dividing the number of net new on-site employees by 1.65 results in

4,065 new households over a 35 year period, only a portion of which will be located within GJUHSD and NSSD. According to the employer survey, of persons employed within the Project area, 25.20 percent live within GJUHSD and 10.24 percent live within NSSD. Applying these location probabilities to the 4,065 new households results in about 1,024 and 416 new households formed within the respective Districts as a direct result of the Project.

C.4 Off-Site Households: NSSD

As shown above, of the 16,080 net new off-site employees ultimately attracted to the County as an indirect result of the Project, 696 employees will work within NSSD and 15,384 will work outside NSSD. Dividing these numbers by 1.65 results in 422 new households for "in-District" employees and 9,323 new households for "out-of-District" employees over the life of the Project.

According to the employer survey, of persons employed outside the project area but within NSSD, an average of 4.72 percent will also live within NSSD. Of persons employed outside the Project area and outside NSSD, an average of 2.45 percent will still live within NSSD. Applying these location probabilities to the 422 and 9,323 new households, respectively, results in a total of 248 new households (20 plus 228) formed within NSSD as an indirect result of the Project, as shown in Table 7 of Appendix D.

C.5 Off-Site Households: GJUHSD

As shown above, of the 16,080 net new off-site employees ultimately attracted to the County as an indirect result of the Project, 2,312 employees will work within GJUHSD and 13,768 will work outside GJUHSD. Dividing these numbers by 1.65 results in 1,401 new households for "in-District" employees and 8,344 new households for "out-of-District" employees over the life of the Project.

According to the employer survey, of persons employed outside the project area but within GJUHSD, an average of 26.27 percent will also live within GJUHSD. Of persons employed outside the Project area and outside GJUHSD, an average of 17.34 percent will still live within GJUHSD. Applying these location probabilities to the 1,401 and 8,344 new households, respectively, results in a total of 1,815 new households (368 plus 1,447) formed within GJUHSD as an indirect result of the Project, as shown in Table 5 of Appendix C.

C.6 Total Household Impacts

As noted previously, the demographic impacts of the Project are assumed to include 2,310 new direct on-site households within all Districts. As shown above, households resulting from on-site and off-site job creation are projected to total 10,676 for SOS and LRCCD, 2,839 for GJUHSD, and 665 for NSSD. A substantial amount of the additional households in each case are the result of on-site job creation within the Project area.

D. POPULATION GROWTH

As noted in Appendix G, establishment of new households within District also results in population growth. Households are converted to population using a factor of 2.8 persons per household, the 1990 Department of Finance estimate. (This estimate of population per household tends to understate the population impact of the Project, since it presumably includes the smaller households of retired persons who may not be affected by new employment opportunities.) Applying this population factor to both 2,310 new on-site households and 10,676 new off-site households results in a total increase in County population of 36,361 due directly or indirectly to the Project.

E. STUDENT GENERATION

As noted in Appendix G, new households locating within the Districts due to local job growth cause an increase in student enrollment. While the resulting student generation rates are stated in terms of students per household, this additional enrollment is the student generation impact of the Project.

E.1 Student Generation Rates

Student Yield Ratio's are calculated by dividing current District-wide enrollment by the total number of housing units within each District, including units occupied by seniors, singles, and other persons with no children in the public schools.

Table 7 (Appendix D) shows the current student yield ratio ("SYR") for grades K-6 within NSSD. This ratio represents the number of students generated by the average housing unit within each District. The average housing unit in NSSD currently accounts for .272 students at the K-6 level.

The average housing unit in GJUHSD currently accounts for .0804 students at the 7-8 level, and .1269 student at the 9-12 level.

The student yield ratio for the Community College District is shown in Table 4 (Appendix B), and represents the number of community college students per 1,000 general County population. This SYR is currently 51.54 students per 1,000.

Student yield ratios for the County Office represent a composite of County-wide SYRs for public school students, non-school age children, adults, and school teachers and administrators. As shown in Table 1, the student yield ratio for public school children is the County-wide average of .44 K-12 students per household.

E.2 Projected Enrollment Impacts

The impacts of the Project on K-12 enrollment within NSSD, GJUHSD, are shown in Tables 5 and 7 of Appendices C and D. By Project buildout these impacts are projected to include 1,067 new 7-12 students in GJUHSD and 809 new K-6 students in NSSD.

As shown in Table 4 (Appendix B), an annual total of 1,874 new community college students (1,031 full-time equivalent basis) are projected to be generated by Project buildout. As shown in Table 2-A (Appendix A), a total of 569 new recipients of SOS services (170 full-time equivalent basis) will also be generated each year by the Project.

These figures primarily represent the increase in student enrollment in the Districts resulting from new households migrating into the area to take jobs created within the Project. These enrollment increases are calculated as the product of new District households multiplied by the appropriate student yield ratios.

III. FACILITIES IMPACTS: **COUNTY SUPERINTENDENT OF SCHOOLS**

The facilities impacts of the Project on the County Superintendent are presented in Tables 2A and 2B of Appendix A and in Appendix E. As noted above, the presentation includes both static and dynamic impacts for Alternative 2 only.

A. SOS PROGRAMS

The Sacramento County Superintendent of Schools provides a variety of school and educational services to the County residents. Unlike local school districts SOS provides its services throughout the County, making SOS the equivalent of a County-wide school district. As a result, the SOS may be affected by new development wherever it occurs in the County.

Some SOS programs provide direct services to students, including children (infants, pre-schoolers, and students in grades K through 12) as well as adults. Other SOS services are provided through public schools. These services include staff development for teachers and current and prospective administrators, as well as numerous management support services.

While a number of SOS programs may be affected by the Project, this Study focuses only on programs for which facilities impacts have been quantified. Facilities impacts have been identified for the following SOS programs:

1. Special Education/Severely Handicapped
2. Special Education/Non-Severely Handicapped
3. Infant Program
4. Community School
5. Outdoor Education
6. Juvenile Program
7. Regional Occupational Program
8. Teacher Training and Development
9. Administrator Training and Development
10. SOS Administration

The first seven programs involve provision of direct services. The last three programs involve staff development and SOS overhead. SOS overhead includes general administration, as well as operation of SOS Media and Technology services, library and Curriculum Services, Data Processing center, and Print Shop and Warehouse.

B. STATIC ANALYSIS

B.1 Facilities Impacts: County Superintendent

Total SOS facilities impacts from the Project are estimated at about \$1.60 million under Alternative 2. Included in these estimates are facilities impacts from direct service programs and from staff develop and SOS overhead. Facilities impacts from selected direct service programs are shown in Table 2.A in Appendix A. Facilities impacts from staff development and SOS overhead are shown in Table 2.B of Appendix A.

B.2 Direct Service Programs

As shown in Table 2.A (Appendix A), the facilities impacts of the Project on direct service programs are estimated to be \$1.52 million for Alternative 2. Estimates of facilities impacts on direct service programs are based in part on the following:

- Student yield ratios tied to County-wide public school enrollment derived from County-side school enrollment data provided by SOS and County housing estimates from the State Department of Finance.
- Full-time equivalency (FTE) factors based on time spent in the classroom as a percentage of weekly classroom capacity.
- FTE student space requirements and building site coverage ratios consistent with current SOS policies and guidelines.
- Building, equipment, and land cost factors based on actual experience of SOS and other County school districts.

As shown in Table 2.A, the Regional Occupational Program has the largest estimated facilities impact of \$900 thousand under Alternative 2, followed by Special Education/Severely Handicapped with about \$199,319, the Juvenile Program with nearly \$179,000, and Special Education/Non-Severely Handicapped with approximately \$99,263. Other facilities impacts include almost \$15,638 for the Infant Program, \$34,745 for Community Schools, and \$95,747 for the Outdoor Education Program.

B.3 Staff Development and SOS Overhead

As shown in Table 2.B, facilities impacts of the Project on staff development programs and SOS overhead are estimated at about \$1.04 million for Alternative 2. Staff development programs include curriculum development and teacher

training, as well as training and assessment of administrators and administrator candidates.

Facilities impacts on staff development programs and SOS overhead are based in part on the following:

- Employment of new teachers and administrators at ratios consistent with State guidelines.
- Staff participation rates in SOS development programs which reflect 1) the recurring nature of staff involvement, and 2) actual rates of participation of administrator candidates in management assessment and training programs.
- Estimates of space requirements per participant and per SOS administrative staff person based on current SOS experience.
- Building site coverage, parking requirements, and construction costs consistent with low density office and conference land uses.
- Equipment and land cost factors based on actual SOS experience.

As shown in Table 2.B, under Alternative 2 the Project's facilities impacts on staff development are estimated at about \$353,000. The Project's facilities impact on SOS overhead are estimated at about \$687,000.

C. DYNAMIC ANALYSIS

The static analysis described above estimates facilities impacts on SOS in 1992 dollars. This section presents a dynamic analysis which phases new development in a "straight-line" fashion (proportionally and in equal increments of 115,943 net square feet per year) over the 35 year life of the Project.

As shown in Appendix E, total facilities impacts from the static analysis in Tables 2.A and 2.B are divided by new net commercial square footage through Project buildout to get impacts per building square foot in 1992 dollars of \$0.63. However, this impact estimate is assumed to apply in the first year of the development only. In each subsequent year, impacts per square foot are assumed to increase with inflation at a rate of 5 percent per annum. This results in net facilities impact by Project buildout of \$6.63 million for the County Superintendent in undiscounted future dollars, based on average impacts of \$1.63 per building square foot over the life of the Project.

IV. FACILITIES IMPACTS:

LOS RIOS COMMUNITY COLLEGE DISTRICT

The facilities impacts of the Project on the Community College District are presented in Table 4 of Appendix B and in Appendix E. As indicated above, static impacts are estimated in 1992 dollars and dynamic impacts are estimated in future dollars. Text references are to Alternative 2 impacts only.

A. STATIC ANALYSIS

Increases in population caused directly or indirectly by the Project create the need for more educational and administrative facilities for community college districts. This section of the Study provides a static analysis of the facilities impacts of the Project on the Community College District, based on Table 4 for LRCCD.

A.1 Facility Requirements

As noted previously, the annual enrollment impacts of the Project on LRCCD are estimated at 1,874 new community college students under Alternative 2. Using the "full-time equivalency" ("FTE") factor of 0.55 currently prevailing at LRCCD, redevelopment is projected to increase annual FTE enrollment by 1,031 students at Project buildout.

Required new building square footage per FTE student has been estimated using the current relationship between FTE enrollment and building square footage at LRCCD. This is estimated at 50.75 square feet per FTE student for educational facilities and 2.12 square foot per FTE student for administrative facilities.

A.2 Facility Cost Factors

The cost of land is assumed to be \$150,000 per acre. This estimate is consistent with that of other Districts.

Construction costs for educational facilities have been estimated at \$172.00 per building square foot, which is a weighted average of the construction costs of different types of community college facilities--including general classrooms, laboratories, and other student facilities--and is based on construction cost guidelines employed by LRCCD. Construction costs for administrative facilities are estimated at \$164.00 per building square foot based on the cost of high quality office construction elsewhere in the region.

The assumed cost of \$2,859.27 per FTE student for educational furnishings and equipment ("F & E") is based on the current relationship between FTE enrollment and total F & E. The assumed cost of \$351.34 for administrative F & E is also based on the current total value of administrative F & E.

A.3 Total Facilities Impact

The total facilities impacts of the Project on LRCCD through Project buildout are estimated at about \$12.37 million in 1992 dollars. Included in these estimates are about \$11.94 million in impacts on educational facilities, and about \$429,712 in impacts on administrative facilities.

B. DYNAMIC ANALYSIS

The static analysis described above estimates facilities impacts on LRCCD in 1992 dollars. This section presents a dynamic analysis which phases new development in a "straight-line" fashion (proportionally and in equal increments of 115,943 net square feet per year) over the 35 year life of the Project.

As shown in Appendix E, total facilities impacts from the static analysis are divided by net new commercial/industrial square feet through Project buildout to get impacts per building square foot of \$3.05 in 1992 dollars. However, this impact estimate is assumed to apply in the first year of development only. In each subsequent year, impacts per square foot are assumed to increase with inflation at a rate of five percent per annum. This results in net facilities impacts by Project buildout of \$31.93 million for LRCCD in undiscounted future dollars, based on average impacts of \$7.87 per building square feet over the life of the Project.

V. FACILITIES IMPACTS : **ELEMENTARY AND HIGH SCHOOL DISTRICTS**

A. STATIC ANALYSIS

A.1 Total Facilities Impacts

Additional student enrollment caused by the Project creates the need for more school facilities in the Districts. Static impacts are estimated in 1992 dollars, assuming all impacts occur immediately. Dynamic impacts are estimated in future dollars, assuming impacts occur gradually over the remaining life of the Project. As noted above, text references are to Alternative 2 impacts only.

Facilities Requirements

As noted above, projected enrollment impacts of the Project on the Districts are estimated at 1,063 new GJUHSD students and 804 new NSSD students. Basic school construction standards for impacted school districts in the State of California allow 59 square feet of floor space per student for elementary schools, 80 square feet per student for intermediate schools, and 91 square feet per student for high schools. Including square footage bonuses for the anticipated use of relocatables adds three square feet to each of these numbers. Combining enrollment impacts and space requirements results in the square feet of school facilities required as a result of the project; this number includes 95,787 square feet for GJUHSD and 50,164 square feet for NSSD.

Facility Cost Factors

Table 6 for GJUHSD and Table 8 for NSSD identify the cost factors and other assumptions employed in estimating the costs of these new school facilities. These cost factors were derived from the following sources:

- **Land Costs**

Land cost assumptions are based on recent District experience in acquiring, or negotiating for the acquisition of, actual school sites. Land costs are assumed to be \$150,000 per acre for both districts.

- **Construction Costs**

Construction costs for K-6, junior high, and high schools are estimated at \$141.77, \$149.59, and \$171.41, respectively. All cost data are based on State standards, with allowances made for interim facilities and furnishing requirements.

Facilities Cost Per Student

Since facilities costs per student are not made explicit in Tables 6 and 8 they are discussed here to allow the reader to verify the calculations implicit in these tables.

- **Land Costs Per Student**

School sites in the Project area typically require 10, 20, and 40 acre parcels for elementary, junior high, and high schools, respectively, with loading standards of 650, 900, and 1,650 students per site. Combining this information with the site acquisition costs per acre outlined previously, result in site acquisition costs per student of \$2,308 for grades K-6, \$3,330 for grades 7-8, and \$3,637 for grades 9-12.

- **Construction Costs Per Student**

Based on construction cost factors of \$142, \$150 and \$171 per square foot assumed in Section A.1 above, construction costs per student are approximately \$8,790 for elementary schools, \$12,404 for junior high schools, and \$16,115 for high schools.

- **Gross Projected Facilities Costs**

Multiplying facilities costs per student by the projected number of new students, and adding the total land cost results in the gross facilities impact of the Project. As shown in Tables 6 and 8, this gross facilities impact is estimated at \$19.42 million for GJUHSD and \$9.28 million for NSSD.

A.2 Developer Fee Revenues

✕

State assembly bill 2926 authorizes school districts to levy fees to mitigate the impacts of residential and commercial development on school facilities requirements. The Project will generate fees directly from on-site commercial/industrial development, and from the Project's

indirect off-site commercial/industrial impacts. In addition, the Project will generate fees from construction of the new residential units required to accommodate new households moving into the Districts as a result of the Project. This section of the report, in conjunction with Tables 6 and 8, describes the methodology and assumptions used to calculate the magnitude of District Fee revenues.

The current maximum developer fee is \$1.58 per building square foot for new residential development and \$0.26 per building square foot for new commercial/industrial development. Development fees within the boundaries of NSSD and GJUHSD are split between the two districts, with NSSD receiving \$0.737 per residential building square foot and \$0.121 per commercial/industrial building square foot.

On-Site Commercial/Industrial Fees

On-Site commercial/industrial fee revenues from the Project are calculated by multiplying the maximum fee per square foot by on-site building square footage projected within the two Districts. Based on the amount of on-site commercial/industrial development, fee revenues are estimated at \$564,060 for GJUHSD and \$491,017 for NSSD , in 1992 dollars, as shown in Tables 6 and 8.

Off-Site Indirect Commercial/Industrial Fees

Off-site commercial/industrial fee revenues resulting from the Project are also shown in Tables 6 and 8. These revenues are calculated by multiplying the District's share of the \$0.26 by the estimated square footage of commercial/industrial space associated with the new off-site employees working within the District as a result of the Project.

Residential Fees

Residential fee revenues accrue to the Districts only as new housing units are constructed. However, even if new workers moving into the area as a result of the Project occupy existing housing units, residential fees will still be paid if the previous occupants, or former occupants further down the line, move into new housing units.

Tables 5 and 7 project the number of new housing units that will be built within each District as a direct or indirect result of the Project. These "fee-eligible" dwelling units are assumed to have an average size of 1,970 square feet for single family units and 1,124 square feet for multi-family units based on information provided by the Districts. It is also

assumed that one third of the off-site households will be multi-family units based on SACOG's estimate that one third of all new units built by 2010 will be multi-family units. Multiplying the number of fee-eligible units by the weighted average square footage of the two types of dwelling unit (i.e. 1,688 SF) times the District's share of the \$1.58 residential fee results in total residential fee revenues by Project buildout in 1992 dollars. As shown in Tables 6 and 8, residential fees are estimated at about \$7.33 million for GJUHSD and \$3.70 million for NSSD.

Total Fee Revenues

Based on the assumptions and projections discussed above, the total fee revenues resulting from the Project are estimated at \$7.91 million for GJUHSD, \$4.19 million for NSSD in 1992 dollars. This offsets a portion of the cost of capital facilities required by each District as a result of the Project.

A.3 Net Facilities Impact

Tables 6 and 8 also summarize the net facilities impacts of the Project on each of the Districts. These impacts represent the gross school facilities impact of the Project minus the developer fees. This impact in 1992 dollars is projected at about \$11.51 million for GJUHSD, \$5.09 million for NSSD.

B. DYNAMIC ANALYSIS

In the static analysis described in the previous section, facilities impacts are expressed in 1992 dollars. This is equivalent to assuming that all 4.05 million square feet of net new commercial/industrial floor space are developed in 1992. In contrast, this section presents a dynamic analysis which phases facilities impacts over time.

New development is assumed to occur in a "straight line" fashion, i.e., proportionally and in equal increments of 115,943 net square feet per year for the 35 year life of the Project. Existing land uses within the Project are assumed to be reused at a similar rate.

Net facilities impacts (after developer fees) shown in Tables 6 and 8 can be divided by net new commercial/industrial square footage to get impacts per building square foot in 1992 dollars. As shown in Appendix E these impacts--\$2.84 per square foot for GJUHSD, \$1.25 for NSSD, are assumed to apply in the first year of the development only. In each subsequent year, impacts per

square foot are assumed to increase with inflation at a rate of five percent per annum.

Given the effects of inflation, net facilities impacts are much higher in the last year of the Project than in the first year, even though annual commercial development is assumed to be the same. As shown in Appendix E, this results in net facilities impacts by Project buildout of \$29.69 million for GJUHSD and \$13.13 million for NSSD, undiscounted future dollars. (Similarly, this results in average impacts per building square foot of \$7.32 per square foot for GJUHSD and \$3.24 per square foot for NSSD over the life of the Project).

VI. PROPERTY TAX INCREMENT

A. BASELINE PROJECTION

Tax increment revenues within the Project area result from increases in assessed valuation ("AV") relative to a "base year" amount. According to the report prepared by the Sacramento County Auditor-Controller, total AV in the base year (FY 1991-92) was \$289.3 million. Future tax increment revenues from the Project will be generated by AV growth within the Project area.

In its Preliminary Report, the Agency has projected gross TI revenues of nearly \$353 million in future dollars. The Agency has also projected the costs of the redevelopment projects included in the Redevelopment Plan, as well as Agency obligations (LMI housing set aside, etc.) These projections have been used to calculate the proposed TI limitation of \$268 million shown in the Redevelopment Plan.

Each District's share of the basic property tax levy within the Project area can be calculated based on information contained in the Auditor-Controller's report. These basic levy shares are 0.95 percent for the County Superintendent, 3.02 percent for the Community College District, 10.82 percent for GJUHSD, and 8.79 percent for NSSD. Multiplying these shares by projected TI revenues results in Foregone Tax Increment for each District, i.e., the amount of projected TI that would normally accrue to the District were it not for the Agency.

Based on the Agency TI projection, Foregone Tax Increment in future dollars equals \$3.36 million for the County Superintendent, \$10.66 million for the Community College District, \$38.19 million for GJUHSD, and \$31.02 million for NSSD. These are the Foregone TI estimates for Alternative 2 shown in Table 11 of Appendix F.

B. ALTERNATIVE PROJECTION

The Agency's TI projection appears to be based on the amount of new development contained in the Preliminary Report, i.e., the amount of new development assumed by Alternative 1. However, Agency consultants have confirmed that the Agency TI projection also contains "additional new development activity beyond that shown in the Preliminary Report," additional development which has not been quantified.

As noted in Section I above, this Study has quantified the amount of additional development which is in fact consistent with the Agency's TI projection. This

additional development, combined with the amount of development expressly acknowledged in the Preliminary Report, is the amount of new development assumed by Alternative 2.

Since Alternative 2 land uses correspond to the Agency TI projection, Alternative 1 land uses must correspond to an amount less than the Agency projection. An adjusted TI projection for Alternative 1 has been estimated by assuming that "background" AV growth is 4 percent per year rather than the 6 percent assumed by the Agency (the remaining 2 percentage points represent annual AV growth caused by additional new development). This adjustment results in Alternative 1 TI revenues of \$269.6 million.

Based on this alternative TI projection and the basic levy shares shown above, Foregone Tax Increment in future dollars is estimated at \$2.57 million for the County Superintendent, \$8.14 million for the Community College District, \$29.17 million for GJUHSD, and \$23.70 million for NSSD. These are the Foregone TI revenues for Alternative 1 shown in Table 11 of Appendix F. (Foregone TI in constant dollars for Alternative 1 is shown in Table 10 of Appendix F, using the same 5 percent discount rate assumed by the Agency.)

C. TI EVALUATION

As stated previously, the Agency's TI projection is consistent with a larger amount of new development than accounted for by the Agency. While this inconsistency has been adjusted for as noted above, the Agency's TI projection has additional shortcomings, including:

- No allowance for turnover of new development shown in the Preliminary Report
- Implicit treatment of land values in lieu of takedown calculations for vacant or redeveloped land

Since Agency consultants have acknowledged that one of the factors contributing to "background" AV growth is reassessment due to change of ownership (turnover), it is curious that the Agency TI projection does not assume any turnover of the new development shown in the Preliminary Report. This assumption tends to understate AV growth, hence, tax increment, given the amount of projected new development.

Agency consultants have also acknowledged that "unit values for office, retail, industrial, and multi-family residential development reflect improvement value only and not land value." This approach to calculating TI contrasts with takedown calculations for vacant or redeveloped land, which account for

increases in the market value of land caused by redevelopment, while subtracting out the lower assessed values of previously vacant or underutilized land. The Agency approach may result in underestimates of both AV growth and tax increment.

VII. TOTAL FINANCIAL BURDENS

The financial burdens imposed on the Districts by Project buildout are summarized in Appendix F. The total burden of the Project (in 1992 dollars) is estimated at \$2.57 million on SOS, \$12.37 million on LRCCD, \$11.51 million on GJUHSD, and \$5.09 million on NSSD. The total burden of the project (in future dollars) is estimated at \$6.63 million on SOS, \$31.93 million on LRCCD, \$29.69 million on GJUHSD, and \$13.13 million on NSSD. Relative financial burdens shown below are expressed as a percentage of the foregone tax limitation.

As shown in Table 10 of Appendix F, the present value of total relative burdens is projected at 243.01 percent of foregone TI for SOS, 368.91 percent for LRCCD, 95.74 percent for GJUHSD, and 52.13 percent for NSSD. (Percentage results from dividing static impacts by the present value of projected tax increment).

As shown in Table 11 the future value of total relative burdens is projected at 197.31 percent of foregone TI for SOS, 299.54 percent for LRCCD, 77.44 percent for GJUHSD, and 42.33 percent for NSSD. (Percentage results from dividing dynamic impacts by the undiscounted value of projected tax increment).

TABLE 1
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED DEMOGRAPHIC IMPACTS
SACRAMENTO COUNTY SUPERINTENDENT OF SCHOOLS
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
I. ON-SITE IMPACT ANALYSIS		
A. Residential Impacts:		
New On-Site Housing Units	1,446	2,310
District Capture, On-Site Housing Units	100.00%	100.00%
New District Housing Units, On-Site	1,446	2,310
B. Commercial-Industrial Impacts:		
New Retail SF	80,000	127,811
New Industrial SF	1,920,000	3,067,455
New Office SF	540,000	862,722
New Hotel SF	0	0
Total, New SF	2,540,000	4,057,988
Retail SF/Employee	300.00	300.00
Industrial SF/Employee	500.00	500.00
Office SF/Employee	250.00	250.00
Hotel SF/Employee	NA	NA
Weighted Average SF/Employee	440.55	440.55
On-Site Employees, Retail	267	426
On-Site Employees, Industrial	3,840	6,135
On-Site Employees, Office	2,160	3,451
On-Site Employees, Hotel	0	0
Total, On-Site Employees	6,267	10,012
Employee Migration Factor	0.67	0.67
New County Employees, On-Site	4,199	6,708
Employees per Household	1.65	1.65
New Households, On-Site Employees	2,545	4,065
District Location Probability I	82.68%	82.68%
New District Households, On-Site Employees	2,104	3,361
II. OFF-SITE IMPACT ANALYSIS		
Retail Employment Multiplier (Off-Site)	0.75	0.75
Industrial Employment Multiplier (Off-Site)	3.55	3.55
Office Employment Multiplier (Off-Site)	2.82	2.82
Hotel Employment Multiplier (Off-Site)	NA	NA
Off-Site Employees, Retail	200	320
Off-Site Employees, Industrial	13,632	21,779
Off-Site Employees, Office	6,091	9,732
Off-Site Employees, Hotel	0	0
Total, Off-Site Employees	19,923	31,830

TABLE 1
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED DEMOGRAPHIC IMPACTS
SACRAMENTO COUNTY SUPERINTENDENT OF SCHOOLS
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
County Capture, Off-Site Employees	75.40%	75.40%
County Employees, Off-Site	15,022	24,000
Employee Migration Factor	0.67	0.67
New County Employees, Off-Site	10,065	16,080
A. In-District Employees:		
In-District Capture, New County Employees	100.00%	100.00%
New County Employees, Off-Site/In-District	10,065	16,080
Employees per Household	1.65	1.65
New Households, Off-Site/In-District Employees	6,100	9,745
District Location Probability II-A	75.06%	75.06%
New District Households, Off-Site/In-District Employees	4,579	7,315
B. Out-of-District Employees		
Out-of-District Capture, New County Employees	0.00%	0.00%
New County Employees, Off-Site/Out-of-District	0	0
Employees per Household	1.65	1.65
New Households, Off-Site/Out-of-District Employees	0	0
District Location Probability II-B	NA	NA
New District Households, Off-Site/Out-of-District Employees	0	0
III. SUMMARY OF DEMOGRAPHIC IMPACTS		
A. New District Households		
On-Site Households	1,446	2,310
Off-Site Households, On-Site Employees	2,104	3,361
Off-Site Households, Off-Site/In-District Employees	4,579	7,315
Off-Site Households, Off-Site/Out-of-District Employees	0	0
Total, New District Households	8,128	12,986
B. New K-12 Students		
K-12 Students per Household	0.4400	0.4400
New K-12 Students	3,577	5,714
C. Population per Household		
Total, New Population	2.8	2.8
	22,760	36,361

TABLE 2.A
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
DIRECT SERVICE PROGRAMS
SACRAMENTO COUNTY SUPERINTENDENT OF SCHOOLS
(STATIC ANALYSIS)

	Alternative 1	Alternative 2	
<u>I. SUMMARY OF DEMOGRAPHIC IMPACTS</u>			
<u>A. New District Households</u>			
On-Site Households	1,446	2,310	
Off-Site Households, On-Site Employees	2,104	3,361	
Off-Site Households, Off-Site/In-District Employees	4,579	7,315	
Off-Site Households, Off-Site/Out-of-District Employees	0	0	
Total, New District Households	8,128	12,986	
 B. New K-12 Students	 3,577	 5,714	
<u>II. SOS DIRECT SERVICE FACILITIES IMPACTS</u>			
<u>A. Special Education/Severely Handicapped</u>			
Student Yield Ratio	Per 1,000 Student Population	1.92	1.92
New Students	7	11	
 FTE Adjustment Factor	1.00	1.00	
New FTE Students	7	11	
 Required Building SF/FTE Student	87.27	87.27	
Required New Building SF	599	957	
 Building Site Coverage	18.00%	18.00%	
Required New Land (Acres)	0.08	0.12	
 Cost/Building SF	\$151.97	\$151.97	
New Building Cost	\$91,072	\$145,498	
 Special Equipment Cost/Student	\$3,236.33	\$3,236.33	
Special Equipment Cost	\$22,224	\$35,505	
 New Land Cost per Acre	\$150,000	\$150,000	
New Land Cost	\$11,465	\$18,316	
 Total Facilities Impact, Special Ed/Severely Handicapped	\$124,761	\$199,319	
<u>B. Special Education/Non-Severely Handicapped</u>			
Student Yield Ratio	Per 1,000 Student Population	2.83	2.83
New Students	10	16	
 FTE Adjustment Factor	0.45	0.45	
New FTE Students	5	7	
 Required Building SF/FTE Student	75.00	75.00	
Required New Building SF	342	546	
 Building Site Coverage	18.00%	18.00%	
Required New Land (Acres)	0.04	0.07	

TABLE 2.A
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
DIRECT SERVICE PROGRAMS
SACRAMENTO COUNTY SUPERINTENDENT OF SCHOOLS
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
Cost/Building SF	\$135.08	\$135.08
New Building Cost	\$46,144	\$73,720
Special Equipment Cost/Student	\$2,075.47	\$2,075.47
Special Equipment Cost	\$9,453	\$15,102
New Land Cost per Acre	\$150,000	\$150,000
New Land Cost	\$6,535	\$10,441
Total Facilities Impact, Special Ed/Non-Severely Handicapped	\$62,132	\$99,263

C. Infant Program

Student Yield Ratio	Per 1,000 Student Population	1.25	1.25
New Students		4	7
FTE Adjustment Factor		0.40	0.40
New FTE Students		2	3
Required Building SF/FTE Student		52.29	52.29
Required New Building SF		94	149
Building Site Coverage		18.00%	18.00%
Required New Land (Acres)		0.01	0.02
Cost/Building SF		\$80.00	\$80.00
New Building Cost		\$7,481	\$11,951
Special Equipment Cost/Student		\$290.00	\$290.00
Special Equipment Cost		\$519	\$829
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$1,789	\$2,858
Total Facilities Impact, Infant Program		\$9,788	\$15,638

D. Community School Program

Student Yield Ratio	Per 1,000 Student Population	0.69	0.69
New Students		2	4
FTE Adjustment Factor		1.00	1.00
New FTE Students		2	4
Required Building SF/FTE Student		100.00	100.00
Required New Building SF		247	394
Building Site Coverage		34.00%	34.00%
Required New Land (Acres)		0.02	0.03

TABLE 2.A
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
DIRECT SERVICE PROGRAMS
SACRAMENTO COUNTY SUPERINTENDENT OF SCHOOLS
(STATIC ANALYSIS)

		<u>Alternative 1</u>	<u>Alternative 2</u>
Cost/Building SF		\$75.00	\$75.00
New Building Cost		\$18,509	\$29,569
Special Equipment Cost/Student		\$300	\$300
Special Equipment Cost		\$740	\$1,183
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$2,499	\$3,993
Total Facilities Impact, Community School Program		\$21,748.30	\$34,745.33
E. Outdoor Education			
Student Yield Ratio	Per 1,000 Student Population	40.59	40.59
New Students		145	232
FTE Adjustment Factor		0.03	0.03
New FTE Students		4	7
Required Building SF/FTE Student		103	103
Required New Building SF		449	717
Building Site Coverage		NA	NA
Required New Land (Acres)		0.0000	0.0000
Cost/Building SF		\$80.00	\$80.00
New Building Cost		<u>\$35,886</u>	<u>\$57,332</u>
Special Equipment Cost/Student		\$165.63	\$165.63
Special Equipment Cost		\$24,045	\$38,414
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$0	\$0
Total Facilities Impact, Outdoor Education		\$59,931	\$95,747
F. Juvenile Program			
Student Yield Ratio	Per 1,000 Student Population	3.04	3.04
New Students		11	17
FTE Adjustment Factor		1	1
New FTE Students		11	17
Required Building SF/FTE Student		100	100
Required New Building SF		1,087	1,737
Building Site Coverage		14.00%	14.00%
Required New Land (Acres)		0.1783	0.2848

TABLE 2.A
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
DIRECT SERVICE PROGRAMS
SACRAMENTO COUNTY SUPERINTENDENT OF SCHOOLS
(STATIC ANALYSIS)

		<u>Alternative 1</u>	<u>Alternative 2</u>
Cost/Building SF		\$75.00	\$75.00
New Building Cost		\$81,545	\$130,277
Special Equipment Cost/Student		\$300.00	\$300.00
Special Equipment Cost		\$3,262	\$5,211
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$26,743	\$42,725
Total Facilities Impact, Juvenile Program		\$111,550	\$178,213
G. ROP Program			
Student Yield Ratio	Per 1,000 Student Population	49.40	49.40
New Students		177	282
FTE Adjustment Factor		0.43	0.43
New FTE Students		76	121
Required Building SF/FTE Student		75	75
Required New Building SF		5,698	9,103
Building Site Coverage		23.00%	23.00%
Required New Land (Acres)		0.57	0.91
Cost/Building SF		\$75.00	\$75.00
New Building Cost		\$427,346	\$682,734
Special Equipment Cost/Student		\$290	\$290
Special Equipment Cost		\$51,237	\$81,857
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$85,309	\$136,290
Total Facilities Impact, ROP Program		\$563,893	\$900,882
Total, All Direct Service Programs		\$953,803	\$1,523,806

correct

TABLE 2.B
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
STAFF DEVELOPMENT PROGRAMS AND ADMINISTRATION
SACRAMENTO COUNTY SUPERINTENDENT OF SCHOOLS
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
<u>I. SUMMARY OF DEMOGRAPHIC IMPACTS</u>		
A. New District Households		
On-Site Households	1,446	2,310
Off-Site Households, On-Site Employees	2,104	3,361
Off-Site Households, Off-Site/In-District Employees	4,579	7,315
Off-Site Households, Off-Site/Out-of-District Employees	0	0
Total, New District Households	8,128	12,986
B. New K-12 Students	3,577	5,714
C. New K-12 Teachers/Administrators		
Student/Teacher Ratio	22.00	22.0
Net New Teachers	163	260
Teacher/Administrator Ratio	5.96	5.96
Net New Administrators	27	44
<u>II. SOS STAFF DEVELOPMENT FACILITIES IMPACTS</u>		
Staff Participation Rate		
Teachers	0.10	0.10
Administrators/Candidates	3.00	3.00
New Staff Participants		
Teachers	16.26	26
Administrators/Candidates	81.83	131
Total	98.09	157
FTE Adjustment Factor	0.5	0.5
New FTE Participants	49.04	78.35
Required Building SF/Participant	42	42
Required New Building SF	2,060	3,291
Building Site Coverage	23.00%	23.00%
Required New Land (Acres)	0.21	0.34
Cost/Building SF	\$80.00	\$80.00
New Building Cost	\$164,787	\$263,265
Equipment Cost/Participant	\$250.00	\$250.00
New Equipment Cost	\$24,522	\$39,176
New Land Cost per Acre	\$150,000	\$150,000
New Land Cost	\$31,564	\$50,427
Total Facilities Impact, Staff Development	\$220,873	\$352,869

TABLE 2.B
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
STAFF DEVELOPMENT PROGRAMS AND ADMINISTRATION
SACRAMENTO COUNTY SUPERINTENDENT OF SCHOOLS
(STATIC ANALYSIS)

		<u>Alternative 1</u>	<u>Alternative 2</u>
III. SOS ADMINISTRATIVE FACILITIES IMPACTS			
A. Office Space			
Employee Yield Ratio	Per 1,000 Student Population	1.05	1.05
New Employees		4	6
Required Building SF/Employee		180	180
Required New Building SF		676	1,080
Building Site Coverage		23.00%	23.00%
Required New Land (Acres)		0.07	0.11
Cost/Building SF		\$80.00	\$80.00
New Building Cost		\$54,077	\$86,394
Furniture and Equipment Cost/Employee		\$4,500	\$4,500
New Equipment Cost		\$16,899	\$26,998
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$10,120	\$16,169
Total Facilities Impact, Office Space		\$81,097	\$129,561
B. Media & Technology Services			
Required Building SF	Per 1,000 Student Population	140	140
Required New Building SF		501	800
Building Site Coverage		23.00%	23.00%
Required New Land (Acres)		0.0500	0.0798
Cost/Building SF		\$80.00	\$80.00
New Building Cost		\$40,057	\$63,996
Equipment Cost/Participant	Per 1,000 Student Population	\$25,000	\$25,000
New Equipment Cost		\$89,413	\$142,848
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$7,497	\$11,977
Total Facilities Impact, Media & Tech Services		\$136,967	\$218,820
C. Library and Curriculum Services			
Required Building SF	Per 1,000 Student Population	38.87	38.87
Required New Building SF		139	222
Building Site Coverage		23.00%	23.00%
Required New Land (Acres)		0.0139	0.0222

TABLE 2.B
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
STAFF DEVELOPMENT PROGRAMS AND ADMINISTRATION
SACRAMENTO COUNTY SUPERINTENDENT OF SCHOOLS
(STATIC ANALYSIS)

		<u>Alternative 1</u>	<u>Alternative 2</u>
Cost/Building SF		\$80.00	\$80.00
New Building Cost		\$11,122	\$17,768
Equipment Cost/Participant	Per 1,000 Student Population	\$22,000	\$22,000
New Equipment Cost		\$78,684	\$125,706
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$2,081	\$3,325
Total Facilities Impact, Library and Curriculum Services		\$91,887	\$146,799
D. Data Processing Center			
Required Building SF	Per 1,000 Student Population	16.66	16.66
Required New Building SF		60	95
Building Site Coverage		23.00%	23.00%
Required New Land (Acres)		0.0059	0.0095
Cost/Building SF		\$105.00	\$105.00
New Building Cost		\$6,256	\$9,995
Equipment Cost/Participant	Per 1,000 Student Population	\$20,000	\$20,000
New Equipment Cost		\$71,531	\$114,278
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$892	\$1,425
Total Facilities Impact, Data Processing Center		\$78,679	\$125,699
E. Print Shop			
Required Building SF	Per 1,000 Student Population	11.11	11.11
Required New Building SF		40	63
Building Site Coverage		25.00%	25.00%
Required New Land (Acres)		0.0036	0.0058
Cost/Building SF		\$105.00	\$105.00
New Building Cost		\$4,172	\$6,666
Equipment Cost/Participant	Per 1,000 Student Population	\$3,000	\$3,000
New Equipment Cost		\$10,730	\$17,142
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$547	\$874
Total Facilities Impact, Print Shop		\$15,449	\$24,682

TABLE 2.B
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
STAFF DEVELOPMENT PROGRAMS AND ADMINISTRATION
SACRAMENTO COUNTY SUPERINTENDENT OF SCHOOLS
(STATIC ANALYSIS)

		<u>Alternative 1</u>	<u>Alternative 2</u>
F. Warehouse			
Required Building SF	Per 1,000 Student Population	111.06	111.06
Required New Building SF		397	635
Building Site Coverage		46.00%	46.00%
Required New Land (Acres)		0.0198	0.0317
Cost/Building SF		\$40.00	\$40.00
New Building Cost		\$15,888	\$25,383
Equipment Cost/Participant	Per 1,000 Student Population	\$3,000	\$3,000
New Equipment Cost		\$10,730	\$17,142
New Land Cost per Acre		\$150,000	\$150,000
New Land Cost		\$2,973	\$4,750
Total Facilities Impact, Warehouse		\$29,591	\$47,276
TOTAL, STAFF DEVELOPMENT/ADMINISTRATION		\$654,543	\$1,045,705
GRAND TOTAL, ALL SOS FACILITIES IMPACTS		\$1,608,346	\$2,569,512

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT
SCHOOL IMPACT ANALYSIS**

APPENDIX B

**STATIC ANALYSIS:
LOS RIOS COMMUNITY COLLEGE DISTRICT**

TABLE 3
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED DEMOGRAPHIC IMPACTS
LOS RIOS COMMUNITY COLLEGE DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
I. ON-SITE IMPACT ANALYSIS		
A. Residential Impacts:		
New On-Site Housing Units	1,446	2,310
District Capture, On-Site Housing Units	100.00%	100.00%
New District Housing Units, On-Site	1,446	2,310
B. Commercial-Industrial Impacts:		
New Retail SF	80,000	127,811
New Industrial SF	1,920,000	3,067,455
New Office SF	540,000	862,722
New Hotel SF	0	0
Total, New SF	2,540,000	4,057,988
Retail SF/Employee	300.00	300.00
Industrial SF/Employee	500.00	500.00
Office SF/Employee	250.00	250.00
Hotel SF/Employee	NA	NA
Weighted Average SF/Employee	440.55	440.55
On-Site Employees, Retail	267	426
On-Site Employees, Industrial	3,840	6,135
On-Site Employees, Office	2,160	3,451
On-Site Employees, Hotel	0	0
Total, On-Site Employees	6,267	10,012
Employee Migration Factor	0.67	0.67
New County Employees, On-Site	4,199	6,708
Employees per Household	1.65	1.65
New Households, On-Site Employees	2,545	4,065
District Location Probability I	82.68%	82.68%
New District Households, On-Site Employees	2,104	3,361
II. OFF-SITE IMPACT ANALYSIS		
Retail Employment Multiplier (Off-Site)	0.75	0.75
Industrial Employment Multiplier (Off-Site)	3.55	3.55
Office Employment Multiplier (Off-Site)	2.82	2.82
Hotel Employment Multiplier (Off-Site)	NA	NA
Off-Site Employees, Retail	200	320
Off-Site Employees, Industrial	13,632	21,779
Off-Site Employees, Office	6,091	9,732
Off-Site Employees, Hotel	0	0
Total, Off-Site Employees	19,923	31,830

TABLE 3
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED DEMOGRAPHIC IMPACTS
LOS RIOS COMMUNITY COLLEGE DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
County Capture, Off-Site Employees	75.40%	75.40%
County Employees, Off-Site	15,022	24,000
Employee Migration Factor	0.67	0.67
New County Employees, Off-Site	10,065	16,080
A. In-District Employees:		
In-District Capture, New County Employees	100.00%	100.00%
New County Employees, Off-Site/In-District	10,065	16,080
Employees per Household	1.65	1.65
New Households, Off-Site/In-District Employees	6,100	9,745
District Location Probability II-A	75.06%	75.06%
New District Households, Off-Site/In-District Employees	4,579	7,315
B. Out-of-District Employees		
Out-of-District Capture, New County Employees	0.00%	0.00%
New County Employees, Off-Site/Out-of-District	0	0
Employees per Household	1.65	1.65
New Households, Off-Site/Out-of-District Employees	0	0
District Location Probability II-B	NA	NA
New District Households, Off-Site/Out-of-District Employees	0	0
III. SUMMARY OF DEMOGRAPHIC IMPACTS		
A. New District Households		
On-Site Households	1,446	2,310
Off-Site Households, On-Site Employees	2,104	3,361
Off-Site Households, Off-Site/In-District Employees	4,579	7,315
Off-Site Households, Off-Site/Out-of-District Employees	0	0
Total, New District Households	8,128	12,986
B. New K-12 Students		
K-12 Students per Household	0.4400	0.4400
New K-12 Students	3,577	5,714
C. Population per Household		
Total, New Population	22,760	36,361

TABLE 4
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
LOS RIOS COMMUNITY COLLEGE DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>	
<u>I. SUMMARY OF DEMOGRAPHIC IMPACTS</u>			
A. New District Households			
On-Site Households	1,446	2,310	
Off-Site Households, On-Site Employees	2,104	3,361	
Off-Site Households, Off-Site/In-District Employees	4,579	7,315	
Off-Site Households, Off-Site/Out-of-District Employees	0	0	
Total, New District Households	8,128	12,986	
B. New Population			
Population per Household	2.8	2.8	
Population Increase	22,760	36,361	
<u>II. LRCCD FACILITIES IMPACTS</u>			
A. Educational Facilities Impacts			
Student Yield Ratio	Per 1,000 District Population	51.54	51.54
New Students	1,173	1,874	
FTE Adjustment Factor	0.55	0.55	
New FTE Students	645	1,031	
Required Building SF/FTE Student	50.75	50.75	
Required New Building SF	32,742	52,310	
Required Floor-Area Ratio	NA	NA	
Required Acres/Site	0.00	0.00	
Cost/Building SF	\$172.00	\$172.00	
New Building Cost	\$5,631,696	\$8,997,260	
New Land Cost per Acre	NA	NA	
New Land Cost	\$0	\$0	
New Furniture & Equipment Cost/FTE	\$2,859.27	\$2,859.27	
New Furniture & Equipment Cost	\$1,844,717	\$2,947,141	
Total, Educational Facilities Impact	\$7,476,413	\$11,944,401	

TABLE 4
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
LOS RIOS COMMUNITY COLLEGE DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
B. Administrative Facilities Impacts		
Required Building SF/FTE Student	2.12	2.12
Required New Building SF	1,368	2,185
Required Floor-Area Ratio	NA	NA
Required Acres/Site	0.00	0.00
Cost/Building SF	\$164.00	\$164.00
New Building Cost	\$224,313	\$358,365
New Land Cost per Acre	NA	NA
New Land Cost	\$0	\$0
New Furniture & Equipment Cost/FTE	\$69.22	\$69.22
New Furniture & Equipment Cost	\$44,659	\$71,347
Total, Administrative Facilities Impact	\$268,972	\$429,712
C. Total LRCCD Facilities Impacts	\$7,745,385	\$12,374,114

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT
SCHOOL IMPACT ANALYSIS**

APPENDIX C

**STATIC ANALYSIS:
GRANT JOINT UNION HIGH SCHOOL DISTRICT**

TABLE 5
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED DEMOGRAPHIC IMPACTS
GRANT JOINT UNION HIGH SCHOOL DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
<u>I. ON-SITE IMPACT ANALYSIS</u>		
<u>A. Residential Impacts:</u>		
New On-Site Housing Units	1,446	2,310
District Capture, On-Site Housing Units	100.00%	100.00%
New District Housing Units, On-Site	1,446	2,310
<u>B. Commercial-Industrial Impacts:</u>		
New Retail SF	80,000	127,811
New Industrial SF	1,920,000	3,067,455
New Office SF	540,000	862,722
New Hotel SF	0	0
Total, New SF	2,540,000	4,057,988
Retail SF/Employee	300.00	300.00
Industrial SF/Employee	500.00	500.00
Office SF/Employee	250.00	250.00
Hotel SF/Employee	NA	NA
Weighted Average SF/Employee	440.55	440.55
On-Site Employees, Retail	267	426
On-Site Employees, Industrial	3,840	6,135
On-Site Employees, Office	2,160	3,451
On-Site Employees, Hotel	0	0
Total, On-Site Employees	6,267	10,012
Employee Migration Factor	0.67	0.67
New County Employees, On-Site	4,199	6,708
Employees per Household	1.65	1.65
New Households, On-Site Employees	2,545	4,065
District Location Probability I	25.20%	25.20%
New District Households, On-Site Employees	641	1,024
<u>II. OFF-SITE IMPACT ANALYSIS</u>		
Retail Employment Multiplier (Off-Site)	0.75	0.75
Industrial Employment Multiplier (Off-Site)	3.55	3.55
Office Employment Multiplier (Off-Site)	2.82	2.82
Hotel Employment Multiplier (Off-Site)	NA	NA
Off-Site Employees, Retail	200	320
Off-Site Employees, Industrial	13,632	21,779
Off-Site Employees, Office	6,091	9,732
Off-Site Employees, Hotel	0	0
Total, Off-Site Employees	19,923	31,830

TABLE 5
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED DEMOGRAPHIC IMPACTS
GRANT JOINT UNION HIGH SCHOOL DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
County Capture, Off-Site Employees	75.40%	75.40%
County Employees, Off-Site	15,022	24,000
Employee Migration Factor	0.67	0.67
New County Employees, Off-Site	10,065	16,080
A. In-District Employees:		
In-District Capture, New County Employees	14.38%	14.38%
New County Employees, Off-Site/In-District	1,447	2,312
Employees per Household	1.65	1.65
New Households, Off-Site/In-District Employees	877	1,401
District Location Probability II-A	26.27%	26.27%
New District Households, Off-Site/In-District Employees	230	368
B. Out-of-District Employees		
Out-of-District Capture, New County Employees	85.62%	85.62%
New County Employees, Off-Site/Out-of-District	8,617	13,768
Employees per Household	1.65	1.65
New Households, Off-Site/Out-of-District Employees	5,223	8,344
District Location Probability II-B	17.34%	17.34%
New District Households, Off-Site/Out-of-District Employees	906	1,447
III. SUMMARY OF DEMOGRAPHIC IMPACTS		
A. New District Households		
On-Site Households	1,446	2,310
Off-Site Households, On-Site Employees	641	1,024
Off-Site Households, Off-Site/In-District Employees	230	368
Off-Site Households, Off-Site/Out-of-District Employees	<u>906</u>	<u>1,447</u>
Total, New District Households	3,223	5,149
B. New Students		
7-8 Students per Household	0.0804	0.0804
New 7-8 Students	259	414
9-12 Students per Household	0.1269	0.1269
New 9-12 Students	409	653
Total New 7-12 Students	668	1,067
C. Population per Household	2.8	2.8
Total, New Population	9,025	14,419

TABLE 6
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
GRANT JOINT UNION HIGH SCHOOL DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
<u>I. SUMMARY OF DEMOGRAPHIC IMPACTS</u>		
A. New District Households		
On-Site Households	1,446	2,310
Off-Site Households, On-Site Employees	641	1,024
Off-Site Households, Off-Site/In-District Employees	230	368
Off-Site Households, Off-Site/Out-of-District Employees	906	1,447
Total, New District Households	3,223	5,149
B. New Students		
New 7-8 Students	259	414
New 9-12 Students	409	653
Total New 7-12 Students	668	1,067
<u>II. GJUHSD FACILITIES IMPACTS</u>		
A. Gross 7-8 Facilities Impacts		
Required Students/Site	900	900
Required Acres/Site	20	20
Required Building SF/Student	83.00	83.00
Required New Building SF	21,510	34,363
Required Site Acres/Student	0.0222	0.0222
Required Acres	5.75	9.19
Cost/Building SF	\$149.59	\$149.59
New Building Cost	\$3,217,641	\$5,140,432
New Land Cost per Acre	\$150,000	\$150,000
New Land Cost	\$862,981	\$1,378,679
New Furniture & Equipment Cost/FTE	NA	NA
New Furniture & Equipment Cost	\$0	\$0
Total, Gross 7-8 Facilities Impact	\$4,080,621	\$6,519,111
B. Gross 9-12 Facilities Impacts		
Required Students/Site	1650	1650
Required Acres/Site	40	40
Required Building SF/Student	94.00	94.00
Required New Building SF	38,449	61,426
Required Site Acres/Student	0.0242	0.0242
Required Acres	9.90	15.81
Cost/Building SF	\$171.41	\$171.41
New Building Cost	\$6,590,623	\$10,529,034

TABLE 6
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
GRANT JOINT UNION HIGH SCHOOL DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
New Land Cost per Acre	\$150,000	\$150,000
New Land Cost	\$1,484,804	\$2,372,090
New Furniture & Equipment Cost/FTE	NA	NA
New Furniture & Equipment Cost	\$0	\$0
Total, Gross 9-12 Facilities Impact	\$8,075,427	\$12,901,124
Total, Gross 7-12 Facilities Impact (A)	12,156,048	19,420,235
C. Fee Revenue Impact		
Assumed SF/Dwelling Unit	1,688	1,688
Developer Fee Residential SF	\$0.84	\$0.84
Fee Eligible Dwelling Units	3,223	5,149
Total Residential Developer Fees	\$4,586,705	\$7,327,620
Developer Fee/Comm-Indust SF	\$0.14	\$0.14
On-Site Comm-Indust SF	2,540,000	4,057,988
Off-Site Comm-Indust SF	101,516	162,186
On-Site Developer Fees, Comm-Indust	\$353,060	\$564,060
Off-Site Developer Fees, Comm-Indust	\$14,111	\$22,544
Total Developer Fees, Comm-Indust	\$367,171	\$586,604
Total Developer Fee Revenue (B)	\$4,953,876	\$7,914,224
D. Net Facilities Impact (A-B)	\$7,202,172	\$11,506,011

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT
SCHOOL IMPACT ANALYSIS**

APPENDIX D

**STATIC ANALYSIS:
NORTH SACRAMENTO SCHOOL DISTRICT**

TABLE 7
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED DEMOGRAPHIC IMPACTS
NORTH SACRAMENTO SCHOOL DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
I. ON-SITE IMPACT ANALYSIS		
A. Residential Impacts:		
New On-Site Housing Units	1,446	2,310
District Capture, On-Site Housing Units	100.00%	100.00%
New District Housing Units, On-Site	1,446	2,310
B. Commercial-Industrial Impacts:		
New Retail SF	80,000	127,811
New Industrial SF	1,920,000	3,067,455
New Office SF	540,000	862,722
New Hotel SF	0	0
Total, New SF	2,540,000	4,057,988
Retail SF/Employee	300.00	300.00
Industrial SF/Employee	500.00	500.00
Office SF/Employee	250.00	250.00
Hotel SF/Employee	NA	NA
Weighted Average SF/Employee	440.55	440.55
On-Site Employees, Retail	267	426
On-Site Employees, Industrial	3,840	6,135
On-Site Employees, Office	2,160	3,451
On-Site Employees, Hotel	0	0
Total, On-Site Employees	6,267	10,012
Employee Migration Factor	0.67	0.67
New County Employees, On-Site	4,199	6,708
Employees per Household	1.65	1.65
New Households, On-Site Employees	2,545	4,065
District Location Probability I	10.24%	10.24%
New District Households, On-Site Employees	261	416
II. OFF-SITE IMPACT ANALYSIS		
Retail Employment Multiplier (Off-Site)	0.75	0.75
Industrial Employment Multiplier (Off-Site)	3.55	3.55
Office Employment Multiplier (Off-Site)	2.82	2.82
Hotel Employment Multiplier (Off-Site)	NA	NA
Off-Site Employees, Retail	200	320
Off-Site Employees, Industrial	13,632	21,779
Off-Site Employees, Office	6,091	9,732
Off-Site Employees, Hotel	0	0
Total, Off-Site Employees	19,923	31,830

TABLE 7
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED DEMOGRAPHIC IMPACTS
NORTH SACRAMENTO SCHOOL DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
County Capture, Off-Site Employees	75.40%	75.40%
County Employees, Off-Site	15,022	24,000
Employee Migration Factor	0.67	0.67
New County Employees, Off-Site	10,065	16,080
A. In-District Employees:		
In-District Capture, New County Employees	4.33%	4.33%
New County Employees, Off-Site/In-District	436	696
Employees per Household	1.65	1.65
New Households, Off-Site/In-District Employees	264	422
District Location Probability II-A	4.72%	4.72%
New District Households, Off-Site/In-District Employees	12	20
B. Out-of-District Employees		
Out-of-District Capture, New County Employees	95.67%	95.67%
New County Employees, Off-Site/Out-of-District	9,629	15,384
Employees per Household	1.65	1.65
New Households, Off-Site/Out-of-District Employees	5,836	9,323
District Location Probability II-B	2.45%	2.45%
New District Households, Off-Site/Out-of-District Employees	143	228
III. SUMMARY OF DEMOGRAPHIC IMPACTS		
A. New District Households		
On-Site Households	1,446	2,310
Off-Site Households, On-Site Employees	261	416
Off-Site Households, Off-Site/In-District Employees	12	20
Off-Site Households, Off-Site/Out-of-District Employees	143	228
Total, New District Households	1,862	2,975
B. New Students		
K-6 Students per Household	0.2720	0.2720
New K-6 Students	506	809
C. Population per Household		
Total, New Population	2.8	2.8
	5,214	8,329

TABLE 8
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
NORTH SACRAMENTO SCHOOL DISTRICT
(STATIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
I. SUMMARY OF DEMOGRAPHIC IMPACTS		
A. New District Households		
On-Site Households	1,446	2,310
Off-Site Households, On-Site Employees	261	416
Off-Site Households, Off-Site/In-District Employees	12	20
Off-Site Households, Off-Site/Out-of-District Employees	143	228
Total, New District Households	1,862	2,975
B. New Students		
New K-6 Students	506	809
II. NSSD FACILITIES IMPACTS		
A. Gross K-6 Facilities Impacts		
Required Students/Site	650	650
Required Acres/Site	10	10
Required Building SF/Student	62.00	62.00
Required New Building SF	31,401	50,164
Required Site Acres/Student	0.0154	0.0154
Required Acres	7.80	12.46
Cost/Building SF	\$147.77	\$147.77
New Building Cost	\$4,640,128	\$7,412,779
New Land Cost per Acre	\$150,000	\$150,000
New Land Cost	\$1,169,941	\$1,869,025
New Furniture & Equipment Cost/FTE	NA	NA
New Furniture & Equipment Cost	\$0	\$0
Total, Gross K-6 Facilities Impact (A)	\$5,810,069	\$9,281,804
B. Fee Revenue Impact		
Assumed SF/Dwelling Unit	1,688	1,688
Developer Fee Residential SF	\$0.74	\$0.74
Fee Eligible Dwelling Units	1,862	2,975
Total Residential Developer Fees	\$2,316,450	\$3,700,617
Developer Fee/Comm-Indust SF	\$0.12	\$0.12
On-Site Comm-Indust SF	2,540,000	4,057,988
Off-Site Comm-Indust SF	5,492	8,775
On-Site Developer Fees, Comm-Indust	\$307,340	\$491,017
Off-Site Developer Fees, Comm-Indust	\$665	\$1,062
Total Developer Fees, Comm-Indust	\$308,005	\$492,078
Total Developer Fee Revenue (B)	\$2,624,455	\$4,192,695
D. Net Facilities Impact (A-B)	\$3,185,614	\$5,089,109

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT
SCHOOL IMPACT ANALYSIS**

APPENDIX E

**DYNAMIC ANALYSIS:
ALL DISTRICTS**

TABLE 9
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED FACILITIES IMPACTS
ADJUSTED FOR PHASING OF NEW DEVELOPMENT
(DYNAMIC ANALYSIS)

	<u>Alternative 1</u>	<u>Alternative 2</u>
<u>Development Assumptions</u>		
Commercial/Indust SF	2,540,000	4,057,988
Buildout Years	15	35
Net C/I SF per Year	169,333	115,943
<u>Inflation Assumptions</u>		
Facilities per Year	5.00%	5.00%
Static Impacts (1992 Dollars)		
<u>Total Impacts:</u>		
County Superintendent of Schools	\$1,608,346	\$2,569,512
Los Rios Community College District	\$7,745,385	\$12,374,114
Grant Joint Union High School District	\$7,202,172	\$11,506,011
North Sacramento School District	\$3,185,614	\$5,089,109
<u>Impacts Per Square Foot:</u>		
County Superintendent of Schools	\$0.63	\$0.63
Los Rios Community College District	\$3.05	\$3.05
Grant Joint Union High School District	\$2.84	\$2.84
North Sacramento School District	\$1.25	\$1.25
Dynamic Impacts (Inflated Dollars)		
<u>Total Impacts:</u>		
County Superintendent of Schools	\$2,313,720	\$6,630,831
Los Rios Community College District	\$11,142,285	\$31,932,393
Grant Joint Union High School District	\$10,360,835	\$29,692,185
North Sacramento School District	\$4,582,731	\$13,132,854
<u>Impacts Per Square Foot:</u>		
County Superintendent of Schools	\$0.91	\$1.63
Los Rios Community College District	\$4.39	\$7.87
Grant Joint Union High School District	\$4.08	\$7.32
North Sacramento School District	\$1.80	\$3.24

ALTERNATIVE 1: CAPITAL IMPACTS PER YEAR (INFLATED DOLLARS)

<u>YEAR</u>	<u>FISCAL YEAR</u>	<u>COMM/IND SF/YEAR</u>	<u>SOS</u>	<u>LRCCD</u>	<u>GJUHSD</u>	<u>NSSD</u>
0	1992	0	\$0	\$0	\$0	\$0
1	1993	169,333	107,223	516,359	480,145	212,374
2	1994	169,333	112,584	542,177	504,152	222,993
3	1995	169,333	118,213	569,286	529,360	234,143
4	1996	169,333	124,124	597,750	555,828	245,850
5	1997	169,333	130,330	627,638	583,619	258,142
6	1998	169,333	136,847	659,019	612,800	271,049
7	1999	169,333	143,689	691,970	643,440	284,602
8	2000	169,333	150,874	726,569	675,612	298,832
9	2001	169,333	158,417	762,897	709,393	313,773
10	2002	169,333	166,338	801,042	744,862	329,462
11	2003	169,333	174,655	841,094	782,105	345,935
12	2004	169,333	183,388	883,149	821,211	363,232
13	2005	169,333	192,557	927,307	862,271	381,394
14	2006	169,333	202,185	973,672	905,385	400,463
15	2007	169,333	212,294	1,022,355	950,654	420,486
16	2008	0	0	0	0	0
17	2009	0	0	0	0	0
18	2010	0	0	0	0	0
19	2011	0	0	0	0	0
20	2012	0	0	0	0	0
21	2013	0	0	0	0	0
22	2014	0	0	0	0	0
23	2015	0	0	0	0	0
24	2016	0	0	0	0	0
25	2017	0	0	0	0	0
26	2018	0	0	0	0	0
27	2019	0	0	0	0	0
28	2020	0	0	0	0	0
29	2021	0	0	0	0	0
30	2022	0	0	0	0	0
31	2023	0	0	0	0	0
32	2024	0	0	0	0	0
33	2025	0	0	0	0	0
34	2026	0	0	0	0	0
35	2027	0	0	0	0	0

TOTAL		2,540,000	2,313,720	11,142,285	10,360,835	4,582,731
--------------	--	-----------	-----------	------------	------------	-----------

ALTERNATIVE 2: CAPITAL IMPACTS PER YEAR (INFLATED DOLLARS)

<u>YEAR</u>	<u>FISCAL</u> <u>YEAR</u>	<u>COMM/IND</u> <u>SF/YEAR</u>	<u>SOS</u>	<u>LRCCD</u>	<u>GJUHSD</u>	<u>NSSD</u>
0	1992	0	\$0	\$0	\$0	\$0
1	1993	115,943	73,415	353,546	328,743	145,403
2	1994	115,943	77,085	371,223	345,180	152,673
3	1995	115,943	80,940	389,785	362,439	160,307
4	1996	115,943	84,987	409,274	380,561	168,322
5	1997	115,943	89,236	429,737	399,589	176,738
6	1998	115,943	93,698	451,224	419,569	185,575
7	1999	115,943	98,383	473,786	440,547	194,854
8	2000	115,943	103,302	497,475	462,575	204,597
9	2001	115,943	108,467	522,349	485,703	214,827
10	2002	115,943	113,890	548,466	509,989	225,568
11	2003	115,943	119,585	575,889	535,488	236,846
12	2004	115,943	125,564	604,684	562,262	248,689
13	2005	115,943	131,842	634,918	590,376	261,123
14	2006	115,943	138,434	666,664	619,894	274,179
15	2007	115,943	145,356	699,997	650,889	287,888
16	2008	115,943	152,624	734,997	683,433	302,283
17	2009	115,943	160,255	771,747	717,605	317,397
18	2010	115,943	168,268	810,334	753,485	333,267
19	2011	115,943	176,681	850,851	791,160	349,930
20	2012	115,943	185,515	893,393	830,718	367,426
21	2013	115,943	194,791	938,063	872,254	385,798
22	2014	115,943	204,530	984,966	915,866	405,088
23	2015	115,943	214,757	1,034,215	961,660	425,342
24	2016	115,943	225,495	1,085,925	1,009,742	446,609
25	2017	115,943	236,769	1,140,222	1,060,230	468,940
26	2018	115,943	248,608	1,197,233	1,113,241	492,387
27	2019	115,943	261,038	1,257,094	1,168,903	517,006
28	2020	115,943	274,090	1,319,949	1,227,348	542,856
29	2021	115,943	287,795	1,385,946	1,288,716	569,999
30	2022	115,943	302,185	1,455,244	1,353,152	598,499
31	2023	115,943	317,294	1,528,006	1,420,809	628,424
32	2024	115,943	333,158	1,604,406	1,491,850	659,845
33	2025	115,943	349,816	1,684,626	1,566,442	692,837
34	2026	115,943	367,307	1,768,858	1,644,764	727,479
35	2027	115,943	385,673	1,857,301	1,727,002	763,853
TOTAL		4,057,988	6,630,831	31,932,393	29,692,185	13,132,854

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT
SCHOOL IMPACT ANALYSIS**

APPENDIX F

**FINANCIAL BURDENS:
ALL DISTRICTS**

TABLE 10
NORTH SACRAMENTO REDEVELOPMENT PROJECT
TOTAL FINANCIAL BURDENS
(STATIC ANALYSIS)

<u>Alternative 1:</u>	<u>SOS</u>	<u>LRCCD</u>	<u>GJUHSD</u>	<u>NSSD</u>
Foregone TI	\$839,833	\$2,664,176	\$9,545,160	\$7,754,340
Total Impact:				
Operating	NA	NA	NA	NA
Facilities	\$1,608,346	\$7,745,385	\$7,202,172	\$3,185,614
Total Impacts	\$1,608,346	\$7,745,385	\$7,202,172	\$3,185,614
Relative Impact:				
Operating	NA	NA	NA	NA
Facilities	191.51%	290.72%	75.45%	41.08%
Relative Impacts	191.51%	290.72%	75.45%	41.08%
<u>Alternative 2:</u>				
Foregone TI	\$1,057,364	\$3,354,243	\$12,017,520	\$9,762,847
Total Impact:				
Operating	NA	NA	NA	NA
Facilities	\$2,569,512	\$12,374,114	\$11,506,011	\$5,089,109
Total Impacts	\$2,569,512	\$12,374,114	\$11,506,011	\$5,089,109
Relative Impact:				
Operating	NA	NA	NA	NA
Facilities	243.01%	368.91%	95.74%	52.13%
Relative Impacts	243.01%	368.91%	95.74%	52.13%

SOS--Sacramento County Superintendent of Schools

LRCCD--Los Rios Community College District

GJUHSD--Grant Joint Union High School District

NSSD--North Sacramento School District

Note: Alternative 2 Foregone TI based on Agency projection. Alternative 1 Foregone TI based on Agency Projection less unanticipated new development.

Source: Public Economics, Inc.

15-Apr-92

TABLE 11
NORTH SACRAMENTO REDEVELOPMENT PROJECT
TOTAL FINANCIAL BURDENS
(DYNAMIC ANALYSIS)

Alternative 1:	SOS	LRCCD	GJUHSD	NSSD
Foregone TI	\$2,566,949	\$8,143,053	\$29,174,778	\$23,701,137
Total Impact:				
Operating	NA	NA	NA	NA
Facilities	\$2,313,720	\$11,142,285	\$10,360,835	\$4,582,731
Total Impacts	\$2,313,720	\$11,142,285	\$10,360,835	\$4,582,731
Relative Impact:				
Operating	NA	NA	NA	NA
Facilities	90.14%	136.83%	35.51%	19.34%
Relative Impacts	90.14%	136.83%	35.51%	19.34%
Alternative 2:				
Foregone TI	\$3,360,541	\$10,660,540	\$38,194,384	\$31,028,524
Total Impact:				
Operating	NA	NA	NA	NA
Facilities	\$6,630,831	\$31,932,393	\$29,692,185	\$13,132,854
Total Impacts	\$6,630,831	\$31,932,393	\$29,692,185	\$13,132,854
Relative Impact:				
Operating	NA	NA	NA	NA
Facilities	197.31%	299.54%	77.74%	42.33%
Relative Impacts	197.31%	299.54%	77.74%	42.33%

SOS--Sacramento County Superintendent of Schools

LRCCD--Los Rios Community College District

GJUHSD--Grant Joint Union High School District

NSSD--North Sacramento School District

Note: Alternative 2 Foregone TI based on Agency projection. Alternative 1 Foregone TI based on Agency Projection less unanticipated new development.

Source: Public Economics, Inc.

15-Apr-92

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT
SCHOOL IMPACT ANALYSIS**

APPENDIX G

COMMERCIAL/INDUSTRIAL NEXUS

APPENDIX G

COMMERCIAL/INDUSTRIAL NEXUS AND SCHOOL FACILITIES REQUIREMENTS

The North Sacramento Redevelopment Project is projected to have significant demographic impacts on the County of Sacramento. These demographic impacts are projected, in turn, to have important facilities impacts on each of the Districts.

The demographic impacts of the Project are actually the result of six distinct impacts, as follows:

1. Employment impacts
2. Migration impacts
3. Total household impacts
4. District household impacts
5. Population impacts
6. Students generation impacts

A discussion of these demographic impacts and the resulting facilities impacts follows. While the discussion assumes a context of new economic development generally, it is specifically applicable to the North Sacramento Redevelopment Project.

1. New development in the County creates new jobs. This "employment impact" of new development is the sum of three components:
 - o Direct impact- equals the number of on-site jobs created within the Project site
 - o Indirect impact- equals the number of jobs created off-site by firms that sell to or buy from on-site firms
 - o Induced impact- equals the number of jobs created by off-site firms that produce or sell goods and services demanded by new workers

Since the indirect and induced employment impacts will be a multiple of the direct impact, the magnitude of potential impacts can be summarized by an employment multiplier. The employment multipliers used in this Study are 3.82 for office land uses,, 4.55 for industrial land uses, and 1.75 for retail land uses (see Appendix H).

2. New jobs in the County lead to migration of new workers. The "migration impact" of new development is the number of net new employees that migrate to the County from outside the region, and is relevant even if the "new jobs" are actually taken by current residents already employed in the County. In this case, migrants will fill the existing "Group A" jobs vacated by current residents who take the new jobs, or fill existing "Group B" jobs vacated by current residents who fill the Group A jobs, and so on.

Since new jobs in the County also create employment opportunities for existing County residents who are currently unemployed or not in the labor force, the migration impact is estimated to account for two-thirds of the total employment impact, based on historical relationships between migration and employment in the region.

3. New employment within the County will also lead to establishment of new households, both inside and outside the County. This "total household impact" of new development will also be less than the employment impact, since there is typically more than one employed person residing within each household. As assumption of 1.65 employees per household has been used in this study, based on combined data from the Employment Development Department and the Building Industry Research Council.
4. The number of new households established within the County, as well as each of the local school districts, has been estimated based on a survey of employers in the central Sacramento area conducted by PEI. The "location probability" that new employees will live within the County or any of the local school districts will depend on local housing availability and the commuting preferences of new workers. This is the case whether migrants move into the County as a result of accepting local jobs, or in anticipation of finding local jobs. While migrants may be initially attracted by housing and other factors, their decision to move is often based on the expectation that may depend crucially on the proposed North Sacramento Redevelopment Project.
5. New households established within the County because of County job growth lead to increases in population. This "population impact" of new development results in greater demand for educational services for adults, non-school age children, and special needs children, services provided primarily by the Community College District and the County Superintendent.
6. Net new households and population growth also lead to increases in students enrollment in public schools. This "student generation impact" in turn results in greater demand for educational services for school age children, and increases the number of teachers and administrators requiring staff support and training services. Households are converted to student enrollment using student generation rates per household provided by each District.
7. Population and student enrollment growth resulting from new development create a need for additional school and other District facilities. This "facilities impact" can be expressed in terms of square feet of buildings, land, and number of items of equipment, or in terms of the cost of facility construction plus equipment and site acquisition.

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT
SCHOOL IMPACT ANALYSIS**

APPENDIX H

EMPLOYMENT MULTIPLIERS

APPENDIX H

EMPLOYMENT MULTIPLIERS

As noted in Appendix G of the Study, the total employment impact of the North Sacramento Redevelopment Project is the sum of three components:

- Direct impact-- equals the number of on-site jobs created within the Project
- Indirect impact- equals the number of jobs created off-site by firms that sell to or buy from on-site firms
- Induced impact- equals the number of jobs created by off-site firms that produce or sell goods and services demanded by new workers

As also noted in the Study, under Alternative 2 the direct employment impact of the Project is estimated at 10,012 new jobs. In contrast, the indirect and induced employment impacts of the Project are projected to total 31,830 jobs, for a total employment impact of 41,842 jobs.

Since the total employment impact is a multiple of the direct impact, the magnitude of potential impacts is determined by employment multipliers. A "Type I" employment multiplier represents the direct and indirect employment impacts of a single new on-site job, as expressed by the sum of direct and indirect impacts divided by the direct impacts. A "Type II" employment multiplier represents the total employment impact of a single new on-site job, as expressed by the sum of direct, indirect, an induced impacts divided by the direct impact.

Employment multiplier values used in the study are derived from those employed by the Association of Bay Area Governments ("ABAG") in its regional input-output model. The industrial multiplier of 5.69 is a weighted average of the various manufacturing multipliers in the ABAG model. The on-site or direct component of this multiplier is 1.0 by definition, while the off-site or indirect/induced component of the multiplier is 4.69. Multipliers for the remaining land uses are 4.78 for office uses (also a composite of different sectors) and 2.19 for retail uses.

The Sacramento region is an emerging area which has not yet reached economic maturity. As a result, the forward and backward economic linkages implied by the above multiplier values may not have fully developed at this time. For this reason, the multipliers actually employed in the Study have been reduced by 20 percent from the values shown above. The scaled down multiplier values are 4.55 for industrial uses, 3.82 for office uses, and 1.75 for retail uses..

**NORTH SACRAMENTO
REDEVELOPMENT PROJECT
SCHOOL IMPACT ANALYSIS**

APPENDIX I

EMPLOYER SURVEY

APPENDIX I

EMPLOYER SURVEY

INTRODUCTION

Job creation in the County leads to the establishment of new households, both inside and outside the County. As noted in Section II of the Study, a total of 41,842 new jobs are projected to be created in the Sacramento region as a result of the North Sacramento Redevelopment Project. A portion of these new employees are expected to be drawn to the region from other areas. Of these "net new employees", about 30,708 are projected to work within the County. Many of these employees will also live within the County and the local school districts.

EMPLOYER SURVEY BACKGROUND

A mail survey was conducted in May of 1991 in conjunction with a school impact analysis of the Richards Boulevard Redevelopment Project. The objective of the survey was to determine the probability that new employees attracted to the County as a direct or indirect result of the Richards Boulevard Project would live within the County and within selected local school districts. A total of 100 employers in central Sacramento County were selected from a database obtained from American Business Lists. Firms were chosen based on zip code, number of employees, and standard industrial classification code. Only firms with 10 or more employees were selected, and an attempt was made to choose a cross section of both industrial and commercial firms.

Each employer was sent an Employment/Land Use Survey form, along with a set of instructions and a joint cover letter from the Districts. Each employer was asked to fill out the survey form and attach an employee address list showing street address, post office, city, and five digit zip code for each employee. A total of 17 firms responded fully to the survey including address information for 4,665 employees.

EMPLOYER SURVEY RESULTS

Employee address information from the survey has been reprocessed for the North Sacramento Redevelopment Project. In particular, the location of each address has been analyzed with respect to the boundaries of each of the four Districts. (In the case of the County Superintendent and Community College District, District boundaries are the same as those of the County). The results of this analysis are summarized in Tables 1 through 7.

As shown in Table 3.B, it was determined that 130 employees (2.79 percent) reside within NSSD, 843 employees (18.07 percent) reside within GJUHSD, and a total of 3,511 employees (75.26 percent) reside within LRCCD and SOS. (Since NSSD is contained within the boundaries of GJUHSD, GJUHSD's total of 843 employees includes the 130 employees who live within NSSD, in addition to 713 employees who live elsewhere with the District). A total of 1,154

employees (24.74 percent) live outside the boundaries of all the Districts (e.g., outside the County).

A new employee who fills a newly created job within the County will have a certain probability of residing within one or more of the Districts. This probability will depend on a number of factors, including where within the County the job is located. PEI has estimated three "location probabilities" for each of the Districts based on the employer survey. (The probabilities for SOS and LRCCD are assumed to be the same). Location Probability I indicates the likelihood that a person working within the Project area will live within a given District. Location Probability II-A indicates the likelihood that a person working outside the Project area but within a given District will also live within the District. Location Probability II-B indicates the likelihood that a person working outside the Project area and outside a given District will still live within that District. These location probabilities are shown in Tables 4 through 7.

As shown in Tables 4B and 5, the probability that an employee will live within NSSD, who works within the Project area is 10.24 percent. The probability that an employee will live within NSSD who works outside the Project area but within NSSD is 7.19 percent. The probability that an employee will live within NSSD who works outside the Project area and outside NSSD is 2.26 percent.

As shown in Tables 4B and 6, the probability that an employee will live within GJUHSD who works within the Project area is 25.20 percent. The probability that an employee will live within GJUHSD who works outside the Project area but within GJUHSD is 28.71 percent. The probability that an employee will live within GJUHSD who works outside the Project area and outside GJUHSD is 16.78 percent.

As shown in Table 4B and 7, the probability that an employee will live within SOS and LRCCD (i.e., within the County) who works within the Project area is 82.68 percent. The probability that an employee will live within the County who works outside the Project area is 75.06 percent.

The analysis does not address the probability that an employee will live within the county who works outside all of the Districts (i.e. outside the county).

Table 1

**Distribution of Employees by Place of Work
Inside Project Area vs. Outside of Project Area**

	TOTAL	PERCENT
Inside RDA Project Area	128	2.74%
Outside RDA Project Area	4,537	97.26%
TOTAL	4,665	100.00%

Table 2A

**Distribution of Employees by Place of Work
Within School Districts (Non-Overlapping)**

	TOTAL	PERCENT
Grant Joint Union High School District Only	126	2.70%
North Sacramento School District Only	420	9.00%
Los Rios CCD / SOS Only	4,119	88.30%
TOTAL	4,665	100.00%

Table 2B

**Distribution of Employees by Place of Work
Within School District (Overlapping)**

	TOTAL	PERCENT
Grant Joint Union High School District	546	11.70%
North Sacramento School District	420	9.00%
Los Rios CCD / SOS	4,665	100.00%
TOTAL	NA	NA

Table 3A

**Distribution of Employees by Place of Residence
Within School District (Non-Overlapping)**

	TOTAL	PERCENT
Grant Joint Union High School District Only	713	15.28%
North Sacramento School District Only	130	2.79%
Los Rios CCD / SOS Only	2,668	57.19%
Outside County	1,154	24.74%
TOTAL	4,665	100.00%

Table 3B

**Distribution of Employees by Place of Residence
Within School District (Overlapping)**

	TOTAL	PERCENT
Grant Joint Union High School District	843	18.07%
North Sacramento School District	130	2.79%
Los Rios CCD / SOS	3,511	75.26%
Outside County	1,154	24.74%
TOTAL (Non-Overlapping)	4,665	100.00%

Table 4A

**Distribution of On-Site Employees
By Place of Residence
(Non-Overlapping)**

	Total	Percent
North Sacramento School District Only	13	10.24%
Grant High School District (Outside NSSD)	19	14.96%
SOS / Los Rios CCD (Outside Grant and NSSD)	73	57.48%
Outside County	22	17.32%
Total On-Site Employees	128	100.00%

Table 4B

**Distribution of On-Site Employees
By Place of Residence
(Overlapping)**

	Total	Percent	
North Sacramento School District	13	10.24%	[1]
Grant High School District	32	25.20%	[1]
SOS / Los Rios CCD	105	82.68%	[1]
Total	128	100.00%	

1. District Location Probability I.

Table 5

**North Sacramento School District
Distribution of Off-Site Employees
By Place of Work and Residence**

		Place of Work			
Place of Residence		Inside NSSD	Percent [a]	Outside NSSD	Percent [b]
		Total			
	Inside NSSD	21	7.19%	96	2.26%
	Outside NSSD	271	92.81%	4,149	97.74%
	Total	292	100.00%	4,245	100.00%

a. 7.19 percent represents Location Probability II-a

b. 2.26 percent represents Location Probability II-b

Table 6

**Grant Joint Union School District
Distribution of Off-Site Employees
By Place of Work and Residence**

		Place of Work			
Place of Residence		Inside GJUHSD	Percent [a]	Outside GJUHSD	Percent [b]
		Total			
	Inside GJUHSD	120	28.71%	691	16.78%
	Outside GJUHSD	298	71.29%	3,428	83.22%
	Total	418	100.00%	4,119	100.00%

a. 28.71 percent represents Location Probability II-a

b. 16.78 percent represents Location Probability II-b

Table 7

**Superintendent of Schools/Community College District
Distribution of Off-Site Employees
By Place of Work and Residence**

		Place of Work			
Place of Residence		Inside District	Percent [a]	Outside District	Percent
		Total			
	Inside District	3,405	75.06%	NA	NA
	Outside District	1,132	24.94%	NA	NA
	Total	4,537	100.00%	NA	NA

a. 75.06 percent represents Location Probability II-a

**COUNTY OF SACRAMENTO
OFFICE OF THE COUNTY EXECUTIVE**

BOB SMITH
County Executive

LEE MOSS
Deputy County Executive

GARY CASSADY
Chief Deputy County Executive

JOHN S. O'FARRELL
Deputy County Executive

April 15, 1992

TO: John Molloy, Director
Sacramento Housing and Redevelopment Agency

FROM: John O'Farrell *JOF*
Deputy County Executive

SUBJECT: JUSTIFICATION FOR NORTH SACRAMENTO HUMAN SERVICE FACILITY

As we have discussed, the County is very interested in working with SHRA to establish a Human Services Complex in the North Sacramento Redevelopment Area. Various studies in the last few years have shown this to be high need area for a variety of services such as those that would be delivered from a complex as has been proposed. Current data supports this need.

Child and Family Services

There is a need for services geared toward families and children. In the 95815 zip code, there were 174 juvenile probation cases in May 1991. This represented 6.4 percent of the total caseload in the entire county.¹ (The zip code has an estimated 2.5 percent of the county's total population²). There is a similar distribution in the area of child welfare cases. There are currently 179 child welfare cases (6.4 percent of the county's total) in that zip code.³ The area is also where 100 babies were born with positive toxicologies for drugs 1987 through 1991, 6.9 percent of the total. In 1991 alone, two babies per month tested positive in this zip code.⁴ Each of these problems is indicative of ineffective family functioning and suggests a need for family maintenance services, probation services, drug and alcohol counseling, and family and life skills training - services that would be provided at the facility.

There is also a high level of need for services to elders and dependent adults. In December 1991, the 95815 zip code had 278 open in-home supportive services (IHSS) cases (4.6 percent of the county's total).⁵ In February 1992, the area had 38 adult protective services (APS) cases (5.6 percent of the county's total).⁶ Services that need to be available to these citizens, and that we would attempt to provide and the center, would include, in addition to IHSS and APS, health education, immunizations and basic clinic health care, home health care, mental health counseling, transportation, and recreation and other activities.

There is also a high need for culturally-sensitive and translation services to this community. In the North Sacramento Elementary School District, 28 percent of students speak English as a second

language. Twenty-five different languages are spoken, including Spanish, Hmong, Laotian, Chinese, and Russian.⁷

Economic and Job Development Services

Many families and individuals in the area are in or close to financial distress. In the 95815 zip code, 2,039 families received Aid to Families with Dependent Children (AFDC) in January 1992 (5.1 percent of the county's total AFDC caseload).⁸ This represents approximately 4,400 children. In the same month, 766 individuals received general assistance (6.1 percent of the county's total GA caseload).⁹ Since poverty is generally recognized as a contributor to many social problems, there is a great need for multiple levels of services in this area. This is why the center would offer SHRA services, a variety of economic and employment development services (GAIN, JTPA, EZES, etc.), a Business Incubator Program, job training (such as the Lederwolff Culinary Academy Satellite Bakery Outlet), emergency food and clothing, and feeding programs for children and elders.

Health Services

Given the financial distress being experienced by many in the area, it should come as no surprise that health care is lacking in many families and with many individuals. In 1986 (most recent data available), 23.8 percent of the babies born in the 95815 zip code were born to teenaged mothers (compared with 11.7 percent countywide), 7.7 percent were in danger because of a low birthweight (7 percent countywide), and 5.9 percent of the mothers in that area received no prenatal care (3.3 percent countywide). In the North Sacramento Elementary School District, 48 percent of students had not received a health examination (24 percent statewide) and 9 percent had not been immunized (2 percent statewide).¹⁰

According to estimates, more than 185,000 children and adults in Sacramento County lack adequate dental care, leading to serious tooth and gum diseases which can result in poor school attendance and performance for the children, loss of work time for adults, and other needless pain and health problems for the disabled and elders. Dr. Marcia Britton, Child Health and Disabilities Prevention (CHDP) Officer for Sacramento County reports that because of the shortage of dentists who will treat MediCal clients, many have to wait until they have a dental emergency and then go to a hospital emergency room to be treated. Dr. Britton further reported that most of the children who receive CHDP examinations need dental care.¹¹ Given that many people in the target area lack adequate medical and dental insurance and that there is a shortage of dentists who take MediCal, one can safely assume that the need for care exists. Currently, the dental clinic of Melarkey-Muller offer services to these people in this area. They or some of their colleagues may be amenable to also providing services at the proposed center as well.

Educational Services

Other data support the need for multiple services in this area. The 1990 Relative Need Index, which ranks at-risk schools in Sacramento County, identified two schools in the North Sacramento Elementary School District as the two most at-risk schools in the county (William Rogers Elementary and Harmon Johnson Elementary). In fact, seven of the district's ten schools are in the top thirty-five most at-risk schools in the county.¹² Since this index is based on achievement test scores, limited English proficiency among students, and poverty indicators, it suggests need for educational assistance, translation and multicultural services, and economic assistance and job training for families in the area. This is why the proposed center would include tutoring services, translation and multicultural services, and economic assistance.

Conclusion

In conclusion, all indicators point to the area of North Sacramento as defined by the 95815 zip code is a high need area for multiple services, including child and family, adult, health care, economic and job development, and educational services. These are precisely the services being proposed in the Community Center for Self-Sufficiency. To provide all the necessary services and amenities that a community needs requires a high level of commitment from many entities, including a generous amount of physical space, such as the 50,000 square foot facility we discussed earlier.

Citations

1. Probation Department caseload survey, 5/91.
2. Sacramento Bee, "FYI '92: Sacramento's Answer Book", 2/92 stated that the North Sacramento, Del Paso Heights, and Robla communities have 40,000 residents, which is 4.3 percent of the total county. Staff roughly estimates that, at most, the 95815 zip code (North Sacramento), has 26,000 people, or 2.5 percent. The actual number is probably lower than this.
3. Department of Social Services, 4/92.
4. Department of Social Services monthly Perinatal Substance Exposure statistics, 1/87-12/91.
5. Department of Social Services, 12/91.
6. Department of Social Services, 2/92.
7. North Sacramento Elementary School District, 6/89.
8. Department of Social Services, 4/92.
9. *Ibid.*
10. Health Department, CHDP Report, 1988.
11. Interview, October 1991.
12. Department of Social Services/Cities in School, "1990 Relative Need Index", 1/91.

cc: Bob Smith, County Executive
Members, Board of Supervisors
Human Services Cabinet
Lee Moss, Chair, Fiscal Review Committee
Linda Foster-Hall, Chair, Facilities Committee

**COUNTY OF SACRAMENTO
OFFICE OF THE COUNTY EXECUTIVE**

BOB SMITH
County Executive

LEE MOSS
Deputy County Executive

GARY CASSADY
Chief Deputy County Executive

JOHN S. O'FARRELL
Deputy County Executive

MEMORANDUM

April 8, 1992

**TO: JOHN MOLLOY, EXECUTIVE DIRECTOR
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY**

FROM: JOHN O'FARRELL, DEPUTY COUNTY EXECUTIVE

SUBJECT: HUMAN SERVICES FACILITY - NORTH SACRAMENTO

The County is very interested in working with SHRA to establish a Human Services Complex in the North Sacramento Redevelopment Area.

A preliminary analysis of this community reveals the existence of only two Human Service facilities in the immediate area: one on Del Paso Boulevard and one on Traction Way; both operated by SETA and providing employment or Head Start programs.

Now appears to be an excellent time to discuss the creation of a new type of multi-faceted complex; taking advantage of both the momentum of the Human Services Reorganization project, as well as the opportunity to capture tax increment monies flowing from North Sacramento's new Redevelopment Area designation.

Our basic concept would involve building a complex that would provide a wide array of community services including: social services (perhaps through one of the integrated service delivery "prototypes" recently developed), health services, information referrals (including Kiosks), adult and child daycare services, and recreation activities (see attached list). A key component of this facility would be its programs designed to promote self-sufficiency, through a coordinated approach to economic development and employment. This would include small business incubators, which may encourage its operators to take advantage of the newly acquired Enterprise Zone designation for this area.

Currently, we have in mind a building approximately 50,000 sq.ft. in size, accommodating as many as 20 full time staff professionals. Estimated expenditures for this project are not known at this time.

Page 2 MEMORANDUM APRIL 8, 1992

I am aware that there continues to be some debate regarding the lawfulness of utilizing tax increment funds for social services projects. Since many of the services offered by this facility may be outside the scope of traditional social services, perhaps these funding concerns will be mitigated.

At any rate, we are anxious to begin a dialogue with your Agency regarding the planning and development of this facility. Additionally, I am aware that the future success of this project will also involve discussions with the City, the North Sacramento Chamber of Commerce, and the North Sacramento Redevelopment Committee. The Sacramento Housing and Redevelopment Agency seems to be in the best position to coordinate this process, and the County would welcome your assistance.

I look forward to discussing this matter with you in the very near future.

John O'Farrell

(North Sacramento Human Services Project)

Program Components COMMUNITY CENTER FOR SELF-SUFFICIENCY

The following services/activities would be available at a comprehensive neighborhood service center:

SHRA out-station
Project Area Committee office
Interactive Information Kiosks
Family maintenance services
Adult services (protection and in-home services)
Children's services
Probation services
Well-child/baby exams
Immunizations
Prenatal/OB-GYN care
Basic health care
Preventative Health Education Programs (Co. Health and UCD/SMC)
Dental care (Drs. Melarkey and Mueller)
Home health care
Mental health counseling
Drug and alcohol services
Economic/Employment Development Services (Gain, JTPA, EZES, Joint Econ. Dev.)
Business Incubator Program for clients (SHRA, OED, CDC)
Family/Life Skills Training Program
Lederwolff Culinary Academy Satellite Bakery/Outlet
Emergency public assistance (financial, housing, etc.)
Neighborhood Development Program
Transportation (Para-Transit)
Cultural Diversity/Translation Services
Emergency food and clothing
Tutoring Program
Referral Program
Recreation
Arts and Crafts
Child and elder feeding programs
Other services provided by community-based agencies

Facility Needs

A comprehensive neighborhood service center should have space capacity for the following:

20 Staff - Services Team, physician, nurse, recreation leaders, tutors
Indoor Recreation Area (e.g., gym)
Outdoor recreation area
Crafts Room
Locker/Shower Facilities
Reception Area
(5) Interview Rooms large enough for groups and families
Community Meeting/Orientation/Training Room
Local Area Network (LAN)

Page 2

**PED/Graduate Intern Lab
Video Production Lab
Conference Room
Health Clinic
Dental Clinic
Child Care Facility
Kitchen
Dining Area
Open Courtyard Area
On-site CBO capacity
Parking**

These services could be accommodated by a 50,000 square foot facility with room for staff and client parking and sizeable recreation areas. There should also be room for expansion, although expansion above this size could create an office larger than desirable for a neighborhood center.

Operational Needs

Operational costs will be incurred to run such a center. Costs would include:

**Maintenance/Security
Computer equipment - personal computers for staff, "LAP TOPs" (to test out a possible automated service pilot)
Kiosk(s)
Staff vehicles
Office equipment and supplies
Training materials and support
Parenting class materials
Health education materials
Medical equipment and supplies
Food
Emergency food and clothing
Emergency monetary fund
Tutoring materials
Staff Salaries and benefits**

**COUNTY OF SACRAMENTO
OFFICE OF THE COUNTY EXECUTIVE**


BOB SMITH
County Executive

LEE MOSS
Deputy County Executive

GARY CASSADY -
Chief Deputy County Executive

JOHN S. O'FARRELL
Deputy County Executive

April 15, 1992

TO: Fiscal Review Committee
FROM: John O'Farrell, Co-Chair 
RE: Meeting of Fiscal Review Meeting of 4/9/92

The Fiscal Review meeting was reconvened at 10:10 A.M. on April 9, 1992, in Hearing Room #1 of the County Administration Building. Members present included:

Brooks Coleman, Co-Chair, Consultant, School Districts
Leonard Brinley, Counsel, School Districts
Dante Gumucio, Consultant, School Districts
Louise Davatz, North Sacramento School District
Matt Washburn, Grant School District
Dave Brown, Sacramento-Yolo Mosquito Abatement District
Dana Phillips, Counsel, SHRA
Holly Gilcrest, Assistant Counsel, SHRA
Bina Lefkowitz, staff, SHRA
Anne Moore, staff, SHRA
Don Fraser, Consultant, SHRA
Lisa Fall, Consultant, SHRA
Michael Coleman, City of Sacramento
John O'Farrell, Co-Chair, County Executive staff, Sacramento County
Jackie Neuman, County Executive staff, Sacramento County
Rob Diamond, Auditor-Controller staff, Sacramento County

After discussing housekeeping items, i.e., hearing date by City Council on the Plan, certification of the EIR, and due date of report of Fiscal Review Committee, the regular business of the Committee ensued. Anne Moore, SHRA, requested that the Minutes of the March 26, 1992 meeting reflect that the Agency stated that there was some indication of potential financial impact to the County and school districts and that they have requested written proposals which include a list of public facilities which those entities wish to fund. These proposals had not been received by the April 9 meeting.

John O'Farrell presented the County's position regarding human and social service needs in the project area (attached). The County will have a need for a

multi-service center (social services, health care, day care, information and referral, recreation, etc.) in the project area. The proposal, he noted, has been conceptually discussed with agency staff. Mr. O'Farrell indicated he would present an overview of the proposal along with a statement of need by the following week. Dave Brown, Mosquito Abatement, also presented his District's position (attached) which is to forego their share of the tax increment until year 11 of the project when they would want to receive their entire tax share of property tax revenue which is less than 1% in the tax code areas making up the project area.

At the conclusion of the County/Mosquito Abatement discussion, Brooks Coleman requested Dante Gumucio, Public Economics, Inc., to present his report and conclusion on school impact of North Sacramento's Redevelopment Plan. The report was discussed for the next 1½ hours with most of the dialogue occurring between the consultants for the agency and Mr. Gumucio. Much of the discussion centered around Mr. Gumucio's explanation of how to read the report and the underlying assumptions and the Agency and its consultant, Don Fraser of Kater, Hollis, questioning the assumptions and the conclusions.

Anne Moore, SHRA, noted that the County, like any other affected taxing entity, must provide evidence of financial detriment before the Agency can enter into any form of tax sharing agreement. This does not necessarily have to be submitted as part of the fiscal review process, however, the information is necessary prior to adoption of a resolution authorizing an agreement.

At the conclusion of the presentation and discussion on the projects impact on school districts, Brooks Coleman presented "Findings and Recommendations of the Fiscal Review Committee" which he asked the Committee to consider for adoption. John O'Farrell expressed concern about adopting the Findings and Recommendations without having had the opportunity to review the material with Counsel. He asked if the Fiscal Review Committee could reconvene in a week to consider the document. Agency staff and their consultants asked to caucus and left the hearing room. Upon their return, they agreed to continue the Fiscal Review hearing until 4/16/92 to give the County an opportunity to review the Schools' Findings and Recommendations provided that the report of the Fiscal Review Committee could still be prepared within the original timeline (30 days from 4/9/92). All agreed that the report could be prepared within that timeframe with the County agreeing to take the lead. The meeting was adjourned at 12:10 to be reconvened at 10:00 A.M., Thursday, April 16, 1992.

JOHN O'FARRELL
Maf
Attachments

SACRAMENTO-YOLO
MOSQUITO
& VECTOR
CONTROL
DISTRICT

April 9, 1992

To: North Sacramento Fiscal Review Committee

From: Sacramento-Yolo Mosquito and
Vector Control District

Subject: Continuation of financial detriment letter

It may be necessary to further explain the financial detriment our District will experience should the North Sacramento Redevelopment Plan be accepted. In reference to the letter dated March 26, 1992 that was submitted to the Fiscal Review Committee, the following points should clarify our reasons for expecting financial detriment from the project:

1) We have found excessive mosquito counts in business areas can result in reduced clientele activity to those businesses. In fact, the formation of mosquito abatement districts in the San Francisco Bay Area was a result of residents claiming the excessive mosquito activity was lowering real estate values. Therefore, if the proposed project is adopted it will be necessary for our agency to spend additional time controlling mosquito sources in and around the revitalized business section.

2) Policies have been implemented in recent years that actually favor increased mosquito production in some areas and require our District to perform control activities on a residential basis, rather than control the mosquitoes where they originate from. In particular, wetland restoration and preservation projects are providing excellent sites for mosquito production. Further, outside regulatory agencies are restricting the methods that may be used to control the mosquitoes at the wetland site. This means control efforts are generally limited to "door-to-door" activities where adult mosquitoes are found, rather than the simple method of controlling the mosquitoes at their larval source. These "door-to-door" control activities require much more manpower, more costly pesticides, and many more applications to reduce the adult mosquito population to acceptable levels.

3) Societal concerns over affects from pesticides has resulted in newer, but much more costly, biopesticides that the District must now use. For example, Malathion applications to control mosquitoes usually cost around \$1.25

MANAGER
Allen R. Hubbard

1992
BOARD OF TRUSTEES

Cedro T. Casado, *President*
Gall

John E. Golden, *Vice President*
Isleton

Kerwin K. Knight, *Secretary*
Sacramento County

Craig R. Burnett
Folsom

Raul DeAnda
West Sacramento

Michael R. Eaton
Sacramento

Cordell S. Hailey
Winters

Frank L. Lang
Yolo County

Richard L. Walker
Woodland

Robert K. Washino
Davis

1650
Silica Avenue
Sacramento,
California
95815
Telephone
916.922.6526
Fax
916.924.1071

Continuation of financial detriment letter
Page 2.

an acre, while the newer botanical pesticides that we are required to use cost around \$5.00 an acre. The increased control efforts in and around the project area will substantially drive up our costs, and will most certainly result in financial detriment.

The Sacramento-Yolo Mosquito and Vector Control District understands that many of our expanded control efforts will not be necessary until provisions of the project have been implemented. Therefore, we suggest an agreement be entered into which would pass through, after 10 years from the beginning of the project and starting on year 11, 100% of our share of the tax revenue back to the Sacramento-Yolo Mosquito and Vector Control District.

less than 1% of
p TAX

Sincerely,


David Brown

Administrative Assistant

**FINDINGS AND RECOMMENDATIONS OF THE
FISCAL REVIEW COMMITTEE
- (North Sacramento Redevelopment Project)**

INTRODUCTION

A Fiscal Review Committee ("Committee") was created and held a hearing on March 26 and April 9 of 1992. The Committee, as part of the hearing, analyzed the fiscal impacts of the Redevelopment Project on the members of the Committee, which included an analysis of the Redevelopment Plan, Environmental Impact Report, information derived from the consultations between the Redevelopment Agency and the Committee, information derived from the hearings held by the Committee, the Report prepared pursuant to Health and Safety Code Section 33328 and other information developed by the Committee.

The Committee has analyzed the documentation submitted on behalf of the Redevelopment Agency as well as the reports prepared on behalf of the affected taxing entities. Each of the affected taxing entities and the Redevelopment Agency were given an opportunity to provide information to the Committee.

FINDINGS AND DETERMINATIONS

1. The Committee hereby concludes that the Project in its current form, will cause a financial burden or detriment upon the following members of the Committee:

Sacramento County Superintendent of Schools;
Los Rios Community College District;
Grant Joint Union High School District;

North Sacramento Elementary School District;

~~County of Sacramento;~~

Sacramento-Yolo Mosquito & Vector Control District.

2. The impact analysis statements and reports prepared by the affected taxing entities are incorporated herein and constitute substantial and adequate evidence that significant impacts will occur. The Committee further finds that the best and most accurate estimate of impact on the affected taxing entities is provided in the impact analysis reports prepared and submitted by those members.

RECOMMENDATIONS

1. That the Redevelopment Agency for the City of Sacramento work with each of the affected taxing entities to reach an agreement with such entity to reduce any impacts anticipated to occur to a level acceptable to the affected taxing entity.

2. That the Redevelopment Agency reduce its cap on tax increment financing and consider potential alternative sources of funding for the City. The Committee finds no evidence that alternative sources of funding by the City, including sales tax revenues, transient occupancy tax, special use taxes, impact or development fees, were reasonably evaluated by the Agency as a means of reducing the need for tax increment financing.

3. That the Redevelopment Agency more specifically define its projects and how such projects will achieve the broadly stated goals of the Redevelopment Plan. The Committee found no evidence that the objectives of the Redevelopment Plan could be achieved without creating the impacts identified.

APPROVED AND ADOPTED BY MAJORITY VOTE ON APRIL 9, 1992,
BY THE FISCAL REVIEW COMMITTEE FOR THE NORTH SACRAMENTO
REDEVELOPMENT PROJECT.

Co-Chairpersons of the
Fiscal Review Committee

**COUNTY OF SACRAMENTO
OFFICE OF THE COUNTY EXECUTIVE**

BOB SMITH
County Executive

GARY CASSADY
Chief Deputy County Executive



LEE MOSS
Deputy County Executive

JOHN S. O'FARRELL
Deputy County Executive

April 1, 1992

To: North Sacramento Fiscal Review Committee

From: John S. O'Farrell
Deputy County Executive

Subject: FISCAL REVIEW COMMITTEE MEETING SUMMARY FOR 3-26-92

The meeting was convened at 10:00 a.m. at the County Office of Education. Rob Diamond from the County Auditor's Office announced that after review by the County Auditor, it was determined that the Sacramento-Yolo Port District was not an affected member for voting purposes on the fiscal review team because outstanding debt had been retired and the Port was no longer on the tax roll. Thus, eight voting members remained. These include:

- Sacramento County;
- The City of Sacramento;
- North Sacramento Elementary School District;
- Grant Joint Union High School District;
- Los Rios Community College District;
- County Superintendent's Office;
- Sacramento-Yolo Mosquito-Abatement District; and,
- Sacramento Regional County Sanitation District.

Representatives from each jurisdiction except the Sanitation District were present. (See attached roster).

The second item was an agreement regarding the time frame and meeting schedule for the hearing process. It was agreed that the next meeting would be held Thursday, April 9 which is within the 15 day time line required by law. At that time, the schools will provide a preliminary report of their findings and position.

Within 30 days of the April 9 meeting, the Chairs will issue their final report. By April 23, the Chairs will be given the school impact analysis report prepared by the school districts for inclusion in the Chair's final report.

FISCAL REVIEW COMMITTEE MEETING SUMMARY
FOR 3-26-92
Page 2

It was stated that there is some optimism that an agreement can be reached between the agency and schools. This was a guarded statement and the process will continue until all sides can agree that it is no longer necessary to continue. It was pointed out that the Mosquito-Abatement District is also concerned and they also disseminated a formal statement (Attachment 1).

The next item was presented by Co-Chair Brooks Coleman representing the schools. He officially submitted a request for additional information to the redevelopment agency staff (Attachments 2 and 3). SHRA staff agreed that the information requested would be forthcoming as soon as possible, and that submission of that material to the chairs was expected within the time frame.

The remainder of the meeting was dedicated to a presentation and discussion of a preliminary report on the fiscal impact to the schools presented by the schools consultant Dante Gumucio of Public Economics, Inc. The information contained in the report proposes that the schools will have a substantial impact if the redevelopment area is approved as planned. The consultant reviewed their findings and disseminated an initial copy of the report. It was discussed that the additional information requested would help fill in the missing blanks and refine the numbers presented.

The meeting concluded at approximately 11:40 after a question and answer period presided by Mr. Gumucio. The next meeting is scheduled for April 9, 1992 at 10:00 a.m. in Hearing Room No. 1, First Floor, County Administration Building, 700 H Street, Sacramento, CA 95814. The phone number of the office is 440-6458.

Respectfully submitted,



JOHN S. O'FARRELL
Deputy County Executive

PJH:cj (afa17776)

Attachments

SACRAMENTO-YOLO
MOSQUITO
& VECTOR
CONTROL
DISTRICT



1650
Silica Avenue
Sacramento,
California
95815
Telephone
916.922.6526
Fax
916.924.1071

Mr. John S. O'Farrell, Co-Chairman
and
Mr. Brooks P. Coleman, Co-Chairman
Fiscal Review Committee
City of Sacramento, North Sacramento
Redevelopment Plan

March 26, 1992

Dear Mr. O'Farrell and Mr. Coleman:

Subject: North Sacramento Redevelopment Plan

The Sacramento-Yolo Mosquito and Vector Control District is responsible for the control of mosquitoes and other vectors that may affect the health and welfare of the residents within Sacramento and Yolo counties. With the recent increase of habitats that are conducive to mosquito proliferation (i.e. wetlands) and the increased costs of controlling these pests due to regulatory decisions beyond our control, it is necessary that we retain our revenue sources to adequately maintain the levels of comfort from disease and pestilence that the residents of Sacramento and Yolo Counties have become accustomed to.

After a careful review of the documents made available to our agency pertaining to the project, we have concluded that the following provisions of the plan may adversely affect our District and cause financial detriment:

- 1) "The expansion of between 4,086 and 5,885 new employment opportunities may exist for the project area." The new business opportunities will require our agency to spend additional time controlling mosquito sources near and within the project area.
- 2) "...the proposed project... would generate additional demand for housing in the regional and local areas."
- 3) The mitigation for potential losses of natural vegetation or habitat (grassland, oaks, swales, etc..)
- 4) The mosquito breeding sites that presently exist within the project area will require additional service due to the increased circulation of people using the new business establishments.

MANAGER
Allen R. Hubbard

1992
BOARD OF TRUSTEES

Cedro T. Casado, *President*
Galt

John E. Golden, *Vice President*
Isleton

Kerwin K. Knight, *Secretary*
Sacramento County

Craig R. Burnett
Folsom

Raul DeAnda
West Sacramento

Michael R. Eaton
Sacramento

Cordell S. Hailey
Winters

Frank L. Lang
Yolo County

Richard L. Walker
Woodland

Robert K. Washino
Davis

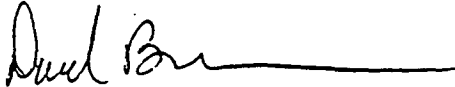
Page 2.

March 26, 1992

5) The use of 20% of all tax increment revenue to preserve, improve, and increase the supply of low and moderate income housing in the community.

In order to partially alleviate any adverse impact, we suggest that an agreement be entered into which would pass through a portion of our share of the tax revenue back to the Sacramento-Yolo Mosquito and Vector Control District.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Brown", followed by a horizontal line.

David Brown
Administrative Assistant

CALIFORNIA SCHOOL FINANCIAL SERVICES, INC.

Brooks P. Coleman and Associates
A Professional Corporation

DATE: March 25, 1992

TO: Mr. John O'Farrell, Co-Chairman
North Sacramento Redevelopment Plan Fiscal Review Committee

FROM: Brooks P. Coleman, Co-Chairman

SUBJECT: Information Request

On behalf of the project area schools, please provide the following information:

1. In accordance with H. & S. Code Section 33353.3, all written material concerning all public and private development which is being planned for or is taking place in the project area.
2. A copy of the Agency 1990-91 budget.
3. A copy of the current and proposed city General Plans.
4. A copy of any and all feasibility studies considered, received and/or prepared pertaining to the proposed project.
5. A copy of all consultant and/or staff reports and studies related to the proposed project and a copy of any reports or studies substantiating blight compiled at any time before or after the project area was identified.
6. A list of any specific projects now contemplated for the project area, the estimated costs and anticipated funding sources of each project and each project's construction schedule, and a discussion of how the projects currently proposed under the amended plan differ from the projects proposed in the original plan.
7. The total financial plan for the project including the description and amounts of all other financial resources being sought and/or committed to this project. Please specify whether such resources shall be made available to the project on the basis of a grant or a loan.
8. A copy of any agreement entered into or any proposed agreement with any affected taxing entity pertaining to this project.
9. The stated financial limit is "approximately \$268 million" excluding the 20% housing set-aside and payments to taxing entities. In order to determine the total financial limit, indicate what plans the agency has for the payments.
10. Preliminary Report, page I-3. Provide more detail regarding the development of local job opportunities.
11. Preliminary Report, page II-12. It is stated that "education levels appear to be considerably lower than in the City or County populations." Which levels of education are referenced and what is the source of this information?

/lc

MEMORANDUM

DATE: March 21, 1992

TO: Mr. Brooks Coleman
California School Financial Services

FROM: Barnett Silver
Public Economics, Inc.

RE: NORTH SACRAMENTO REDEVELOPMENT PROJECT

Based on a thorough review of the draft Environmental Impact Report (EIR) for the North Sacramento Redevelopment Project, I wish to raise the following questions and concerns about information contained in the EIR:

General

1. No information is provided in the EIR regarding the ultimate capacity of the Project, i.e. the amount of net new dwelling units and commercial/industrial square footage that may be built within the entire Project area, including infill development. While the EIR attempts to project net new development for vacant acreage within the Project, it does not account for the potential synergy effects of redevelopment elsewhere within the Project area.
2. Even on the vacant acreage, the Agency projects development to occur at lower than maximum densities (in some cases, lower than existing densities). Our experience suggests that redevelopment typically increases densities, often up to maximum levels (see Exhibit A).

Specific

3. Table C on page 34 indicates 187.2 vacant acres within the Redevelopment Plan Area. This figure contrasts with 180.54 vacant acres indicated for the Redevelopment Plan Area in Table F on page 70. While Table F shows 187.2 vacant acres for the Community Plan Area, Table D on page 52 shows 187.81 vacant acres for the same area. What is the reason for these apparent inconsistencies?
4. Table C shows existing development and net acreage for different land uses. The implied Floor Area Ratio (FAR) for retail, office and industrial uses is approximately

Mr. Brooks Coleman

Page 2

1.00. Table N on page 91 indicates that the acreages shown in table F are also net acres. Table F, however, implies new development will have FARs between 0.20 and 0.35. Is new development actually projected to occur at lower densities than existing development?

5. Tables N and O (pp. 91-92) show a high degree of variance among alternate employment generation factors, including up to 82 percent for industrial uses, 100 percent for retail uses, and 300 percent for office uses. In addition, some of the employment generation factors seem inappropriate for the designated land uses. Does the Agency plan to refine its employment projections?
6. Finally, the EIR references a number of appendices that are not included in the document. May we get a copy of these appendices?

These questions need to be addressed in order to analyze the potential impacts of the Project on the school districts. If you would like to discuss these questions, please feel free to call me.

C:\NSAC

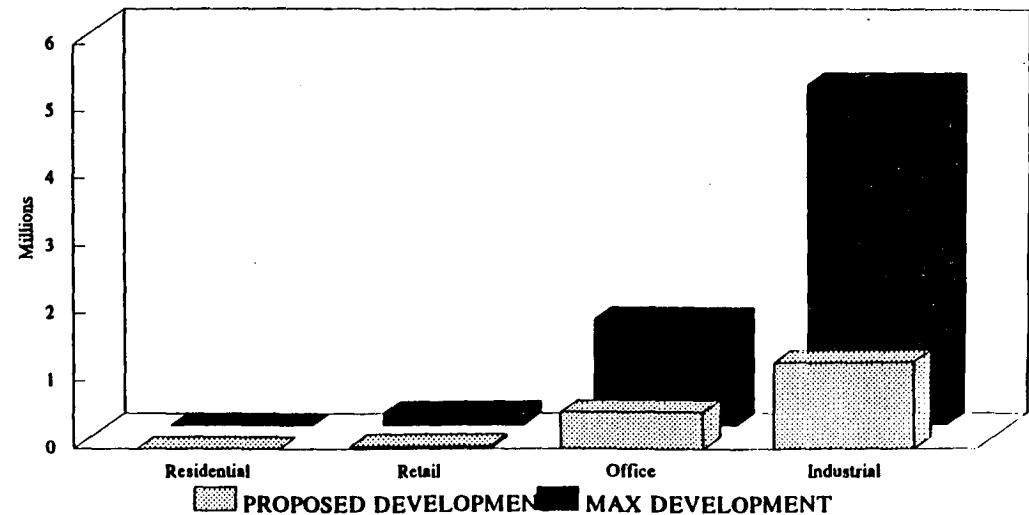
Exhibit A
NORTH SACRAMENTO REDEVELOPMENT PROJECT
LAND USE CONCERNS

LAND USE	EXISTING DEVELOPMENT			NEW DEVELOPMENT (Vacant Acres)					
	RDA PROJECT AREA			COMMUNITY PLAN AREA			RDA PROJECT AREA		
	NET ACRES	UNITS	DENSITY/ FAR	NET ACRES	UNITS	DENSITY/ FAR	NET ACRES	UNITS	DENSITY/ FAR
Residential	331.00	3,206	9.69	24.23	526	21.71	24.23	526	21.71
Retail	27.20	1,184,710	1.00	7.24	68,070	0.22	4.21	37,890	0.21
Office	6.43	280,000	1.00	40.24	603,600	0.34	36.00	540,000	0.34
Industrial	47.36	2,063,000	1.00	116.1	1,277,000	0.25	116.10	1,277,100	0.25
Public	26.00	1,140,000	NA	NA	NA	NA	NA	NA	NA
Vacant	187.20	NA	NA	NA	NA	NA	NA	NA	NA
TOTAL	625.19	4,667,710	NA	187.81	1,948,670	NA	180.54	1,854,990	NA

NEW DEVELOPMENT WITH EXISTING FARs

LAND USE	NET ACRES	UNITS	DENSITY/ FAR
Residential	24.23	235	9.69
Retail	4.21	183,369	1.00
Office	36	1,567,652	1.00
Industrial	116.1	5,057,312	1.00
Public	NA	NA	NA
Vacant	NA	NA	NA
TOTAL	180.54	6,808,332	NA

POTENTIAL DEVELOPMENT
Existing vs. Proposed FARs



Note: Existing and new development figures taken from EIR tables C, D and F.
Source: Public Economics, Inc.

ROSTER

<u>Name</u>	<u>Agency</u>	<u>Address</u>	<u>Phone</u>
John O'Farrell Paul Hahn Jackie Neumann	County Executive	700 H Street #7650 Sacramento, CA 95814	440-6474 440-5889 440-9635
Rob Diamond	County Auditor	700 H Street #4650 Sacramento, CA 95814	440-7454
Matt Washburn	Grant Joint Union High School District	1333 Grand Avenue Sacramento, CA 95838	921-3841
Louise Davatz	Los Rios Community College District	1919 Spanos Court Sacramento, CA 95825	568-3058
Donna L. Coiner	Sacramento County Office of Education	9738 Lincoln Village Dr. Sacramento, CA 95827	366-2541
Donald J. Fraser	Katx Hollis	555 Capitol Mall Sacramento, CA 95814	448-5295
Lisa Fall	Katz Hollis	555 Capitol Mall (213) Sacramento, CA 95814	629-3065
Ken Nishimoto	City of Sacramento	915 I Street Sacramento, CA 95814	264-5845
Steve Little	North Sacramento School District	670 Dixieanne Avenue Sacramento, CA 95815	924-3507
Bina Lefkovitz	SHRA	600 I Street #250 Sacramento, CA 95814	440-1328
Anne Morse	SHRA	600 I Street #250 Sacramento, CA 95814	440-1317
Christine Groth	SHRA	600 I Street #250 Sacramento, CA 95814	440-1322
David Brown	Sacramento-Yolo Mosquito Abatement	1650 Silica Avenue Sacramento, CA 95815	922-6526
Brooks Coleman	California School Finance Service	2850 Rumsey, #200 (714) Riverside, CA 92506	686-3735
Leonard D. Brinley	Brinley & Schott	3877 12th St #200 (714) Riverside, CA 92501	274-9191
Dante Gumucio		2100 E. Katella #165 (714) Anaheim, CA 92806	937-0806

**COUNTY OF SACRAMENTO
OFFICE OF THE COUNTY EXECUTIVE**

BOB SMITH
County Executive

GARY CASSADY
Chief Deputy County Executive



LEE MOSS
Deputy County Executive

JOHN S. O'FARRELL
Deputy County Executive

February 20, 1992

To: North Sacramento Redevelopment Area
Fiscal Review Committee

From: John S. O'Farrell
County Executive's Office

Subject: FEBRUARY 6, 1992 - MEETING SUMMARY

The meeting convened at 10:00 a.m. Those attending are listed in the attached roster. The purpose of the meeting was purely organizational. This meeting did not begin the formal hearing process, but was provided to insure that all participants understood the process and proposal.

John O'Farrell, Acting Chair, then reviewed the fiscal review process with the help of Redevelopment Agency staff. Questions then followed regarding the relationship of the County, the City, and the Sacramento Housing and Redevelopment Agency. It was explained that all three agencies are separate and while there is some overlap in the governing Boards, the staffs are entirely independent. Finally, it was stated that the final report of this body would be forwarded to the City Redevelopment Board for resolution (the City Council).

A discussion then followed regarding voting members present and eligibility to vote. It was determined that the following affected agencies would each have one vote (9 votes total):

- The City of Sacramento;
- The County of Sacramento;
- North Sacramento Elementary School District;
- Grant Joint Union High School District;
- Los Rios Community College District;
- County Superintendent's Office;

- ° Sacramento-Yolo Mosquito Abatement District;
- ° Sacramento Regional County Sanitation District; and,
- ° Sacramento-Yolo Port District.

A member was present from each organization except the Regional Sanitation District.

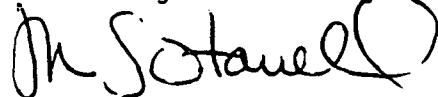
SHRA staff then followed with an overview of the plan which discussed that the intent of the redevelopment area was to revitalize commercial activities in the area, help provide funds for rebuilding infrastructure, and provide for a more respectable place to live and work. Financially, the assessed valuation of the property in the proposed area is valued at approximately \$300 million in 1992 dollars. SHRA staff also indicated that it is their estimate that the tax increment that will accrue to the redevelopment agency in the 35 year time line would be \$350 million.

Additionally, SHRA staff indicated that they have met with the North Sacramento and Grant Joint Union High School Districts on different occasions in order to seek their facility needs for consideration in the implementation strategy for the North Sacramento Redevelopment Project.

After this review, a formal designation of the Chair of the Fiscal Committee was addressed. After discussion, the group unanimously agreed that Co-Chairs would be named consisting of John O'Farrell, Deputy County Executive; and Brooks Coleman, Counsel representing the school districts.

Finally, a time line was decided upon for when the hearing process would officially begin. SHRA staff stated that they hoped that a plan and draft EIR could be distributed to fiscal review committee members by February 21, and that tentative hearing date would be set for Thursday, March 26, 1992 at 10:00 a.m. This hearing date falls within the time set by State law, and will be held at a school within the proposed redevelopment area. The exact meeting place still must be determined and members will be contacted as soon as the place is finalized.

The meeting was then adjourned.



JOHN S. O'FARRELL
Deputy County Executive

Attachment

PH:afm (afal7343)

(afa17343)

ROSTER

<u>NAME</u>	<u>ORGANIZATION</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>FAX NO</u>
John O'Farrell	Sacramento County	700 H Street, Room 7650 Sacramento, CA 95814	440-6474	440-5885
Rob Diamond	Auditor-Controller	700 H Street, Room 4650 Sacramento, CA 95814	440-7454	
Jackie Neumann	Sacramento County	700 H Street, Room 7650 Sacramento, CA 95814	440-9035	440-5885
Doug Thompson	Sacto-Yolo Port District	2101 Stone Blvd. West Sacramento 95691	371-8000	371-8000
David Brown	Sacto-Yolo Mosquito and Vector Control	1650 Silica Avenue Sacramento, CA 95815	922-6526	924-1071
Stephen K. Little	North Sacramento School District	670 Dixieanne Avenue Sacramento, CA 95815	924-3502	
Louise Daoaez	Los Rios Community College District	1919 Spanos Court Sacramento, CA 95825	568-3058	568-3078
Brooks Coleman Counsel for Schools	Calif. School Finance Service	2850 Rumsey, Ste 200 Riverside CA	714-686-3735	
Leonard D. Brinley	Brinley and Schott	3877 12th Street Riverside, CA	714-274-9191	714-788-9040
Danna L. Coinee Assistant Superintendent	County Schools	9738 Lincoln Village Dr. Sacramento, CA 95827	366-2541	

(afa17343)

<u>NAME</u>	<u>ORGANIZATION</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>FAX NO</u>
Matt Washburn	Grant Jr. Union High School District	1333 Grand Avenue Sacramento, CA 95838	921-3841	921-3892
Paul Hahn	Sacramento County	700 H Street, Room 7650 Sacramento, CA	440-5889	440-5885
Mark Stockwell	Katz Hollis (for SHRA)	555 Capitol Mall, Ste 750 Sacramento, CA 95814	448-5295	448-3311
Lisa Fall Kroll	Katz Hollis (SHRA)	550 S. Hill Street Suite 980 Sacramento, CA	213-629-3065	213-623-9105
Thomas Lee	SHRA	630 I Street Sacramento, CA 95814	440-1319	441-1197
Christine Groth	SHRA	600 I Street, Ste. 250 Sacramento, CA 95815	440-1322	
Dana Phillips	SHRA	630 I Street Sacramento, CA 95814	440-1330	441-1197
Ken Nishimoto	City of Sacramento	915 I St, Room 100 Sacramento, CA 95814	264-5845	264-7618
John Dangberg	SHRA	600 I Street, Ste 250 Sacramento, CA 95814	440-1322	447-2261



COUNTY OF SACRAMENTO

OFFICE OF

AUDITOR - CONTROLLER

700 H STREET • ROOM 4650 • SACRAMENTO, CALIFORNIA 95814

(916) 440-7422

NANCY E. WOLFORD
AUDITOR-CONTROLLER

Mark Norris
CHIEF DEPUTY AUDITOR-CONTROLLER

December 31, 1991

John F. Molloy, Executive Director
Sacramento Housing and Redevelopment Agency
P.O. Box 1834
Sacramento, CA 95812-1834

Dear Mr. Molloy:

This report on the North Sacramento Redevelopment Area is pursuant to section 33328 of the California Health and Safety Code. Based on data received from the State Board of Equalization, Sacramento County Assessor, and our own records, we have determined the following:

1. The total assessed valuation of all taxable property within the proposed project area for 1991-92 is \$289,259,271 as detailed on attachment A.
2. The taxing agencies levying taxes in the project area are:

<u>Taxing Agency</u>
North Sacramento Elementary S.D.
Grant Joint Union High S.D.
Los Rios Community College District
County Wide Equalization
Equalization-Grant
Metropolitan Storm Drain Maintenance
County General
Juvenile Hall
Regional Occupation Center
Infant Development-Physically Handicapped
Infant Development-Retarded
North Sacramento CSBA
Children's Institutions
County Superintendent-Administration
Sacramento-Yolo Mosquito Abatement Dist.
City of Sacramento
Development Center Handicapped

Managed By (if different)

County Superintendent of Schools
County Superintendent of Schools
Sacramento County
Sacramento County
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools
County Superintendent of Schools

County Superintendent of Schools

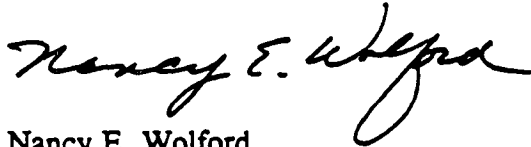
3. Attachment B to this report details the amount of tax revenues derived by each taxing agency from the 1991-92 assessment roll including state subventions. This attachment displays revenues derived from the proposed project area and the total of all tax revenues, whether inside or outside the project area.

However, since we are not able to discern veterans or welfare exemptions from the project area assessment reports, the revenues have not been reduced for such exemptions; actual revenues within the proposed project area may therefore be lower than shown.

4. Consistent with your request of October 9, 1991, the State Board of Equalization and the Sacramento County Assessor have determined the 1991-92 valuations within the proposed project area, and no prior years have been determined. This report therefore presents only the 1991-92 valuations.
5. The revenues in this report exclude revenues generated by unitary and operating non-unitary properties. Those revenues are billed and apportioned as prescribed by Revenue and Taxation Code section 98.9. Since this analysis targets base values and revenues, supplemental revenues have also been excluded.

The individual valuations of each parcel within the proposed area have been sent directly to your office by the State Board of Equalization and the Sacramento County Assessor. A copy of that information is on file in my office. I hope that this report is useful to both you and the taxing agencies affected by the proposed project area. If you have any questions regarding this report or tax distributions in general please contact Rob Diamond at 440-7454.

Sincerely,



Nancy E. Wolford
Auditor-Controller

rdrda001

cc: North Sacramento Elementary School District
Grant Joint Union High School District
Los Rios Community College District
County Superintendent of Schools
County Executive, Sacramento County
Sacramento-Yolo Mosquito Abatement District
City Manager, City of Sacramento

North Sacramento RDA
Assessed Values
1991-92 Base Year

Attachment A

Valuation Type	Tax Rate Areas										Total
	03-089	03-193	03-197	03-240	03-242	03-256	03-257	03-259	03-260	03-263	
State Board Roll											
Land					33,230						33,230
Improvements					10,000						10,000
Personal Property					0						0
	0	0	0	0	43,230	0	0	0	0	0	43,230
Local Secured											
Land	11,978,284	766,828	4,125,244	10,342,382	13,044,960	1,220,286	23,835,213	346,405	544,641	345,048	66,549,291
Improvements	35,065,850	3,364,770	9,806,462	22,385,347	39,683,309	1,745,770	66,942,622		1,286,386	1,024,514	181,305,030
Personal Property	1,701,739		37,542	85,499	602,952	26,934	1,016,748				3,471,414
Fixtures	4,755,560		49,224	75,835	341,515	1,201	602,707				5,826,042
	53,501,433	4,131,598	14,018,472	32,889,063	53,672,736	2,994,191	92,397,290	346,405	1,831,027	1,369,562	257,151,777
Unsecured											
Land											0
Improvements	379,613				331,555		330,319				1,041,487
Fixtures	3,903,861		379,436	2,702,644	1,174,686	67,976	5,041,433		24,325	206,038	13,500,399
Personal Property	4,355,716	25,089	726,684	3,242,905	1,716,307	206,496	6,636,269	2,100	4,255	606,557	17,522,378
	8,639,190	25,089	1,106,120	5,945,549	3,222,548	274,472	12,008,021	2,100	28,580	812,595	32,064,264
Total Values	62,140,623	4,156,687	15,124,592	38,834,612	56,938,514	3,268,663	104,405,311	348,505	1,859,607	2,182,157	289,259,271

North Sacramento RDA
Project Area Revenues and Total Revenues
1991-92 Base Year

Attachment B

District Name	Tax Rate Areas Inside Project										Project Area Revenues	Total Revenues
	03-089	03-193	03-197	03-240	03-242	03-256	03-257	03-259	03-260	03-263		
North Sacramento Elementary	52,875	3,537	12,869	33,044	48,448	2,781	88,837	297	1,554	1,824	246,066	1,286,424
Grant Joint Union High	67,256	4,499	16,370	42,031	61,625	3,538	112,999	377	1,977	2,320	312,991	7,560,242
Los Rios Community College	18,790	1,257	4,573	11,742	17,217	988	31,569	105	552	648	87,442	13,547,784
County Wide Equalization	675	45	164	422	618	35	1,134	4	20	23	3,140	502,932
Equalization Grant	33,050	2,211	8,044	20,655	30,284	1,738	55,530	185	971	1,140	153,809	3,719,516
Metro Storm Drain	0	0	0	0	0	0	0	0	332	389	721	3,950,731
County General	226,345	15,141	55,091	141,454	207,397	11,906	380,292	1,269	6,653	7,807	1,053,354	170,781,694
Juvenile Hall	285	19	69	178	261	15	479	2	8	10	1,326	215,010
Regional Occupation Center	495	33	120	309	453	26	831	3	15	17	2,303	373,971
Infant Dev-Phys. Handicappd	30	2	7	19	27	2	50	0	1	1	140	21,704
Infant Dev-Retarded	30	2	7	19	27	2	50	0	1	1	140	21,732
North Sacramento CSBA	15	1	4	9	14	1	25	0	0	1	70	352
Children's Institutions	2,309	154	562	1,443	2,116	121	3,880	13	68	80	10,747	1,747,368
County Supt - Admin	1,335	89	325	834	1,223	70	2,242	7	39	46	6,211	1,032,174
Sacto-Yolo Mosquito Abatent	4,469	299	1,088	2,793	4,095	235	7,508	25	131	154	20,796	3,399,613
City of Sacramento	212,699	14,228	51,769	132,926	194,893	11,188	357,365	1,193	6,252	7,336	989,848	49,611,140
Dev Center Handicapped	750	50	182	469	687	39	1,260	4	22	26	3,489	388,503
	621,406	41,567	151,246	388,346	569,385	32,687	1,044,053	3,485	18,596	21,822	2,892,593	258,160,890

rdnda003

KatzHollis

**Part XIII. SUPPLEMENT TO ANALYSIS OF REPORT OF COUNTY FISCAL OFFICER;
SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES; AND
ANALYSIS OF AND RESPONSE TO REPORT OF FISCAL REVIEW COMMITTEE**

A. Introduction

Pursuant to Section 33352(m) of the California Community Redevelopment Law (CRL), a report to city council must include an analysis of the county fiscal officer's report as well as a summary of the consultations of the redevelopment agency, or such attempts to consult, with each of the affected taxing agencies. Section 33352(m) also requires a report to city council to include the redevelopment agency's analysis of the report of the fiscal review committee, if any, which shall include the agency's response to such report, any additional information the agency may desire to provide, and any measures to mitigate detrimental fiscal impact the agency may desire to propose. This Supplement to Part XIII of the Agency's Report to the City Council addresses the requirements of Section 33352(m) not previously addressed in the original Report to the City Council to the extent these requirements have been completed.

B. Analysis of Report to County Fiscal Officer

This Section of Part XIII was included in the original Report to City Council.

C. Summary of Consultations with Affected Taxing Agencies

Section 33328 of the CRL requires the Agency, prior to the publication of the notice of the joint Redevelopment Agency and City Council public hearing on the proposed Redevelopment Plan, to consult with each affected taxing agency with respect to the proposed Redevelopment Plan and the allocation of tax increment revenues. The joint public hearing is scheduled for June 23, 1992; the date of the publication of the first notice of such hearing was May 26, 1992.

In October of 1991, in accord with the CRL, the Agency transmitted a Project boundary description, a Project Area map depicting the boundary of the Project Area, and a Statement of Preparation of Redevelopment Plan for the North Sacramento Redevelopment Project Area to the governing bodies of all affected taxing agencies, the Sacramento County Auditor-Controller, Assessor, and Tax Collector-Treasurer, and to the State Board of Equalization. This transmittal was in effect a formal notice to all affected taxing agencies that the Project was being undertaken, and served as the first step in the consultation process required by Section 33328.

As summarized below, the Agency has had consultation discussions and meetings with several affected taxing agencies regarding proposed Project activities and potential fiscal impact of such activities upon the taxing entities. Such consultations continue to occur with certain of the taxing agencies, centering upon the final terms and conditions of proposed fiscal detriment alleviation ("pass through") agreements to be entered into pursuant to Section 33401 of the CRL. A summary of these discussions to date is provided below. In addition, an oral or written summary of such discussions, consultations and pending agreements will be submitted to the City Council at a later date.

KatzHollis

1. Affected Taxing Agencies with Whom Fiscal Detriment Alleviation ("Pass Through") Agreements Are Proposed

a. Sacramento-Yolo Mosquito Abatement District

On March 13, 1992, the Mosquito Abatement District's representative, David Brown, met with Agency staff, Anne Moore and Christine Groth, and the Agency's consultant, Don Fraser of Katz Hollis, to discuss the proposed Redevelopment Plan and the potential impact to the Sacramento-Yolo Mosquito Abatement District ("District"). Mr. Brown described the services provided by the district and the increase in quality and quantity of service that could result from the proposed Project and the development of park facilities in the surrounding vicinity. Ms. Moore indicated the proposed Project would not involve the development of significant amounts of unimproved land. Ms. Moore requested Mr. Brown to submit in writing a description of the financial burden and detriment the District might suffer.

On March 26, 1992 the District submitted to the Agency through the fiscal review committee a letter outlining the fiscal detriment the proposed Project could cause the District. This letter was followed up by another letter on April 9, 1992 further elucidating the financial burden or detriment the proposed Redevelopment Plan could pose.

In the interim, the Agency requested the District to propose the terms of an agreement which the District considered necessary to alleviate the financial burden or detriment the District anticipated sustaining. On April 2, 1992, the District submitted a letter indicating that a pass-through of tax increment equal to 100 percent of their current portion of the basic \$1 tax rate would be needed for them to continue to provide the quality and quantity of service warranted by the Redevelopment Plan. The District, recognizing the Project's implementation may not have an impact until after its initial years, indicated a pass-through would not be required until the eleventh year of implementation.

On April 21, 1992 the Agency submitted by letter a detailed draft agreement for the District's review. On May 5, 1992 the District's legal counsel responded to the proposed agreement. Minor, technical changes have made to the proposed agreement and re-submitted to the District on May 18, 1992. The basic terms of the proposed fiscal detriment alleviation agreement is a 100 percent pass-through of the District's share of the basic \$1 tax rate commencing in the 11th year of program implementation. Approval and adoption of the proposed fiscal detriment alleviation agreement by the respective governing boards is anticipated in the near future.

b.	School	Districts:	North	Sacramento		
	Elementary	School	District,	Grant	Joint	
	Union	High	School	District,	Los	Rios
	Community	College	District	and	Sacramento	
	County Office of Education					

Four school districts are affected taxing agencies in the proposed North Sacramento Redevelopment Project Area. These school districts are: the North Sacramento Elementary School District, the Grant Joint Union High School District, Los Rios Community College District and the Sacramento County Office of Education. In addition to their designated staff person, all of the school districts are represented by Dr. Brooks Coleman of California School Financial Services, Inc. The school districts have chosen to act as a collective entity in discussions with the Agency regarding the proposed Redevelopment Plan. As such this

KatzHollis

summary of consultations reflects their approach and summarizes the consultations with the school districts as a group.

On October 9, 1991, the Agency transmitted to all of the affected taxing agencies a notice pursuant to Section 33327 of the CRL notifying them that the Agency was preparing a redevelopment plan. This notice also requested the affected taxing agencies to provide the Agency with the name of the District's designated representative. On October 15, 1992, the Los Rios Community College District notified the Agency by letter that Ms. Louise Davatz, Assistant Chancellor, is its representative. On October 29, 1992 the North Sacramento School District sent a letter to the Agency notifying it that Mr. Stephen Little, Assistant Superintendent, would represent the school district during consultations regarding the proposed Redevelopment Plan. On November 5, 1991 Agency staff made follow-up phone calls to identify the representatives of the Sacramento County of Education and Grant Joint Union High School District, Donna Coiner, Assistant Superintendent and Matthew Washburn, Planning Analyst, respectively.

Prior to the four school districts commencing consultations as a collective entity, John Molloy, Agency Executive Director, City Councilmember Lyla Ferris, her staff person, Wendy Cooper, and Mr. Tom Lee, Agency Deputy Director, met with representatives of the North Sacramento School District and the Grant Joint Union High School District and one of the district's consultant from California School Financial Services, Inc., Mr. Ira Carter, on December 9, 1991. The Agency indicated to the school districts that it anticipated the elementary and high school districts may encounter some degree of need to increase the quantity and quality of service being provided by the school districts in the Project Area. In the event that the school districts foresaw and in turn demonstrated the Project would cause them financial burden or detriment, Agency staff proposed that the Agency would like to alleviate that burden, to the degree warranted, through assistance with resulting facility needs. Both school districts expressed interest in having the Agency assist with facilities and said they would discuss this with their policy-makers.

On March 26, 1992 Agency staff, Anne Moore, Assistant Director of Community Development and Bina Lefkovitz, Director of Community Development, and Agency consultants, Don Fraser and Lisa Fall, met with Brooks Coleman to discuss the proposed Redevelopment Plan and programs and the potential burden or impact it could have on the four school districts represented by Dr. Coleman. Ms. Moore reiterated the Agency's position that if the school districts demonstrated financial burden or detriment, the Agency would like to alleviate that burden or detriment by assisting in the construction of school facilities within or benefiting the Project Area, but was concerned that the elementary and high school districts had not submitted a list of possible facilities as requested in December of 1991. Dr. Coleman described the types of services the school districts provided, indicating that those provided by the County Office of Education and the Los Rios Community College District may not fit the Agency's preference for facility construction. The Agency impressed upon Dr. Coleman its desire to commence consultations and to review and assess the potential burden or detriment the school districts foresaw as soon as possible. Mr. Coleman stated that the school districts would present their argument for fiscal detriment through the Fiscal Review Committee.

On March 26, 1992 Agency staff at the Fiscal Review Committee hearing restated its position that in the event the school districts demonstrated that the proposed Project would create a need for an increase in the quality and quantity of services it would like to alleviate that burden by assisting with the construction of facilities. The Agency also asked the school districts to submit evidence of detriment and a list of the facilities needed to alleviate such detriment. Following the closure of the hearing, Agency staff approached the individual representatives of the school districts to arrange individual consultation meetings. The Agency was

KatzHollis

informed that the school districts intended to consult collectively with the Agency and would not meet with Agency representatives separately.

On April 9, 1992, at the continued Fiscal Review Committee hearing, the Agency re-iterated its desire for the school districts to submit evidence of detriment and a list of specific facility needs. A meeting was scheduled to consult with the school districts immediately following the continued Fiscal Review Committee hearing. Since two of the school districts' representatives were unable to attend, the meeting was cancelled. The meeting was re-scheduled for April 16, 1992.

On April 14, 1992 the Agency sent letters to the superintendents of the school districts stressing its desire to consult with the affected taxing agencies and reach fiscal detriment alleviation agreements in the event that the schools demonstrated that the Project will cause a financial burden or detriment. The letter suggested that the consultation meetings would be facilitated if the school districts and their representatives agreed to meet individually with the Agency. The school districts responded that they would continue to meet as a collective entity.

On April 16, 1992 Agency representatives, the school districts representatives and consultants for both entities met to discuss the proposed Project. The representative of the North Sacramento Elementary School District stated the district was unable to provide a list of specific facilities that would be needed to address an increase in the quality and quantity of service caused by the Redevelopment Plan. However, the district would agree to commit a pass-through of tax increment funds to capital improvements. The Grant Joint Union High School District indicated that a reorganization and merger with other school districts was possible. The school districts stated that a down-side of the unification is that the school facilities involved are over 30 years old and in need of modernization. With no assistance from the State, funds would have to be generated locally. Therefore, the two local serving school districts are looking for a tax sharing agreement. On April 16, 1992 the school districts submitted their final fiscal impact analysis to the Agency. This analysis is included as their statement of impact in the FRC report.

Anne Moore stated that, if the school districts demonstrated financial burden or detriment and the Agency entered into an agreement with the school districts, the Agency would want to be involved in monitoring the use of funds by the school districts. This idea was opposed by all of the school district representatives. The districts agreed, however, that the Agency and the PAC would have an advisory role in how monies were to be spent.

Brooks Coleman concluded the meeting by stating four proposals would be submitted to the Agency shortly.

Proposed terms of individual pass-through agreements for the school districts were submitted in separate letters by Brooks Coleman on behalf of the four school districts on April 21, 1992. The basic proposal was a 50 percent pass-through of each district's share of basic 1 percent tax increment revenue and no participation in the housing set-aside.

On May 8, 1992 the Agency made a counter-offer in anticipation that the school districts would demonstrate financial burden or detriment from the Project. The base terms of the Agency's proposal was 15 percent of the district's share of basic 1 percent tax increment revenue beginning in the 11th year of program implementation, with the school districts participating in the housing set-aside. The Agency also stipulated the monies must be used for capital improvement projects.

KatzHollis

**Exhibit 1 to Part XIII
Analysis of and Response
to Report of Fiscal Review
Committee**

KatzHollis

On May 15, 1992 at the Agency's request, all of the parties met to discuss the two proposals. At issue was the percentage of the districts' proportionate shares of tax increment revenue to be passed-through. The main topic of controversy was administration of the fund. Dr. Coleman indicated the districts would provide a counter proposal within the following week. The school districts did not present any additional evidence of financial burden or detriment at the meeting.

The school districts provided a counter proposal on May 26, 1992. The bottom line of the school districts' counter-offer is a pass-through of 40 percent of each districts portion of the basic 1 percent tax revenue, and although unclear apparently no sharing in the housing set-aside. As of this writing, on May 28, 1992 the Agency is still examining the fiscal impact analysis the school districts submitted as part of the Fiscal Review Committee's Report to determine if the districts will suffer financial burden or detriment from the proposed Project, and, if the districts will suffer some sort of burden, the appropriate amount of tax increment revenue necessary to alleviate that burden.

c. County of Sacramento

The Agency held its first consultation meeting with representatives of the County of Sacramento, Mr. John O'Farrel, Mr. Paul Hahn and Ms. Jackie Neumain on January 30, 1992. Participating from the Agency were Mr. Tom Lee, Mr. John Dangberg, and Ms. Christine Groth. Mr. Mark Stockwell and Mr. Don Fraser, the Agency's consultants from Katz Hollis, were also in attendance.

Mr. Lee provided the County representatives with some background information on the proposed Project. Mr. O'Farrel described the existing need for social service facilities in the Project Area and how the County anticipated this need to be exacerbated by the proposed Redevelopment Plan. Mr. O'Farrel stated that the County would be interested in earmarking potential pass-through payments for the construction of social service facilities. Mr. O'Farrel also said the County would provide a list of facilities that might be needed as a result of the Redevelopment Plan.

On April 2, 1992 in a conversation between Anne Moore and John O'Farrel, Mr. O'Farrel reiterated the County's desire to work with the Agency to develop social service facilities in or serving the Project Area as part of a fiscal detriment alleviation agreement. Ms. Moore stressed that the Agency would need evidence of fiscal burden or detriment before it could enter into a fiscal detriment alleviation agreement with the County.

On April 15, 1992 the County of Sacramento submitted to the Agency a statement of the need for a human service facility in North Sacramento. (This memorandum is also a part of the Report of the Fiscal Review Committee.)

On May 6, 1992, Mr. O'Farrel attended a meeting of the PAC to describe and discuss the social service facility the County envisions for North Sacramento.

The Agency continues to consult and discuss with the County the degree of financial burden and fiscal detriment the proposed Project may create for the County, and are also attempting to quantify the potential impact in terms of dollars to alleviate any possible burden.

KatzHollis

2. Other Affected Taxing Agencies

a. Sacramento Regional County Sanitation District

The Sacramento Regional County Sanitation District was notified of the proposed Redevelopment Plan and was asked to consult with the Agency. It was also informed of the formation of the FRC. The Sacramento Regional County Sanitation District chose not to participate.

D. Analysis of and Response to Report of Fiscal Review Committee

The analysis of and response to the Report of the Fiscal Review Committee is included as Exhibit 1 to this Supplement to Part XIII of the Agency's Report to City Council. A copy of the response was transmitted to the Chair of the Fiscal Review Committee on June 5, 1992.

**RESPONSE
to the
REPORT OF THE FISCAL REVIEW COMMITTEE
on the
PROPOSED REDEVELOPMENT PLAN
for the
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
June 4, 1992**

**RESPONSE
to the
REPORT OF THE FISCAL REVIEW COMMITTEE
on the
PROPOSED REDEVELOPMENT PLAN
for the
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**

Section 33353.7 of the California Community Redevelopment Law (Health and Safety Code, Section 33000 *et seq*) (the "Law") requires that, if a fiscal review committee submits a report to an agency pursuant to Section 33353.5 of the Law, the agency shall prepare and submit a written response to that report, including reasons for not adopting recommendations of the committee, if included therein, regarding the financial burden or detriment which the committee has stated the redevelopment plan will cause.

ANALYSIS OF AND RESPONSE TO REPORT OF FISCAL REVIEW COMMITTEE

The report of the Fiscal Review Committee (the "Report") was received by the Agency on May 6, 1992. The report included a letter summarizing the Fiscal Review Committee process; minutes of the meetings of the Fiscal Review Committee; two memoranda from the Sacramento-Yolo Mosquito Abatement District (the "Mosquito Abatement District") claiming fiscal detriment; two memoranda from Sacramento County (the "County") claiming fiscal detriment; a school impact analysis study submitted by the North Sacramento Elementary School District, the Grant-Joint Union High School District, the Los Rios Community College District, and the Sacramento County Superintendent of Schools (the "School Districts"); findings from the Fiscal Review Committee; recommendations from the Fiscal Review Committee; and other miscellaneous information.

This analysis and response will be structured in the following order, as generally taken from the Committee's Report; FRC transmittal; information on fiscal detriment from the Mosquito Abatement District, the County and the School Districts; Fiscal Review Committee findings; and Fiscal Review Committee recommendations.

This response is based in part on information and discussions with the taxing entities. The Agency anticipates and welcomes further meetings with the taxing entities. Should pertinent additional information be presented, the findings of this response may change.

FRC Transmittal

The transmittal letter of the Fiscal Review Committee (the "FRC") states that the FRC was formed at the request of the Sacramento County Office of Education. Four Fiscal Review Committee meetings were held: a consultations meeting pursuant to Section 33333.3 of the CRL; the FRC hearing and continued hearing pursuant to Section 33353.4(b); and one more meeting following the conclusion of the formal hearing process. At the continued hearing held on April 9, 1992, the School Districts presented their statement of fiscal detriment, along with findings and recommendations relative to the proposed Redevelopment Plan for North Sacramento. Non-school district members of the FRC were concerned about voting on findings they had not yet reviewed. The FRC requested Agency approval of one additional meeting to consider the proposed findings. The Agency acquiesced on the condition that the FRC Report be submitted within 30 days of the continued hearing. At the final FRC meeting, a vote was taken among the members of the Fiscal Review Committee (which, as noted above was comprised of school district representatives in the majority) and based on the outcome of the vote it was decided to make the School Districts' recommendations the full Committee's recommendations.

Fiscal Detriment Statements

1) **Sacramento-Yolo Mosquito Abatement District**

On March 26, 1992 the Mosquito Abatement District submitted to the Agency through the fiscal review committee a letter outlining the fiscal detriment the proposed Project Area could cause the District. This letter was followed by another letter on April 9, 1992 further elucidating the financial burden or detriment the proposed Redevelopment Plan could pose.

The Agency has reviewed these statements, along with other information provided verbally by the Mosquito Abatement District, and believes that the Mosquito Abatement District could suffer an increase in both the quantity and quality of services provided in the proposed Project Area. Additional services may be required due to increased development (both new and reuse of existing sites) engendered by implementation of the Agency's redevelopment program.

Due to the potential financial detriment that the redevelopment plan may have on the Mosquito Abatement District, the Agency is proposing that a fiscal detriment alleviation ("pass-through") agreement be entered into with the Mosquito Abatement District. The basic term of the proposed fiscal detriment alleviation agreement is a 100 percent pass-through of the District's share of the basic \$1 tax rate commencing in the 11th year of program implementation.

2) **County of Sacramento**

As part of the fiscal review process, the County of Sacramento submitted a statement of the need for a human service facility in North Sacramento. Although the statement documented a need for the human service facility, it did not present a clear case of the fiscal burden or detriment that could be caused by the proposed Project Area.

Although the County has not yet provided substantial evidence of fiscal burden or detriment, it appears that there will be some fiscal detriment upon County social services caused by the proposed redevelopment plan. As part of the plan for the elimination of blight, the Agency will be implementing a redevelopment program designed to encourage new residential development. Additional residential development will likely create additional demand for County social services.

Due to this, the Agency continues to consult and discuss with the County the degree of financial burden or detriment the proposed Project may create for the County, and is also attempting to quantify the potential impact in terms of dollars to alleviate any possible burden. To date, these consultations have not yet been completed. However, it is anticipated that further discussions will result in the Agency and the County entering into a pass-through agreement.

3. **School Districts: North Sacramento Elementary School District (NSSD), Grant Joint Union High School District (GJUHSD), Los Rios Community College District (LRCCD) and Sacramento County Office of Education (SOS)**

The School Districts responded to the fiscal review process through their consultant, Public Economics, Inc. ("PEI"). PEI submitted a School Impact Analysis study dated April 16, 1992, as part of the report of the FRC.

Overall, the study prepared by PEI is flawed and significantly overstates the impact that the Project Area could have on the School Districts. Attached as Appendix A to this response is a more detailed analysis of the PEI study. That analysis includes three alternative impact scenarios based on different assumptions than those shown in the PEI study. The three alternatives are described below in relation to

how they differ from the PEI study.

- a) Alternative 1 -- This alternative uses the same assumptions shown in the PEI study, with the exception of the total square footage of Agency engendered development expected to occur. PEI utilized the total square footage of development shown in the Preliminary Report. However, a portion of the development shown in the Preliminary Report is expected to occur from reuse of existing developments. PEI has therefore overestimated the impact of new development. Alternative 1 uses the square footage of net new development (after reduction for reuse), as shown in the EIR.
- b) Alternative 2 -- This alternative also utilizes adjusted new development figures, as discussed above, and further utilizes more reasonable assumptions of demographic impacts, as outlined below and described in greater detail in Appendix A.
 - 1) The PEI study assumes that two-thirds of all new jobs, created either directly or indirectly from the proposed Project Area, will be filled by people who do not currently live in the County. This assumption ignores the number of unemployed individuals who could potentially fill these jobs. Alternative 2 reduces the number of new migrants into the County by the number of recently unemployed workers.
 - 2) The PEI study assumes that none of the new residential dwelling units assumed to be engendered by Agency activity will be filled by workers moving to the County as result of new jobs created through redevelopment. This has resulted in an apparent double counting. Alternative 2 assumes that new workers moving to the County will occupy these units.
- c) Alternative 3 -- This alternative incorporates the assumptions from alternatives 1 and 2 plus makes the following changes relative to facilities impacts:
 - 1) The cost per square foot for construction of facilities used in the PEI study appears to be overstated. Updated square footage costs have been used based on costs used in the GJUHSD School Financing Plan and recent projects approval by the State Allocation Board ("SAB").
 - 2) The SAB recently increased the maximum fee which may be charged by school districts on residential and commercial/industrial development. The attached analysis assumes both GJUHSD and NSSD will be able to justify increasing their fees to the maximum levels.
 - 3) The PEI study has attempted to adhere to the standards of the State Building Program when projecting facilities costs, which is a reasonable approach. However, the PEI study ignores the requirement that in order to qualify for the state program, the square footage of funded projects must be reduced by 20 percent. Alternative 3 assumes that the square footage of all facilities would therefore need to be reduced by 20 percent.

The table below shows the facilities impacts, in 1992 dollars, from each of the three alternatives described above compared to amounts estimated by PEI in their study.

	<u>Alt.1</u>	<u>Alt.2</u>	<u>Alt. 3</u>	<u>PEI</u>
SOS	\$1,132,664	\$ 605,889	\$ 605,889	\$1,608,346
LRCCD	5,389,722	2,918,905	2,918,905	7,745,385
GJUHSD	4,181,280	1,647,752	872,513	7,202,172
NSSD	1,358,133	760,341	369,520	3,185,614

The Agency believes that either Alternative 2 or Alternative 3 provide a better estimate of the facilities impacts on the School Districts than does the PEI study. Since the Agency does not wish to dictate school facilities requirements to the School Districts, as shown in Alternative 3, it is willing to concede that Alternative 2 may provide the best estimate of the impact that the Project Area may have on the School Districts.

Based on Alternative 2, a more reasonable estimate of the impact in 1992 dollars would be approximately \$606,000 for the Sacramento County Superintendent of Schools ("SOS"), \$2.9 million for the Los Rios Community College District ("LRCCD"), \$1.6 million for the Grant Joint Union High School District ("GJUHSD"), and \$760,000 for the North Sacramento School District ("NSSD"). The figures have been converted to future dollar impacts, using the same methodology used in the PEI study, as shown on the table in Appendix B. The future dollar impacts would be approximately \$915,000 for the SOS, \$4.4 million for the LRCCD, \$2.5 million for the GJUHSD, and \$1.1 for the NSSD.

The estimated financial impacts to each of the School Districts should then be compared to each individual district's share of tax increment to be allocated to the Agency as a way to determine a reasonable amount of tax increment which could be shared as part of a pass through agreement with the School Districts. It should be noted that the PEI study included such an analysis, but that it compared the financial impacts to each of the School Districts to the Agency's tax increment projection. This approach is incorrect. The comparison should be between the estimated financial impacts to each School District in relation to the tax increment limit, since this is the maximum amount of tax increment the Agency can receive. The table below shows the financial impact to each School District in relation to each district's share of the tax increment limit of \$268 million.

	<u>Total Share of Tax Increment</u>	<u>Financial Impact * (future dollars)</u>
SOS	\$2,546,000	\$915,195
LRCCD	8,093,600	4,409,004
GJUHSD	28,997,600	2,488,928
NSSD	<u>23,557,200</u>	<u>1,148,495</u>
TOTAL	\$63,194,400	\$8,961,622

* From Table B-2 in Appendix B

It should be noted that the impacts from both the PEI analyses and the Agency analyses shown above are overstated in terms of tax revenue foregone. This has occurred for two reasons. First, the State

is required to make up any lost funding to school districts that are not basic aid districts. Second, both the PEI study and the Agency analyses of that study only analyze direct and indirect impacts to the School Districts from new development occurring both inside and outside the Project Area. Neither study evaluates the increase in assessed value and hence additional property tax revenues to the School Districts as a result of "spin off" development occurring outside the Project Area but within the boundaries of any of the school districts.

An example may help to clarify this point. Based on data provided in the PEI study, an additional 7,315 households will be formed within the boundaries of the LRCCD and the SOS as an indirect result of the Project. Assuming that each new household results in construction of a new house (as is implicit in the PEI study), at a sales price of approximately \$150,000, the total increase in assessed value would be approximately \$1 billion. The LRCCD and SOS share of additional annual property tax revenue from such development would equal approximately \$330,000 and \$105,000 respectively. Additional new development can also be expected to occur from the projected increase in off-site jobs. The PEI study assumes that 16,080 new employees will be attracted to the County as an indirect result of the Project. Based on the PEI methodology, this could result in approximately 6 million square feet of additional new industrial, retail and office development. Assuming a conservative square footage cost of \$75.00 to develop this space, the total increase in assessed value could equal approximately \$450 million. Under this scenario, the LRCCD and SOS could expect to receive additional annual property taxes of approximately \$136,000 and \$43,000 respectively. As can be seen from this analysis, the impacts to the LRCCD and SOS appear to be much higher because only the costs, and not the benefits, of development have been evaluated.

Furthermore, it may be argued that some portion of the development occurring outside of the project area due to the "spin off" effect of development engendered by the redevelopment project would have occurred even in the absence of the redevelopment project. The new development engendered by the Agency in the proposed Project Area may have occurred in other parts of Sacramento County or the metropolitan region. In other words, development in the Project Area is a result of market demand, and such development would occur even if there were no Project Area. However, the Agency's activities within the Project Area will prompt development to occur there rather than elsewhere. As such, with or without the proposed Redevelopment Project, the districts would have been impacted by new development resulting from market demand.

The Agency is willing to concede that the School Districts will suffer some level of fiscal burden or detriment from the proposed redevelopment plan. In order to alleviate the fiscal burden or detriment the Agency and School Districts are attempting to negotiate the terms of a pass-through agreement. As discussed in greater detail in the summary section on consultations with the affected taxing agencies, numerous meetings have been held in an attempt to agree on the terms of a pass-through agreement. As of this writing on June 1, 1992, the Agency has submitted a counter proposal to previous School Districts' proposals which the Agency believes adequately addresses the fiscal impacts to the School Districts that could be caused by the proposed Project.

Fiscal Review Committee Findings and Determination

The Report contained two findings relative to the redevelopment plan. These are addressed in order.

1. **"The Committee hereby concludes that the Project in its current form, will cause a financial burden or detriment upon the following members of the Committee:**

Sacramento County Superintendent of Schools; Los Rios Community College District; Grant Joint Union High School District; North Sacramento Elementary School District; Sacramento-Yolo Mosquito & Vector Control District."

The Agency agrees that there will be some financial burden or detriment upon the taxing entities listed above. The Agency is attempting to negotiate the terms of equitable pass-through agreements with each of the taxing entities.

2. **"The impact analysis statements and reports prepared by the affected taxing entities are incorporated herein and constitute substantial and adequate evidence that significant impacts will occur. The Committee further finds that the best and most accurate estimate of impact on the affected taxing entities is provided in the impact analysis reports prepared and submitted by those members."**

The Agency does not agree with either of these findings, as they relate to the School Impact Analysis prepared by PEI. As discussed in greater detail above and in Appendix A, the Agency believes that the PEI study is flawed and does not provide an accurate estimate of the impacts on the School Districts. Rather, the study significantly overestimates the potential financial burden or detriment to each of the school districts.

Fiscal Review Committee Recommendations

The Committee makes three recommendations relative to the proposed North Sacramento Redevelopment Project Area. Listed below are the recommendations of the Fiscal Review Committee, along with the Agency's response.

1. **"That the Redevelopment Agency for the City of Sacramento work with each of the affected taxing entities to reach an agreement with such entity to reduce any impacts anticipated to occur to a level acceptable to the affected taxing entity."**

The Agency has spent a substantial amount of time and effort in consulting with each of the affected taxing entities on the fiscal impacts of the proposed Redevelopment Plan. In addition to the four meetings held with the FRC, the Agency has met separately with each affected taxing entity. Agency consultations with the Mosquito Abatement District have resulted in a proposed pass through agreement which is fair and equitable to both sides. The Agency has met with the County on three separate occasions, with future meetings anticipated. Finally, the Agency has met with the School Districts four times to discuss their potential financial burden or detriment. Proposals have been made by the Agency to enter into a pass through agreements with each school district, in anticipation that the School Districts would be able to prove that there is fiscal detriment to them caused by the redevelopment plan.

Beyond noting the above, the Agency also takes exception to the wording of this recommendation. The essence of the recommendation is that the Agency should enter into a pass through agreement at "a level acceptable to the affected taxing entity". As with any negotiations, the Agency believes that any pass through agreement should be acceptable to both sides, and should be an agreement that results in a win-win situation. Obviously, the Agency cannot enter into an agreement which hinders its ability to eliminate blight and engender development activity in the Project Area, or which results in payments to any taxing agency in excess of the fiscal burden or detriment suffered by that agency.

2. **"That the Redevelopment Agency reduce its cap on tax increment financing and consider potential alternative sources of funding for the City. The Committee finds no evidence that alternative sources of funding by the City, including sales tax revenues, transient occupancy tax, special use taxes, impact or development fees, were reasonably evaluated by the Agency as a means of reducing the need for tax increment financing."**

The reduction of the tax increment limit in the Redevelopment Plan is not a realistic alternative. The tax increment limit is derived by calculating the total costs of all programs needed to reduce or eliminate blight in the Project Area. Reducing the tax increment limit would therefore hinder the success of the Agency's program for revitalization of the proposed North Sacramento Project Area. It should also be noted that the Agency's tax increment limit has been set at an amount (\$268 million) which is substantially lower than the tax increment that can be expected to be engendered by Agency activities (\$353 million). The difference between the limit and the tax increment projected in the Project Area will be distributed to the taxing entities, who therefore will reap the benefit of Agency activities.

Part IV of the Preliminary Report addresses the issue of financing redevelopment of the Project Area. In addition to tax increment financing, this part of the Preliminary Report includes an analysis of the use of:

- Loans, Grants and Contributions from City, County, State and Federal Government and from Project Developers
- Land Sales Proceeds
- Special Assessment Districts
- Development Fees

The analysis shows that the Agency has considered and will use forms of financing other than tax increment revenues, including funding over half of the cost of all proposed public improvements for the Project. However, the magnitude of the improvements needed in the Project Area requires the use of tax increment financing. Just as redevelopment funding sources cannot entirely support the needed public improvements, neither can other funding sources available to the City and Agency.

3. **"That the Redevelopment Agency more specifically define its projects and how such projects will achieve the broadly stated goals of the Redevelopment Plan. The Committee found no evidence that the objectives of the Redevelopment Plan could be achieved without creating the impacts identified."**

The Agency believes that this recommendation misstates the purposes and intent of a redevelopment plan. The Law clearly does not require any additional specificity than that found in the documents provided to the FRC. Redevelopment plans are broadly written to provide flexibility in order to redevelop and rehabilitate blighted areas. A redevelopment plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, the Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions. On the other hand, the specificity described by the FRC is abundantly provided by the Agency in the Preliminary Report.

The second part of this recommendation is not actually a recommendation but rather a finding. As provided in the Law, the burden of proof is upon the members of the FRC to prove financial burden or detriment. While it appears that the members of the FRC may experience some burden or detriment, the extent of this detriment is open to differing interpretations, as discussed previously in this response, as demonstrated in Appendix A.

CONCLUSIONS

The Redevelopment Agency of the City of Sacramento has identified an area of the City clearly in need of special assistance. The California Community Redevelopment Law was adopted to provide the

special mechanisms to tackle the unique problems associated with urban blight and redevelopment. The Law also created a special means by which projects and programs established to address the problems could be funded.

There is little question that the North Sacramento Redevelopment Project has suffered and continues to suffer from the effects of urban blight. Because there are easily identifiable social, physical and economic problems present in the North Sacramento Redevelopment Project, the Redevelopment Plan has been proposed.

The Agency wishes to pursue an aggressive program that will implement the goals and objectives of the North Sacramento Redevelopment Plan. It may lawfully use tax increment revenue to finance its programs to correct the physical, social, and economic ills of the community. It proposes to use locally generated tax dollars to address documented and specialized local needs. Tax increment revenue financing coalesces local revenues into a sizable annual source of revenue that can successfully finance the costs of redevelopment. By bringing the revenues generated in the Project Area together into one agency the revenue can be re-directed back into the community to insure results. This is basic to the concept of redevelopment.

The North Sacramento Redevelopment Project is a project in which the Agency is trying to improve local public services, upgrade and improve the local housing stock, expand and improve local public facilities, expand local employment opportunities and thereby become a catalyst for new private investment and reinvestment. These are all programs that the various affected taxing agencies might (only might) individually address. However, when the programs are focused through the process of redevelopment the community is assured that money is redirected back into the community.

Each redevelopment project should be reviewed and evaluated on its individual merits, not by what may or may not be trends in redevelopment activities within a taxing agency's boundaries. The North Sacramento Redevelopment Project has clearly defined needs and for the most part a single source of funds to pay for those programs to address those needs. When property tax revenues generated directly from property within the Project are funnelled back to the Project it can have a significant positive impact.

The Agency is not proposing to take tax revenues from the Project and disperse them throughout the City for City projects, or as the County would do, disperse them through the County for "County" projects. The Agency is proposing a circular investment process. It will lawfully receive property tax increment revenue generated from the Project Area and then return these dollars to the community through rehabilitated water and sewer systems, traffic and pedestrian safety improvements, the development of open space, street improvements and other locally beneficial activities.

The Agency also recognizes that it has a responsibility to mitigate any fiscal burden or detriment caused to the taxing entities. The Agency has reviewed each of the claims of fiscal burden or detriment, and believes that each taxing entity may experience some level of fiscal burden or detriment from the Redevelopment Plan. Therefore, the Agency is willing to enter into pass-through agreements to alleviate the fiscal burden or detriment upon the taxing entities. The Agency maintains, however, that the pass-through agreements must be fair and be tied to a realistic level of financial burden or detriment. The Agency is willing to continue to meet with the taxing entities in the hopes that such agreements can be reached.

This report evaluates the study prepared by Public Economics, Inc. estimating the facilities impacts on the school districts of the North Sacramento Redevelopment Project.

SUMMARY

Three alternative impacts were calculated: Alternative 1 is identical to the PEI Alternative 1 with the exception of the square footage of development as an initial starting point. Alternative 2 modifies the PEI methodology to more reasonably reflect local economic conditions. Alternative 3 includes the modifications from Alternative 2 but also modifies the assumptions about school facilities costs.

This report concludes that a more reasonable level of impact in 1992 dollars would be \$0.606 million for the Sacramento County Superintendent, \$2.919 million for the Los Rios Community College District, \$1.648 million for the Grant Joint Union High School District, and \$0.760 million for the North Sacramento School District.

This estimate of impact is based on the new building impacts identified in Table F of the EIR. These are as follows:

Residential	526 d.u.
Retail	37,890 s.f.
Office	540,000 s.f.
Industrial	1,277,100 s.f.

This report does not accept the PEI premise in their Alternative 2 that 2 percent of the RDA's projected 6 percent annual growth rate in assessed valuation is caused by additional new development.

It is assumed that the jobs created directly and indirectly by this development will partially be filled by workers who are currently unemployed. This assumption is used in place of the PEI

assumption that two-thirds of the new jobs would be filled by workers moving to Sacramento.

Finally, it is assumed that workers moving to Sacramento as a direct or indirect result of the RDA will occupy the 526 dwelling units proposed to be built, and that additional dwelling units would be built only to the extent that the households created exceed this supply. The PEI study assumes that the 526 units would not be occupied by these workers and considers these additional units.

Several assumptions used by PEI are questionable when compared to other school impact analysis. However, because of the lack of any readily available information, all other assumptions and methodology used by PEI were also used in the calculation of impact in this report.

ASSUMPTIONS USED IN CALCULATING IMPACT

In calculating the impact of the RDA on school districts two major pieces of information must be estimated--the increase in the number of pupils at each level and the net costs of providing facilities for those pupils.

For purposes of calculating the increase in pupils assumptions must be made about the amount of development, the number of jobs created by development, the translation of these new jobs into new households located in the county, the number of these households which will be located within the attendance boundaries of the school districts, and the number of schoolage children residing in each of these households who will be attending public schools.

For purposes of calculating the net cost of facilities assumptions must be made about what types of facilities will be needed and how those facilities will be provided, how much square footage is required and at what cost, how much land and at what cost, and the cost of any furniture and equipment required. The net costs are calculated by assuming that school districts will collect the maximum allowable fee on new construction.

Amount of Development

In calculating the amount of development associated with the RDA, the PEI studies makes several assumptions which are not reasonable.

The first of these is including the commercial/industrial square footage and residential dwelling units identified in the EIR as other than new construction. Rather than a total of 2,540,000 square feet of commercial/industrial and 1,446 dwelling units; the figures for new construction assisted by the RDA should be 1,854,990 s.f. of commercial/industrial and 526 dwelling units. These figures are used in both alternatives in this report.

The second assumption is that in addition to the specific figures for construction identified in the EIR, the PEI study assumes that the "unquantified amount of new construction" referenced in the EIR can be quantified as 2 percent of the RDA's projected 6 percent annual growth rate in assessed valuation. There is no basis for this assumption and it is not used in the calculations in this report.

The third assumption is that there are both indirect and induced impacts related to the RDA development. In other words, additional development is created related to firms that trade with businesses in the RDA or provide goods and services to the new workers in the RDA. The multipliers used to estimate these indirect/induced impacts are those employed by the Association of Bay Area Governments and do not reflect local conditions. PEI addresses this flaw by arbitrarily reducing the multipliers by 20 percent. There is no analytical basis for this. However, because a substitute multiplier is not easily obtained, this report also uses the flawed multiplier and thus probably also overstates the number of jobs created.

The unreasonable result of several flawed assumptions becomes apparent when the PEI Alternative 2 estimate of indirect/induced jobs is translated into square footage of development (13,418,500 s.f.) and combined with the PEI direct impact of 4,057,988 s.f. for a total of 17,476,488 s.f. This is an 842 percent increase over the square footage of new construction identified in the EIR. This is equivalent to 135 Price Clubs. Is this a reasonable result?

Number of Jobs Created in County

The PEI study and this report assume that the creation of jobs can be estimated from the square footage of new commercial/industrial construction. Several sources are available for the estimates of square footage per employee for the three classes of land-use type. The most accurate figures are obtained by conducting a survey of existing businesses in the area. However, when a district specific survey is not feasible, state law permits the use of a study published by the San Diego Association of Governments (SanDAG) to justify fees on commercial/industrial development. The Grant Joint Union High School District recently surveyed 38 businesses in the district and collected data on square footage and number of employees. The results of this survey and comparable figures from the SanDAG survey are displayed in Table 1. The PEI study uses figures from the Bay Area which probably do not reflect the Sacramento area. These figures are also contained in Table 1.

Table 1
Comparison of Business Surveys--Square Feet/Employee

SURVEY SOURCE

LAND-USE	SanDAG	GJUHSD	ABAG (PEI)
OFFICE	228	704	250
RETAIL	382	233	300
INDUSTRIAL	649	520	500

Although probably a better predictor than the ABAG study, because the GJUHSD is not specific to the project area and Sacramento County and only the figure for offices differs significantly from the ABAG study, the ABAG survey was also used in this report.

PEI correctly assumes that all jobs directly created by the RDA are located in Sacramento County and, by comparing the jobs in Sacramento County to the total in the Sacramento Metropolitan Statistical Area, that 75.4 percent of indirect/induced jobs are located in Sacramento County.

This report uses the same assumptions.

PEI estimates that 34,012 new jobs will be created in Sacramento County as a result of the RDA. This is an increase of 7.4 percent beyond total employment in 1989 which may not seem reasonable for a RDA of this size.

Households Created in Sacramento County

The new jobs created by the RDA will be filled by current county residents and those who move to the county. PEI assumes that one-third will be filled by current residents based on "historical relationships between migration and employment in the region." This assumes a linear function between the number of jobs and the migration of new workers, i.e. that, no matter how many jobs are created, two out of every three jobs will be filled by new residents. There is no analytical foundation given for this assumption which ignores the current level of unemployment in the county. In addition a linear function does not make sense since with a large enough number the number of potential county resident workers falls short of one-third.

As of December 1990 there were 30,100 unemployed county residents which is 9,800 higher than December of 1989. This study assumes that the first 9,800 jobs will be filled by these newly unemployed workers and the remainder would be filled by workers moving to Sacramento County.

Since some households have multiple workers, the number of jobs must be converted to households by dividing by the number of workers per household in the area being studied. PEI uses a figure of 1.65 workers per household based on data from the EDD and the Building Industry Research Council. It is not possible to tell from the study if this is statewide figure, or is specific to the region. However, when justifying its commercial/industrial fees the GJUHSD used a figure of 1.89. The 1990 Census reports the number of workers per home and analysis of the census tracks for the districts would be a more accurate method of estimating households. For simplicity the PEI assumption is also used in this report.

Based on the responses from 17 out of 100 businesses surveyed, PEI predicts the likelihood that a worker in the RDA, the district, or county will live in the school district or county. While the 100 businesses were apparently balanced for type and size, there is no indication if the responses were similarly balanced and thus a reliable predictor of the population. However, absent any other predictor this report used the PEI figures.

A significant assumption made by PEI is that the households created by employment is independent of the households created by the construction of residential units by the RDA. This assumption is not stated, but when calculating the number of new households in the county the dwelling units and employment households are added together for a total of 8,128 new households. No evidence or justification for this assumption is presented. This report assumes that the number of new households is the number of households created by direct, indirect and induced employment or the number of dwelling units built by the RDA whichever is greater.

Student Generation Factors

Once the number of households in the district have been calculated, the number of public school students in each household must be estimated. PEI assumes that by dividing the enrollment in each district by the total number of households in the district a student generation factor for new households can be calculated. Typically, this method is not very accurate as the number of students from new housing typically varies from that of the district's overall figures. In this case, PEI may be underestimating the pupils generated by the new households associated with the RDA. A more accurate method would be to survey households living in newer houses. Since this was not done, the PEI student generation factors were also used by this study.

Net Cost of Providing Facilities

The PEI study assumes for all levels of public education that all the existing space is being used at maximum capacity and that new facilities must be built and land purchased for any additional pupils. No data is presented to support this assumption. Given the recent unification of the Natomas Elementary School District and the construction of a new high school in South Natomas designed for 1824 pupils it would be reasonable to assume, absent any conflicting information,

that the GJUHSD could accommodate some pupils either in existing facilities or by the addition of permanent relocatables to existing sites.

Assuming that land must be purchased and facilities constructed the land costs are assumed to be \$150,000/acre. This is probably reasonable when compared to the \$123,421/acre price paid by the GJUHSD for land in 1989. The amount of land per pupil is consistent with state guidelines.

PEI assumes the costs of construction per square foot will be \$147.77/sf (K-6), \$149.59/sf (7-8), and \$171.41/sf (9-12). The costs for the county office of education range from a low of \$40/sf for warehouse space to a high of \$151.97 for special education pupils. The costs of construction for educational facilities for the LRCCD is assumed to be \$172/sf. Based on a comparison of the costs used in the GJUHSD School Financing Plan and recent projects approved by the State Allocation Board, these costs for the K-12 facilities are too high. The 1990 School Financing Plan for GJUHSD uses figures of \$120/sf (7-8) and \$140/sf (9-12). Even assuming a 5 percent increase per year (which is probably overly generous given that the SAB construction cost index has only increased by 1.88 percent over the last 12 months), the costs should be no higher than \$132.30/sf (7-8) and \$154.35 (9-12). This study calculated the impact using both assumptions. Alternative 3 incorporates the lower cost estimates.

The SAB recently increased the maximum fee which may be charged by school districts on residential and commercial/industrial development. PEI has used the old figures of \$1.58/sf residential and \$0.26/sf commercial/industrial. Presumably the school districts will be able to justify increasing their fees to the new maximums of \$1.65/sf and \$0.27/sf. Alternative 3 uses the higher fee level.

When calculating the cost of facilities the PEI study has attempted to adhere to the standards of the State Building Program which is reasonable. However, no mention has been made of recent changes to this program which give priority to districts with a substantial enrollment on multi-track year-round calendars building schools which will be used year-round. In order to qualify

for the state program, the square footage of funded projects will be reduced by 20 percent. Since this is a reality of the State program, it would seem reasonable to assume that the square footage standards used in calculating impact would also be reduced by 20 percent. This reduction is made in Alternative 3.

IMPACT OF RDA ON SCHOOL FACILITIES

Based on the assumptions in the PEI study and the modifications outlined in this report, three alternative calculations of impact were performed. Alternative 1 is identical to the calculation in PEI's alternative 1 except that only new construction identified in the EIR is used for estimating new households. Alternative 2 is the same as Alternative 1 except for two assumptions--migration and duplicated household counts. Alternative 3 is the same as Alternative 2 except for three assumptions about K-12 facility costs--construction costs, square footage per pupil, and fee revenue.

Table 2 summarizes the impact of all three as well as the PEI Alternative 1.

Table 2
Comparison of Alternative Impacts of RDA

	Alt. 1	Alt. 2	Alt.3	PEI
SOS	\$1,132,664	\$ 605,889	\$ 605,889	\$1,608,346
LRCCD	\$5,389,722	\$2,918,905	\$2,918,905	\$7,745,385
GJUHSD	\$4,181,280	\$1,647,752	\$ 872,513	\$7,202,172
NSSD	\$1,358,133	\$ 760,341	\$ 369,520	\$3,185,614

Either Alternative 2 or Alternative 3 is probably a better estimate of the impact of the RDA on schools in the area. Since the RDA does not wish to infringe on the authority of the locally elected boards to make educational decisions associated with school facilities, Alternative 2 is the most reasonable estimate of impact and will be described in more detail. The calculations

for all the alternatives is included as an Appendix.

The construction of commercial/industrial space creates new jobs which leads to the establishment of new households. The number of households created directly and indirectly related to the RDA must be calculated. The RDA projects construction of 1,854,990 square feet of commercial/industrial space which results in the direct creation of 4,840 jobs. Assuming that 2,901 of these jobs will be filled by currently unemployed county residents results in a migration of 1,939 workers to the county. Dividing the number of net new on-site employees by 1.65 results in 1,175 households. Assuming that 82.68 percent of persons employed inside the Project area live within the county results in 971 new households created in the county. It is assumed that 25.20 percent will reside in the GJUHSD for a total of 296 households in the high school district and 10.24 percent will reside in the NSSD for a total of 120 households in the elementary district.

Using the modified ABAG multipliers a total of 15,253 jobs are indirectly created by the RDA of which 75.4 percent will be located in the county for a total of 11,501 jobs. Assuming that 6,899 of these jobs will be filled by currently unemployed county residents, a net increase of 4,602 jobs will be indirectly created by the RDA. Dividing the number of net new jobs indirectly created in the county by 1.65 results in 2,789 new households. Using the location probabilities from the PEI study a total of 2,093 new households are indirectly created in the county, 519 in the GJUHSD, and 71 in the NSSD.

Adding the direct and indirect increase in new households results in 3,064 new households in the county, 815 new households in the GJUHSD and 191 new households in the NSSD.

For purposes of calculating demographic impact, it is assumed that 100 percent of the new residential dwelling units created by the RDA are included in the new households created by employment. In the case of the NSSD, since the number of new dwelling units exceeds the new households, a figure of 526 households is used rather than 191.

The methodology in Alternative 2 for calculating projected enrollment increases and the costs of providing facilities to serve those pupils is identical to that employed by PEI and will not be described in detail. Obviously, because the number of new households is different, the end result is also different. For the County Office of Education 1,348 new K-12 students must be served which impacts all of the counties programs. The total cost of providing facilities is estimated at \$605,889.

For the Los Rios Community College District the population increase is estimated to be 8,579 which results in 442 new students and related facility costs of \$2,918,905.

For the Grant Joint Union High School District the 7-8 enrollment is projected to increase by 66 pupils and the 9-12 enrollment is projected to increase by 103 pupils for a total increase in 7-12 enrollment of 169 pupils. The cost of providing facilities for these pupils is estimated to be \$3,073,436. Since the high school district will generate revenue of \$1,425,684 from fees levied on new development, the net impact on GJUHSD of the RDA is estimated to be \$1,647,752.

For the Natomas School District the K-6 enrollment is projected to increase by 143 pupils. The cost of providing facilities for these pupils is estimated to be \$1,640,459. Since the elementary district also levies developer fees and will generate \$880,118 in revenue on new development, the net impact on NSSD will be \$760,341.

APPENDIX A-1
NORTH SACRAMENTO REDEVELOPMENT PROJECT
PROJECTED DEMOGRAPHIC IMPACTS

RESIDENTIAL IMPACTS

New On-Site Housing Units	526
District Capture	100.00%
New Housing Units	526

COMMERCIAL INDUSTRIAL IMPACTS

New Retail SF	37,890
New Industrial SF	1,277,000
New Office SF	540,000
Total, New SF	1,854,990

Retail SF/Employee	300
Industrial SF/Employee	500
Office SF/Employee	250

On-Site Employees	
Retail	126
Industrial	2,554
Office	2,160
Total, On-Site Employees	4,840

Off-Site Employees	
Retail Multiplier	.75
Industrial Multiplier	3.55
Office Multiplier	2.82

Retail Employees	95
Industrial Employees	9,067
Office Employees	6,091
Total, Off-Site Employees	15,253

	ALT. 1	ALT. 2	ALT. 3
I. ON-SITE IMPACT ANALYSIS			
Total, On-Site Employees	4,840	4,480	4,480
Employee Migration Factor	.67	-2,901 ¹	-2,901
New County Employees	3,243	1,939	1,939
Employees per Household	1.65	1.65	1.65
New Households	1,965	1,175	1,175
County Location Probability I	82.68%	82.68%	82.68%
New County Households	1,625	971	971
GJUHSD Location Probability I	25.20%	25.20%	25.20%
New GJUHSD Households	495	296	296
NSSD Location Probability I	10.24%	10.24%	10.24%
New NSSD Households	201	120	120
II. OFF-SITE IMPACT ANALYSIS			
County Capture, Off-Site	75.40%	75.40%	75.40%
County Employees	11,501	11,501	11,501
Employee Migration Factor	.67	-6,899	-6,899
New County Employees	7,706	4,602	4,602
SOS and LRCCD Capture of			
In-County Employees	100%	100%	100%
New County Employees	7,706	4,602	4,602
Out-County Capture of			
Out-County Employees	NA	NA	NA
Employees per Household	1.65	1.65	1.65
New County Employees	4,670	2,789	2,789
SOS/LRCCD Location Probability IIA	75.06%	75.06%	75.06%
New SOS/LRCCD Households	3,505	2,093	2,903
GJUHSD In-District Capture of			
New County Employees	14.38%	14.38%	14.38%
New County Employees, OS/ID	1,108	662	662
Employees per Household	1.65	1.65	1.65
New Households, OS/ID Employees	672	401	401
GJUHSD Location Probability IIA	26.27%	26.27%	26.27%

¹On-Site Jobs filled by unemployed workers (2,901) plus Off-Site Jobs filled by Unemployed workers (6,899) equals the increase in unemployment in Sacramento County from December 1989 to December 1990

New GJUHSD Households, Off-Site/In-District Employees	176 Alt. 1	105 Alt. 2	105 Alt. 3
GJUHSD Capture of Out-District Employees	85.62%	85.62%	85.62%
New Employees, OS/OD Employees	6,598	3,940	3,940
Employees per Household	1.65	1.65	1.65
New Households, OS/OD Employees	3,999	2,388	2,388
GJUHSD Location Probability IIB	17.34%	17.34%	17.34%
New GJUHSD Households, Off-Site/Out-District Employees	693	414	414
NSSD In-District Capture of New County Employees	4.33%	4.33%	4.33%
New County Employees, OS/ID	334	199	199
Employees per household	1.65	1.65	1.65
New Households, OS/ID	202	121	121
NSSD Location Probability IIA	4.72%	4.72%	4.72%
New NSSD Households, OS/ID	10	6	6
NSSD Capture of Out-District Employees	95.67%	95.67%	95.67%
New County Employees, OS/OD	7,372	4,403	4,403
Employees per Household	1.65	1.65	1.65
New Households, OS/OD Employees	4,468	2,669	2,669
NSSD Location Probability IIB	2.45%	2.45%	2.45%
New NSSD Households, Off-Site/Out-District Employees	109	65	65

III. SUMMARY OF DEMOGRAPHIC IMPACTS

A. SOS and LRCCD

On-Site Households	526	526	526
Off-Site Households, On-Site Employees	1,625	971	971
Off-Site/In-County Empl.	3,505	2,093	2,093
Off-Site/Out-County Empl.	0	0	0
Subtotal:	5,656	3,590	3,590
Less Duplicated Households		526	526
Total, New SOS/LRCCD Households	5,656	3,064	3,064

K-12 Students per Household	.44	.44	.44
New K-12 Students	2,489	1,348	1,348
Population per Household	2.8	2.8	2.8
Total New Population	15,837	8,579	8,579

	Alt. 1	Alt. 2	Alt. 3
B. GJUHSD			
On-Site Households	526	526	526
Off-Site Households,			
On-Site Employees	495	296	296
Off-Site/In-District Empl.	176	105	105
Off-Site/Out-District Empl.	693	414	414
Subtotal:	1,890	1,341	1,341
Less Duplicated Households		526	526
Total, New GJUHSD Households	1,890	815	815
 7-8 Students per Household	 .0804	 .0804	 .0804
New 7-8 Students	152	66	66
9-12 Students per Household	.1269	.1269	.1269
New 9-12 Students	240	103	103
Total New 7-12 Students	392	169	169
 C. NSSD			
On-Site Households	526	526	526
Off-Site Households,			
On-Site Employees	201	120	120
Off-Site/In-District Empl.	10	6	6
Off-Site/Out-District Empl.	109	65	65
Subtotal:	846	717	717
Less Duplicated Households		191	191
Total, New NSSD Households	846	526	526
 K-6 Students per Household	 .272	 .272	 .272
New K-6 Students	230	143	143
 IV. FACILITIES IMPACTS			
A. SOS			
New K-12 Students	2,489	1,348	1,348
Special Education/Severe	\$90,782	\$46,737	\$46,737
Special Ed/NonSevere	\$40,923	\$23,381	\$23,381
Infant	\$5,473	\$3,688	\$3,688
Community School	\$21,748	\$8,197	\$8,197
Outdoor Education	\$41,689	\$22,589	\$22,589
Juvenile Program	\$82,077	\$42,043	\$42,043
ROP	\$393,308	\$212,531	\$212,531
SubTotal Education Impact	\$676,000	\$359,166	\$359,166
Staff Development	\$153,122	\$83,252	\$83,252
Office Space	\$58,177	\$30,586	\$30,586
Media/Technology	\$95,319	\$51,624	\$51,624
Library/Curriculum	\$63,946	\$34,632	\$34,632
Data Processing	\$54,755	\$29,654	\$29,654
Print Shop	\$10,752	\$5,823	\$5,823
Warehouse	\$20,593	\$11,152	\$11,152
SubTotal Administration	\$456,664	\$246,723	\$246,723

TOTAL SOS IMPACT	\$1,132,664	\$605,889	\$605,889
	Alt. 1	Alt. 2	Alt. 3
B. LRCCD			
Population Increase	15,837	8,579	8,579
Student Yield Ratio/ 1,000 District Population	51.54	51.54	51.54
FTE Adjustment	.55	.55	.55
New FTE Students	449	243	243
SF/FTE Student	50.75	50.75	50.75
New Building SF	22,783	12,342	12,342
Cost/SF	\$172	\$172	\$172
New Building Cost	\$3,918,722	\$2,122,796	\$2,122,796
New F & E Cost/FTE	\$2,859.27	\$2,859.27	\$2,859.27
New F & E Cost	\$1,283,812	\$694,803	\$694,803
SubTotal Education Impact	\$5,202,534	\$2,817,599	\$2,817,599
Admin. Sf/FTE	2.12	2.12	2.12
New Admin. SF	952	515	515
Cost/SF	\$164	\$164	\$164
New Admin Cost	\$156,108	\$84,486	\$84,486
New F & E Cost/FTE	\$69.22	\$69.22	\$69.22
New F & E Cost	\$31,080	\$16,820	\$16,820
SubTotal Admin. Impact	\$187,188	\$101,306	\$101,306
TOTAL LRCCD IMPACT	\$5,389,722	\$2,918,905	\$2,918,905

	Alt. 1	Alt. 2	Alt. 3
C. GJUHSD			
New 7-8 Students	152	66	66
SF/Student	83	83	67
New SF	12,616	5,478	4,422
Cost/SF	\$149.59	\$149.59	\$132.30
New Building Cost	\$1,887,227	\$819,454	\$585,031
New Land Cost	507,000	220,000	220,000
SubTotal, 7-8 Impact	\$2,394,227	\$1,039,954	\$805,531
 New 9-12 Students	 240	 103	 103
SF/Student	94	94	75
New SF	22,560	9,682	7,725
Cost/SF	\$171.41	\$171.41	\$154.35
New Building Cost	\$3,867,010	\$1,659,592	\$1,192,354
New Land Cost	870,000	373,890	373,890
SubTotal 9-12 Impact	\$4,737,000	\$2,033,482	\$1,566,244
 TOTAL:	 \$7,131,227	 \$3,073,436	 \$2,371,775
 Fee Revenue			
SF/Dwelling Unit	1688	1688	1688
Fee/Residential SF	\$0.84	\$0.84	\$0.88
Dwelling Units	1,890	815	815
Residential Fee Revenue	\$2,679,869	\$1,155,606	\$1,210,634
Fee/Commercial SF	\$0.14	\$0.14	\$0.15
Commercial SF On-Site	1,854,990	1,854,990	1,854,990
" " Off-Site	74,138	74,138	74,138
Commercial Fee Revenue	\$270,078	\$270,078	\$288,627
TOTAL Developer Revenue	\$2,949,947	\$1,425,684	\$1,499,262
 NET GJUHSD IMPACT	 \$4,181,280	 \$1,647,752	 \$872,513

	Alt. 1	Alt. 2	Alt. 3
D. NSSD			
New K-6 Students	230	143	143
SF/Student	62	62	50
New Building SF	14,260	8,866	7,150
Cost/SF	\$147.77	\$147.77	\$132.30
New Building Cost	\$2,107,200	\$1,310,129	\$945,945
New Land Cost	\$530,769	\$330,330	\$330,330
TOTAL K-6 Facility Impact	\$2,637,969	\$1,640,459	\$1,276,275
Fee Revenue			
SF/Dwelling	1688	1688	1688
Fee/Residential SF	\$0.74	\$0.74	\$0.77
Dwelling Units	846	526	526
SubTotal Residential Fees	\$1,056,756	\$657,037	\$683,674
Fee/Commercial SF	\$0.12	\$0.12	\$0.12
On-Site SF	1,854,990	1,854,990	1,854,990
Off-Site SF	4,011	4,011	4,011
SubTotal Commercial Fees	\$223,080	\$223,080	\$223,080
TOTAL Fee Revenue	\$1,279,836	\$880,118	\$906,755
NET NSSD IMPACT	\$1,358,133	\$760,341	\$369,520

KatzHollis

Appendix B-1
Sacramento Housing and Redevelopment Agency
Proposed North Sacramento Project Area

02-Jun-92

schimp
table 1

PROJECTED FACILITIES IMPACTS ADJUSTED FOR PHASING OF NEW DEVELOPMENT

Development Assumptions

Commercial/Industrial Square Footage	1,854,990
Buildout Years	15
Annual Development Square Footage	123,666
Inflation Assumptions	5.00%

Superintendent of Schools

Total Impacts in 1992 Dollars	\$605,889
Impacts per Square Foot	\$0.33

Los Rios Community College District

Total Impacts in 1992 Dollars	\$2,918,905
Impacts per Square Foot	\$1.57

Grant Joint Union High School District

Total Impacts in 1992 Dollars	\$1,647,752
Impacts per Square Foot	\$0.89

North Sacramento School District

Total Impacts in 1992 Dollars	\$760,341
Impacts per Square Foot	\$0.41

KatzHollis

Appendix B-2
Sacramento Housing and Redevelopment Agency
Proposed North Sacramento Project Area

02-Jun-92

schimp
table2

CAPITAL IMPACTS PER YEAR ADJUSTED FOR INFLATION

	Comm/Ind SF/Year	Superintendent Of Schools	Los Rios Community College District	Grant Joint Union High School District	North Sacramento School District
1993	123,666	\$42,412	\$204,323	\$115,343	\$53,224
1994	123,666	44,533	214,540	121,110	55,885
1995	123,666	46,759	225,266	127,165	58,679
1996	123,666	49,097	236,530	133,524	61,613
1997	123,666	51,552	248,356	140,200	64,694
1998	123,666	54,130	260,774	147,210	67,929
1999	123,666	56,836	273,813	154,570	71,325
2000	123,666	59,678	287,503	162,299	74,891
2001	123,666	62,662	301,879	170,414	78,636
2002	123,666	65,795	316,973	178,934	82,568
2003	123,666	69,085	332,821	187,881	86,696
2004	123,666	72,539	349,462	197,275	91,031
2005	123,666	76,166	366,935	207,139	95,582
2006	123,666	79,975	385,282	217,496	100,362
2007	123,666	83,973	404,546	228,371	105,380
2008		0	0	0	0
2009		0	0	0	0
2010		0	0	0	0
2011		0	0	0	0
2012		0	0	0	0
2013		0	0	0	0
2014		0	0	0	0
2015		0	0	0	0
2016		0	0	0	0
2017		0	0	0	0
2018		0	0	0	0
2019		0	0	0	0
2020		0	0	0	0
2021		0	0	0	0
2022		0	0	0	0
2023		0	0	0	0
2024		0	0	0	0
2025		0	0	0	0
2026		0	0	0	0
2027		0	0	0	0
TOTALS		\$915,195	\$4,409,004	\$2,488,928	\$1,148,495

EIR
SUBMITTED TO
REDEVELOPMENT AGENCY
ON
JUNE 16, 1992

EXHIBIT A

**RULES GOVERNING PARTICIPATION AND PREFERENCES
BY PROPERTY OWNERS AND BUSINESS OCCUPANTS
IN THE
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**

**Adopted by:
Redevelopment Agency of the City of Sacramento**

**Date:
Resolution No:**

TABLE OF CONTENTS

		<u>PAGE</u>
I.	[Section 100] PURPOSE AND INTENT	1
II.	[Section 200] DEFINITIONS.....	1
III.	[Section 300] OPPORTUNITIES FOR OWNER PARTICIPATION AND PREFERENCES TO BUSINESS OCCUPANTS TO REENTER IN BUSINESS WITHIN REDEVELOPED AREA.....	2
	A. [Section 301] Opportunities for Owner Participation.....	2
	B. [Section 302] Preferences for Persons Engaged in Business in the Project Area	2
IV.	[Section 400] METHODS OF PARTICIPATION, AND LIMITATIONS THEREON	2
	A. [Section 401] Methods of Participation	2
	B. [Section 402] Limitations on Participation Opportunities.....	2
	C. [Section 403] Conflicts Between Potential Participants	3
V.	[Section 500] METHODS FOR EXTENDING REENTRY PREFERENCES, AND LIMITATIONS THEREON.....	3
	A. [Section 501] Methods for Extending Reentry Preferences	3
	B. [Section 502] Limitations on the Extension of Preferences	4
	C. [Section 503] Conflicts Between Business Occupants Seeking Similar Preferences.....	4
VI.	[Section 600] PARTICIPATION PROCEDURES	4
	A. [Section 601] Notice and Statement of Interest.....	4
	B. [Section 602] Participation Agreements.....	5
	1. [Section 603] General.....	5
	2. [Section 604] Contents.....	5
VII.	[Section 700] CONFORMING PROPERTIES.....	5
VIII.	[Section 800] ENFORCEMENT	6
IX.	[Section 900] AMENDMENT OF RULES	6

"Statement of Interest in Participating" Form

**RULES GOVERNING PARTICIPATION AND PREFERENCES BY
PROPERTY OWNERS AND BUSINESS OCCUPANTS IN THE
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**

I. [Section 100] PURPOSE AND INTENT

These rules are adopted to implement the provisions of the Redevelopment Plan for the North Sacramento Redevelopment Project Area regarding participation and the exercise of preferences by property owners and business occupants within the Project Area. These rules set forth the procedures governing such preferences and participation.

The California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires the adoption of these rules by the Agency to provide for participation in the redevelopment of the Project Area by owners of real property and the extension of preferences to persons engaged in business within the boundaries of the Project Area to reenter the redeveloped area to the maximum extent feasible consistent with the objectives of the Redevelopment Plan for the Project.

II. [Section 200] DEFINITIONS

As used herein, the following definitions apply:

(1) "Redevelopment Plan" means the the Redevelopment Plan for the North Sacramento Redevelopment Project Area, as adopted by the City Council of the City of Sacramento.

(2) "Project Area", means the project area described in Section 200 of the Redevelopment Plan and shown on Exhibit "A", Redevelopment Plan Map, attached thereto.

(3) "Agency" means the Redevelopment Agency of the City of Sacramento .

(4) "Owner" means any person, persons, corporation, association, partnership, or other entity holding fee title to or a long term lease of real property in the Project Area for so long as such Owner holds such title or long term lease.

(5) "Long Term Lease" means a lease of real property with a term of twenty (20) years or more, with at least five (5) years remaining on such term.

(6) "Participation Agreement" means an agreement entered into by an Owner with the Agency providing for such Owner to participate in the redevelopment of property within the Project Area in accordance with the provisions of the Redevelopment Plan and these rules.

(7) "Participant" means an Owner who has entered into a Participation Agreement with the Agency.

(8) "Business Occupant" means any person, persons, corporation, association, partnership, or other entity engaged in a lawful business within the Project Area for so long as such Business Occupant remains in business within the Project Area.

- (7) The construction or expansion of public improvements and facilities, and the necessity to assemble areas for such;
- (8) Any change in orientation and character of the Project Area;
- (9) The necessity to assemble areas for public and/or private development;
- (10) The requirements of the Redevelopment Plan and applicable rules, regulations, and ordinances of the City of Sacramento;
- (11) Any design guide adopted by the Agency pursuant to the Redevelopment Plan;
- (12) The feasibility of the potential Participant's proposal; and
- (13) The superiority of competing proposals.

C. [Section 403] Conflicts Between Potential Participants

If conflicts develop between the desires of potential Participants for particular sites or land uses, the Agency is, subject to the limitation factors above, authorized to establish reasonable priorities and preferences among the potential Participants and to determine a solution by consideration of such factors as:

- (1) Ability to perform;
- (2) Length of time in the neighborhood;
- (3) The needs and desires of the neighborhood;
- (4) Conformity with intent and purpose of the Redevelopment Plan and these rules.
- (5) Similar land use to similar land use; and
- (6) Accommodation of as many potential Participants as possible;

Participation to the extent feasible shall be available for two or more persons, firms or institutions to join together in partnerships, corporations, or other joint entities.

V. [Section 500] METHODS FOR EXTENDING REENTRY PREFERENCES, AND LIMITATIONS THEREON

A. [Section 501] Methods for Extending Reentry Preferences

Whenever a Business Occupant will be displaced by Agency action from the Project Area, the Agency will, prior to such displacement, determine: 1) whether such Business Occupant desires to relocate directly to another location within the Project Area, or 2) if suitable relocation accommodations within the Project Area are not available prior to displacement, whether such Business Occupant would desire to reenter in business within the Project Area at a later date should suitable accommodations become available. For those Business Occupants who desire to relocate directly to another Project Area location, the Agency will make reasonable efforts to assist such Business Occupants to find accommodations at locations and rents suitable to their needs. A record of the Business Occupants who cannot be or do not want to be directly relocated within the Project Area, but who have stated that they desire to reenter into business in the Project Area whenever suitable locations and rents are available, will be maintained by the Agency. The Agency will make reasonable efforts to assist such Business Occupants to find reentry accommodations at locations and rents suitable to their needs.

The Agency shall deliver to each Owner of real property which may be acquired, a Statement of Interest in Participating form at least forty-five (45) days prior to considering any of the actions requiring acquisition of real property. Those desiring to submit Statements of Interest in Participating must complete and submit such statements to the Agency within thirty (30) days of receipt. Such statements shall include information requested by the Agency and shall be in the form requested by the Agency.

Any Owner may also submit such a statement at any time before such notification.

The Agency shall consider such statements as are submitted on time and shall seek to develop reasonable participation for those submitting such statements whether to stay in place or to move to another location. The Agency may in its sole discretion determine that a participation proposal is not feasible or in the best interest of the Redevelopment Project or the community, or is otherwise limited by one or more of the criteria set forth in Section 402 hereof. In such event, the Agency may select a developer from among prospective participants submitting Statements of Interest in Participating and others invited to submit proposals.

B. [Section 602] Participation Agreements

1. [Section 603] General

Public and private Owners wishing to develop or improve their properties within the Project Area may be required, as a condition to Agency approval of such development, to enter into a binding, written Participation Agreement with the Agency if the Agency determines it is necessary to impose upon such property any of the standards, restrictions and controls of the Redevelopment Plan or of any design guide or other rules adopted by the Agency pursuant to and in furtherance of the Redevelopment Plan.

2. [Section 604] Contents

A Participation Agreement shall obligate the Owner, and the Owner's heirs, successors and assignees to acquire, rehabilitate, develop and use the property, as may be applicable, in conformance with the Redevelopment Plan and/or to be subject to such other provisions and conditions of the Redevelopment Plan as the Agency may require for the period of time that the Redevelopment Plan is in force and effect, excepting those provisions related to non-discrimination and non-segregation which shall run in perpetuity.

Each Participation Agreement will contain such terms and conditions and will require the potential Participant to join in the recordation of such documents as the Agency may require in order to insure the property will be acquired, rehabilitated, developed and used in accord with the intended redevelopment of the property under the Redevelopment Plan and the agreement. Participation Agreements will be effective only if approved by a majority vote of the members of the Agency.

VII. [Section 700] **CONFORMING PROPERTIES**

The Project Area is large and contains many parcels of real property. As a result, there is a need to simplify the availability of participation opportunities. Therefore, as an alternative to requiring a Participation Agreement for each property not to be purchased or subject to Agency acquisition by eminent domain, the Agency may, in its sole and absolute discretion, determine that certain real properties within the Project Area presently meet the requirements of the Redevelopment Plan, and the Owners of such properties will be permitted to remain as owners of conforming properties without a Participation Agreement with the Agency, provided such Owners continue to operate, use, and maintain the real properties within the requirements of the Redevelopment Plan or of any design guide approved by the Agency pursuant to the Redevelopment Plan. A certificate of conformance to this effect may be issued by the Agency and recorded.

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
STATEMENT OF INTEREST IN PARTICIPATING

I hereby express my interest in participating in the North Sacramento Redevelopment Project Area and submit the following information:

1. Name: _____ Daytime Telephone: _____
2. Home Address: _____
3. My present involvement in the Project Area is: (check a and/or b)(Complete c and d if applicable)
- a) ___ I now own property in the Project: c) # years in Project Area _____
- b) ___ I now lease property in the Project: d) type of business _____
- Explain: (use additional sheets if necessary) _____
- _____
4. Address of Business: _____
- _____
5. Name of Business(es) located on my property, if any: _____
6. I ___ own ___ do not own business(es) located on my property (check one)
7. If you do not own the business(es) located on your property, please list the name(s), address(es) and telephone number(s) of the owner(s) on a separate sheet.
8. If I participate: (check a, b or c)
- a) ___ I would like to continue at the same location
- b) ___ I would like to change my present location
- c) ___ I would like to acquire real property for expansion (indicate approximate requirements; use additional sheets if necessary) _____
- _____
- _____

REMARKS: (use additional sheets if necessary) _____

I understand that submission of this Statement of Interest in Participating form does not obligate me to participate in the North Sacramento Redevelopment Project Area.

Signed _____ Date _____

11007 Leftkovitz

Received in ED's Office

JUN 15 1992

Sacramento Housing and
Redevelopment Agency

Dear Sirs:

In regards to the letter I
received from the Sacramento
housing and redevelopment agency.

I don't approve of your ideas on
housing in our area, North Sac.

I don't think that you should
take property from people who
don't have the money to re-
development their own home.

I think if you want to do
something like that, you should
be able to help them redevelop
their home.

Thank you Very much
Joseph Taylor.

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

ADOPTING THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE ENVIRONMENTAL EFFECTS AND MITIGATION MONITORING PLAN OF THE NORTH SACRAMENTO REDEVELOPMENT PLAN

WHEREAS, an Environmental Impact Report (the "EIR") on the North Sacramento Redevelopment Plan has been prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et. seq., hereinafter "CEQA") and the administrative guidelines thereunder (14 Cal. Code of Regs. Section 150000 et. seq., hereinafter the "CEQA Guidelines") and local procedures adopted by the Agency pursuant thereto; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR has been published in a newspaper of general circulation; and

WHEREAS, the Final EIR consists of the Draft EIR, as revised and supplemented, incorporating all comments received and the responses of the Agency thereto was certified as adequate, complete and appropriate on June 16, 1992 and made a part of the Agency's Report on the North Sacramento Redevelopment Plan; and

WHEREAS, notice having been duly given, a joint public hearing has been held by the Agency and City Council on June 23, 1992, on the Project and all interested persons present having been heard, and said Final EIR and all comments and responses thereto having been reviewed and considered; now therefore,

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

Section 1: The above statements are true and correct.

Section 2: The Agency has reviewed the EIR and evaluated all comments, written and oral, received from persons who have reviewed the Draft EIR.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3: The Agency hereby makes the written findings set forth in Exhibit A, attached hereto and incorporated by reference herein, for each of the significant effects of the Increased Intensity Alternative as set forth in said Exhibit A, and further approves the statement of facts in said Exhibit A. Based on such findings and statement of facts, the Agency hereby finds that significant environmental effects have been reduced to an acceptable level in that all significant environmental effects have been eliminated or substantially lessened, except that the implementation of the North Sacramento Redevelopment Plan could increase a housing/jobs imbalance and a need for more affordable housing; increase housing costs and rental rates in the project area and City-wide; degrade level of service at intersections in the project area and impact parking supply; increase long-term/local and regional impacts on air quality; increase traffic and construction related noise levels; involve the exposure of people, structures and objects to seismic hazards such as severe ground shaking; result in an increase in the exposure of people, structures and objects to flood hazards; result in the cumulative loss of mature valley oak trees; and increase cumulative impacts on housing/jobs balance, intersection capacity, and air quality. Based on the foregoing, the Agency finds and determines that the North Sacramento Redevelopment Plan will have a significant effect upon the environment.

Section 4: As to the significant environmental effects identified in Section 3 of this resolution, which are not eliminated or substantially lessened, the Agency hereby adopts the following statement of overriding considerations:

The Agency hereby finds that, based on the findings and statement of facts set forth in Exhibit A, and based on the Final EIR and/or other information contained in the record, its action to approve and carry out the North Sacramento Redevelopment Plan is supported because the North Sacramento Redevelopment Plan will (a) eliminate blighting influences and correct environmental deficiencies in the Project Area, including among others, small and irregular lots, obsolete and aged building types, inadequate parking, and inadequate or deteriorated infrastructure and facilities; (b) provide increased sales, business license and other fees, taxes and revenues to the City of Sacramento; (c) expand the community's supply of low and moderate income housing (inside or outside the Project Area); (d) strengthen the economic base of the Project Area and the community by installing needed site improvements which will stimulate new commercial expansion, new employment and economic growth; (e) assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area; (f) increase retail and other commercial use in the North Sacramento area; (g) implement performance criteria which assure high site-design standards which provide unity and integrity to the entire Project Site; and (h) reduce the City's annual cost of providing local services to and within the Project Area.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 5: In the event that it is determined that the significant effects identified in Section 3 are not mitigated or substantially lessened, the Agency hereby finds that based on the Final EIR and/or other information contained in the record, its action to approve or carry out the North Sacramento Redevelopment Plan is supported by substantial evidence as specified in Section 4 of this Resolution.

Section 6: The Agency hereby adopts the Mitigation Monitoring Plan for the North Sacramento Redevelopment Plan, attached hereto as Exhibit B.

Section 7: Upon approval and adoption of the North Sacramento Redevelopment Plan by the Agency, the Environmental Coordinator of the Sacramento Housing and Redevelopment Agency is hereby directed to file a Notice of Determination with the County Clerk of Sacramento County pursuant to the provisions of Section 15096(i) of the State CEQA Guidelines.

CHAIR

ATTEST:

SECRETARY

u:\share\reso\nosacred.res

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**BEFORE THE REDEVELOPMENT AGENCY
OF THE
CITY OF SACRAMENTO**

RE: Adoption of a Redevelopment Plan for the North Sacramento Project Area

**FINDINGS OF FACT
AND
STATEMENT OF OVERRIDING CONSIDERATIONS**

I. GENERAL INFORMATION AND DESCRIPTION OF THE PROJECT

The adoption of the North Sacramento Redevelopment Plan was considered before a joint meeting of the Redevelopment Agency and the Redevelopment Agency of the City of Sacramento on June 23, 1992. The project proposed by the Redevelopment Agency (Agency) and discussed in the Final Environmental Impact Report consists of the adoption of a Redevelopment Plan for the North Sacramento Redevelopment Project (Redevelopment Plan) for the North Sacramento Project Area (Project Area), in accordance with the California Community Redevelopment Law.

The approximately 1,100-acre Project Area is a mixed-use community consisting of most of the North Sacramento Community Plan area, located north of downtown Sacramento. The Project Area generally is bounded by the American River on the south, the old Railroad grade and Marysville Boulevard to the west/northwest, and the Southern Pacific Railroad to the east.

The proposed Redevelopment Plan provides for development and rehabilitation of the Project Area in accordance with the City of Sacramento's General Plan for the area. However, the Plan may provide for alternative uses for some areas which would require a General Plan Amendment prior to development.

In addition to the redevelopment of existing land uses, the Redevelopment Plan provides for a number of public improvements to meet existing needs and support future redevelopment of the Project Area. The improvements include street and freeway interchange improvements; water, sewer and drainage systems; transportation circulation improvements; consolidation of social services; and other similar improvements, as needed.

The Environmental Coordinator for the Agency, after reviewing the proposed Project Area, determined that an Environmental Impact Report (EIR) should be prepared. A Draft EIR (DEIR) was released February 25, 1992, and was circulated for a 45 day review period ending April 10, 1992. The Sacramento Housing and Redevelopment Commission (SHRC), meeting in regular session on March 18, 1992, reviewed the above environmental analysis on the proposal to adopt a Redevelopment Plan, herein after known as "project". Public notice of the scheduled hearing on the Draft EIR had been given as required by law and Agency regulations. The SHRC heard the DEIR and directed staff to prepare responses to all comments received. That document with comments and responses to comments was certified by the Agency as the Final EIR (FEIR) on June 16, 1992.

The City Council and the Agency, meeting in a special joint session, considered the project and after receipt of oral and documentary evidence, the Agency took the following actions:

1. Found the Final EIR adequate and appropriate with findings of significant unavoidable adverse impacts relating to housing, traffic, geology and soils, flood hazard, and cumulative impacts on biological resources, housing/jobs balance, traffic, air quality, and noise.
2. Adopted a Redevelopment Plan for the North Sacramento Redevelopment Project Area, and a Mitigation Monitoring Program.

II. THE RECORD

For the purposes of CEQA and the Findings identified in Section IV, the record of the Agency relating to the Project means:

1. The Notice of Preparation and all other environmental documents relating to the project prepared by the Environmental Coordinator of the SHRA;
2. All staff reports, memoranda, maps, letters, minutes of meetings and other planning documents prepared by Agency Staff relating to this project and other projects in the area;
3. All testimony, documents, and other evidence presented by Staff or consultants relating to the project;
4. The proceedings before the Sacramento Housing and Redevelopment Commission and the Agency and Council relating to the Project Area, including testimony and documentary evidence introduced at the public hearings; and

5. Matters of common knowledge to the Agency which it considers, including, but not limited to, the following:
 - a. The City of Sacramento General Plan Update and Draft EIR including the Land Use Map and elements thereof;
 - b. The Zoning Code of the City of Sacramento;
 - c. The North Sacramento Community Plan;
 - d. The Sacramento City Code; and
 - e. Other formally adopted policies and ordinances.

III. SIGNIFICANT ADVERSE IMPACTS

The Final Environmental Impact Report prepared for this project, certified by the Agency, identifies the following significant adverse impacts which cannot be avoided:

1. Implementation of the Project could result in increases in housing costs and rental rates in the project area and City-wide;
2. Implementation of the Project will involve the exposure of people, structures and objects to seismic hazards such as severe ground shaking. In such an instance, some damage may occur to structures such as cracking or structural failure; and
3. Implementation of the Project would remove barriers to area growth, which could result in the cumulative loss of mature valley oaks.

The Final EIR further identifies the following significant adverse impacts which can be partially mitigated, but remain significant and unavoidable:

Population, Employment and Housing. Implementation of the project could result in:

1. increases in employment opportunities, which could lead to an insufficient number of housing units available and an increased housing/jobs imbalance in the region and local area, as well as contribute to an adverse cumulative effect on the housing/jobs balance.

Traffic and Circulation. Implementation of the project could result in:

1. the deterioration of Level of Service at the Arden/Del Paso/Grove/Canterbury intersection from "C" to "F" during the a.m. peak hour, and from "E" to "F" during the p.m. peak hour.
2. the deterioration of Level of Service at the Arden Way and Evergreen Street intersection from "C" to "F" during the p.m. peak hour.
3. impacts to parking.
4. cumulative increases in traffic on State Route 160.

Air Quality. Implementation of the project could result in:

1. cumulative increases in vehicular emissions impacting regional air quality.

Noise. Implementation of the project could result in:

1. cumulative increases in traffic-related noise levels.

Hydrology. Implementation of the project could result in:

1. an increase, both short-term and cumulatively, in the exposure of people, structures and objects to flood hazards within the 100-year floodplain.

IV. FINDINGS AND STATEMENTS OF FACTS SUPPORTING THE FINDINGS

Notwithstanding the identification of the above significant unavoidable adverse impacts, the Agency hereby approves the project, as authorized by Public Resources Code Section 21081 and Title 14, California Code of Regulations Sections 15091, 15092, and 15093. As required by the aforementioned references, the Agency finds that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects listed below, as identified in the Final EIR. These findings are supported by substantial evidence in the record of the proceeding(s) before the Agency.

1. Significant Effect:

Land Use Plans:

- Implementation of the proposed project in conjunction with other past, present, and reasonably foreseeable development may result in cumulative changes to City plans and policies;

- The North Sacramento Community Plan is internally inconsistent, conflicting with Policy A9 of the Housing Element by designating land uses that could replace an existing mobile home park with park/open space uses;
- The land uses assumed under the Redevelopment Plan include industrial and labor intensive uses near the Parkway. Individual projects proposed under the Plan may conflict with adopted goals and policies related to visual impacts on the American River Parkway, damage to wildlife, and recreation use disruption depending on specific location, design, and height; and
- The Parks and Recreation Facilities Master Plan does not indicate a future park at the SR 160 and Del Paso Boulevard area although it is indicated in the North Sacramento Community Plan, and by extension, is included in the proposed Redevelopment Plan.

Supporting Fact:

Approval of individual projects which may affect the General Plan, Community Plan, 1984 Parks and Recreation Facility Master Plan, or American River Parkway Plan by the Redevelopment Agency shall not occur until consistency with the Plan policies, maps, and figures is achieved, or unless the Plan(s) is/are amended to be consistent with the revised proposed projects, or unless overriding considerations are adopted for significant unavoidable impacts.

2. Significant Effect:

Population and Employment:

Implementation of the proposed project may result in a displacement of businesses as properties redevelop; and the implementation of the proposed project in conjunction with other past, present, and reasonably foreseeable projects will result in the displacement of businesses.

Supporting Fact:

The Agency and City shall comply with State guidelines regarding relocation assistance to displaced businesses. According to Title 25, Chapter 6 of the California Health and Safety Code, businesses displaced by the actions of a local agency are entitled to collect their moving expenses plus up to \$10,000 for re-establishment costs, or a fixed payment of up to \$20,000 based on loss of existing patronage. The Agency shall also provide affected businesses with information on the availability of other suitable sites.

3. Significant Effect:

Housing:

Housing units may be eliminated for other redevelopment projects proposed in the project area.

Supporting Fact:

An Agency appraiser shall determine whether it is most cost efficient to remove housing units to allow for new construction in non-residential areas and build a replacement unit in an area designated for residential use, or to relocate the existing structure as a means of infill housing to a new location. This shall be done prior to the issuance of demolition permits.

Through plan review, the City shall ensure that individual projects are designed to minimize long-term community disruption by maintaining access between residential and community services prior to the issuance of building permits.

The Agency shall act in accordance with Government Code (Sections 65863.7 and 66427.4) with regards to the conversion of existing mobile home parks to non-residential uses. All procedures shall be completed prior to the closure of the development.

4. Significant Effect:

Air Quality:

The proposed project will have a short-term impact on air quality caused by construction activities.

Supporting Facts:

SHRA and the City of Sacramento shall ensure through construction site monitoring that construction activity areas confine dirt and fumes on-site. Careful construction planning to minimize interference with travel on downtown streets shall be conducted prior to construction. Minimization of lane obstructions, and scheduling operations that may interfere with travel to off-peak hours shall be accomplished.

Through project development and review, SHRA and the City of Sacramento shall encourage new development which incorporates the transportation control measures (TCM) outlined in the 1991 Sacramento AQAP and described below:

- Employer Commute Alternatives Rule
- Worksite Commute Alternatives Rule
- Institutional Commute Alternatives Rule
- Commute Data Upgrade
- Enhance Rideshare Matching and Placement
- Expand TMA's
- Expand Guaranteed Ride Home Effort
- Alternative Work Schedules
- Truck Idling Regulation
- Improve Bus Routes, Service and Schedules
- Improve Fare Collection System
- Ramp Meter Bypass Lanes
- Freeway HOV Lanes
- Arterial/Downtown HOV Lanes
- Bicycling Safety and Enforcement
- Shuttle Service
- Tax Incentives
- Preferential On-Street Parking
- Preferential Off-Street Parking
- Telecommunications

To the maximum extent feasible, the City shall require the use of non-potable water for mixing construction materials, washing down surfaces, and wetting down dirt-covered surfaces during construction.

SHRA and the City of Sacramento shall ensure attainment of more than the minimum state and local requirements for energy conservation measures to reduce indirect source emission from on- and off-site energy production. Recycling facilities such as segregated disposal bins for recyclables shall be provided in the project area in a manner phased with implementation of the plan.

5. Significant Effect:

Noise:

- The areas along the eastern corridor of El Camino Boulevard and the southern portion of Del Paso Boulevard may experience some land use-noise incompatibilities due to the conversion from industrial and commercial uses to Special Planning Districts (SPDs);
- The proposed project will generate temporary construction noise on a short-term and long-term basis. Construction-related noise impacts can be anticipated throughout the 15-year buildout period. Construction-related noise sources include such emitters as trucks, bulldozers, grading equipment, concrete mixers and portable generators; and

- The vacant area in the northeastern part of the project area is designated for residential use and is adjacent to the Southern Pacific Railroad line. Noise levels associated with railroad operations may have a significant impact on this particular area and should be considered on a project-specific basis.

Supporting Fact:

The City of Sacramento Planning Department shall monitor all construction activities to ensure that the operation of construction activities will be limited to daytime working hours (7 a.m. to 5 p.m., Monday through Friday) to minimize the potential for disturbance to adjacent residences. All construction equipment shall be required to utilize noise control techniques (improved mufflers, equipment redesign, use of silencers and ducts) in order to minimize construction noise impacts.

Upon submission of building applications the City of Sacramento Planning Department shall ensure that project applicants pursue site planning which minimizes potential noise impacts to the use or generated by the use prior to the issuance of building permits. Site planning techniques may include:

- a. Increasing the distance between the noise source and the receiver.
- b. Placing non-noise sensitive land uses such as parking lots, maintenance facilities and utility areas between the source and the receiver.
- c. Using non-noise sensitive structures such as garages to shield noise-sensitive areas.
- d. Orienting buildings to shield outdoor spaces from a noise source.

The City of Sacramento Planning Department shall ensure applicant compliance with noise reduction requirements through architectural design prior to the issuance of building permits. Proper architectural layout may eliminate the need for costly construction modifications.

The City of Sacramento Planning Department shall ensure that noise barriers or walls shall be constructed by project applicants to reduce excessive noise levels from ground transportation noise sources and industrial sources prior to the issuance of occupancy permits.

Barriers shall be constructed at a minimum surface weight of 3 lbs./sq. ft. and contain no cracks or openings. The barrier must interrupt the line-of-sight between the noise source and the receiver. In addition to meeting acoustical requirements, noise barriers shall be evaluated by the City of Sacramento Planning Department for possible maintenance problems, aesthetic and environmental considerations, safety conflicts and costs (Sacramento General Plan Update EIR, 1987).

6. Significant Effect:

Geology/Soils:

- Differential settlement of compressible soils that exist in the project area could potentially cause severe damage to foundations of structures due to non-homogeneous subsurface conditions. The addition of irrigation water and variations in groundwater level within collapsible soils may induce hydroconsolidation and settlement which may also adversely affect utilities and structures.
- Expansive soils not detected prior to construction may severely damage structural foundations, slabs, pavements, lake linings, and exterior flatwork. Because geologic conditions vary widely, it is difficult to generalize about expansive soil potential; therefore, expansive soils may occur in areas thought to be free of this condition. Grading and recompaction required to construct the proposed project with the expansive soils known to exist, creates a potentially significant project-specific impact.
- Seismic-induced liquefaction can cause ground failure resulting in severe damage to buildings, flatwork, pavement and underground utilities.

Supporting Fact:

Prior to the issuance of grading permits for individual projects, the project applicant shall be responsible for hiring a qualified Geotechnical Engineer (GE) and Hydrogeologist (HG), to be approved by the City of Sacramento Planning Director. The GE and HG shall jointly prepare a report for submittal to the City Engineer which shall assess and provide mitigation measures where necessary for the following:

- a. Inducement of subsidence on-site through permanent dewatering.

- b. Inducement of hydroconsolidation and settlement (and its affect on proposed utilities and structures) through the addition of irrigation water and variations in groundwater level within collapsible soils.
- c. Settlement in areas of man-made fill.
- d. Sloughing and caving of non-cohesive, poorly trench walls when excavating for underground utilities.
- e. Ponding around structural footings and infiltration of excess water into the fill.
- f. Detail the use of piles and/or enlarged footings for critical structures (such as hospitals and schools) to reduce settlement damage from soils which may not be removed cost effectively).

Soils with identified settlement potential shall be surcharged and settlement-monitored by the applicant for a period of time (to be determined by the City Engineer) sufficient to achieve an acceptable percentage (to be determined by the Geotechnical Engineer and approved by the City Engineer) of potential settlement prior to construction.

If surcharging and settlement-monitoring are not used, the applicant shall be responsible for remedial removal of unsuitable soils to a depth where suitable soils are encountered. Soils shall be subsequently replaced and properly compacted to meet acceptable City construction standards. This work shall be accomplished under the supervision of the Geotechnical Engineer prior to issuance of building permits.

The applicant shall be responsible for minimizing the settlement potential of artificial fill beneath all structures. This shall be achieved by utilization of proper compaction of fill materials (90 percent or better of ASTM Test Method D1557-78) during grading. This work shall be accomplished under the supervision of the Geotechnical Engineer prior to issuance of building permits.

Soil shrinkage shall be calculated by the GB into the grading plan design to allow for soil volume lost during grading. These calculations shall be approved by the City Engineer prior to issuance of grading permits. If necessary, soil shall be imported from offsite in order to achieve design grades.

Prior to issuance of grading permits, the project GE shall prepare a report for approval by the City Engineer which assesses and provides mitigation measures for the following:

- a. Specific measures for adequate foundation, paving, and flatwork design in areas of any remaining expansive soils.
- b. Assess expansive soil conditions for each building site prior to grading and upon completion of grading to confirm the location of expansive soils, if any.
- c. Identify the Expansion Index (EI) on-site and specify where necessary recommendation including, but not limited to: 1) presaturation of soils prior to concrete placement; 2) raised floors; 3) post-tensioned slabs; 4) thicker slabs; 5) deeper footings; 6) the addition of soil amendments to facilitate wetting during compaction.

The applicant shall be responsible for remedial removal of expansive soils on-site during grading and prior to the issuance of building permits. Should any construction occur on expansive soils, the applicant shall adhere to the recommendations identified above.

The use of a single soil type or a well-mixed blend of two or more soil type near all finished pad elevations and fill slope faces shall be utilized to reduce the expansion potential of a single soil type. This practice shall be documented by the project GE based on expansion index testing performed on near surface soils upon the completion of grading for submittal to the City Engineer, prior to issuance of building permits.

The use of expansive soils in fill embankments shall be avoided. Blending of expansive soils with nonexpansive soils is preferred.

The applicant shall be responsible for formulation of a soil moisture control plan if near surface expansive soils are identified upon the completion of rough grading. This plan shall be written by the project GE and submitted for approval to the City Engineer prior to issuance of building permits. This plan shall address the following issues:

- a. Indefinite maintenance of a constant moisture content in near surface expansive soils occurring on-site which would effect the performance of foundations, slabs, flatwork, slopes, paving, etc.
- b. Use of moisture barriers around foundations.
- c. Site grading techniques such that surface drainage around a structure is directed away from foundations.
- d. The necessity for roof guttering or runoff collection systems installed on structures to minimize concentration of moisture along perimeter foundations or walkways and pavement areas.

The City shall require project applicants to conduct geologic investigations of specific sites on a project-by-project basis. Such investigations shall include deep soil borings in all areas proposed for the development of structures having three or more stories, or for smaller structures involving high structural loads. These investigations shall be conducted and submitted to the City Engineer for approval prior to issuance of grading permits.

7. Significant Effect:

Hydrology:

Any construction-related activity has the potential to impact water quality. Suspended solids and turbidity levels in streams may increase significantly during construction activities. Changes to water quality may also occur due to increases in runoff from impervious surfaces on sites which are presently vacant or under-utilized. Water quality may also be influenced by illegal dumping from new commercial and industrial uses. Implementation of the proposed project may involve impacts associated with groundwater contamination sources within the project area.

Supporting Fact:

During the planning, design and construction of the project, the Agency shall coordinate storm and sanitary sewer improvements with the City Sewer Division and Flood Control Office. The Agency shall design on-site drainage facilities to prevent street flooding during a 10-year storm event, and to prevent structural damage during a 100-year storm event.

The City shall require applicant compliance with the following construction practices to protect water quality:

- Minimize surface disturbance as much as possible;
- Dispose of excavated material away from water sources in an appropriate manner;
- Cover any denuded areas with a protective mulch as soon as practicable following active construction, and reseed with adaptive plant species of value to wildlife;
- Enforce strict on-site handling rules to keep construction and maintenance materials out of waterways;
- Isolate any chemicals used and neutralize effects;
- Collect and remove pollutants such as sanitary wastes and petroleum products from the job site;
- Execute and comply with the streambed modification agreements with the Department of Fish and Game (DPG) during instream construction activities;
- Prepare a spill prevention and countermeasure plan prior to construction; and
- Use chemical toilets at all construction site to prevent bacterial and nutrient contamination of surface waters.

Runoff control measures to trap pollutants, reduce flows, and promote infiltration shall be required by the City for all development in the project area. Such measures shall include provision for on-site retention and detention storage; designing storm drainage to slow water flows and thus depress peak flow volume; minimizing impervious surfaces; and maximizing percolation, evaporation, and evapotranspiration of storm waters.

The City shall require applicants for redevelopment projects involving demolition, or projects on currently vacant land to remove any on-site underground tanks prior to the issuance of building permits.

The Redevelopment Agency and the City shall require all applicants for redevelopment projects to consult with the Hazardous Materials Division of the County of Sacramento

Environmental Management Department to determine if the property under redevelopment is a site of toxic contamination and how that may affect project implementation. This shall occur prior to the issuance of a building permit.

8. Significant Effect:

Biological Resources:

Adoption of the redevelopment plan would result in development on the two parcels of land in the project area that contain extensive stands of native oaks; buildout of the proposed plan could result in minor losses of small, fragmented wetlands, and adoption of the redevelopment plan could result in a significant impact to the valley elderberry longhorn beetle, a federally listed and protected species.

Supporting Fact:

The City shall require all remaining trees (particularly oaks) more than 10 inches in diameter be preserved or replaced at a ratio of 1:1 if removed. In particular, the City shall attempt to preserve existing valley oaks while implementing the proposed plan. Standard requirements regarding protection of oaks (including no compaction or ground disturbance within the tree's dripline, no summer watering, and no change in grade) shall be required by the City as part of its efforts to preserve existing trees. In addition, the City shall sponsor an active tree planting program to reverse the trends toward depletion. The City shall consider incorporating tree planting into the standard conditions for developments, requiring tree planting for private activities that remove large trees.

The City and Agency shall review the two sites that still contain extensive stands of native oaks (sites 2 and 40) for possible inclusion into open space, local parkland, or other zoning designed to protect the trees. In particular, the City shall consider designating site 2, adjacent to the American River Parkway as open space. The City shall require any proposed development on these two sites that would result in the removal of trees to be preceded by a full review of the trees and their values, with an adequate level of replacement compensation provided for trees that are removed.

For projects that could affect the few remaining pockets of natural vegetation or habitat (grassland, oaks, swales, etc. in sites 2, 4, 14, 34, and 40) the City shall require individual project applicants to document the site's presence or absence of wetlands, mature oaks,

and/or sensitive species, and mitigate for potential losses as per discussion with the California Department of Fish and Game and/or the Army Corps of Engineers.

The City shall require individual project applicants to document the presence or absence of any wetlands in parcels proposed for development that are not currently developed. The City shall require letters authorization or mitigation approval from the appropriate state and federal agencies as a condition of final local approval for projects that involve a wetland area.

The City shall require project applicants to document a site's potential to support sensitive plants as a precondition to development if the proposed project site does not have any significant existing development, has not been filled or graded, and has any significant natural or naturalized vegetation.

For projects that could affect the few remaining pockets of natural vegetation or habitat (grassland, oaks, swales, etc. in sites 2, 4, 14, 34, and 40) the City shall require individual project applicants to document the site's presence or absence on wetlands, mature oaks, and/or sensitive species, and mitigate for potential losses as per discussed with the California Department of Fish and Game and/or the Army Corps of Engineers.

The City and Agency shall assure that FWS requirements are fully met and proposed VELB mitigation measures are approved by FWS before allowing final local approval of any on-site development at site 2, where a known VELB population exists. The City and Agency shall consult with FWS before taking any action which could adversely affect the elderberry bushes at site 3 which could house a VELB population. The City and Agency shall conduct a investigation to document the presence or absence of VELB at site 3 before authorizing the use of any insecticides in the site vicinity or the removal of any elderberry bushes on the site. If any VELB are present, the City and Agency shall follow FWS guidelines to design an appropriate mitigation plan.

9. Significant Effect:

Cultural Resources:

It is possible that some archaeological resources may be discovered during construction activity under the proposed Redevelopment Plan; and implementation of the proposed Redevelopment Plan may result in impacts to historic resources in the project area.

Supporting Fact:

All project-specific environmental review occurring subsequent to the Redevelopment Plan initiation shall include the following mitigation measures:

- The City shall require that project applicants ensure that an archaeologist is present during grading activities to inspect the underlying soil for cultural resources. If significant cultural resources are uncovered, the archaeologist shall have the authority to stop or temporarily divert construction activities to assess the significance of the find.
- In the event that significant archaeological remains are uncovered during excavation and/or grading, all work shall stop in that area of subject property until an appropriate data recovery program can be developed and implemented. The cost of such a program shall be the responsibility of the applicant.
- The Agency in conjunction with the City of Sacramento Planning Department shall ensure that all new construction occurring on Del Paso Boulevard be conducted in accordance with the Architectural Design Guidelines for Del Paso Boulevard. Project applicants shall submit architectural designs to the Design Review Board for review prior to the issuance of building permits.
- Prior to the issuance of demolition permits the City Planning Department shall ensure that project applicants conduct cultural resources on the property in question. A written report shall be submitted to the Design Review Board and reviewed by the Agency. In the instance that a property is found to be significant on a local or regional level, the applicant shall investigate rehabilitation/adaptive re-use potential to the satisfaction of the City. If demolition is deemed necessary as the only feasible alternative, written and photographic documentation to Department of Interior Standards shall be prepared for submittal to the Planning Department prior to the granting of permits.

The Building Department shall ensure Agency compliance with Section 16 of the Zoning Ordinance (Design Review) prior to the issuance of building or demolition permits for existing structures.

The Agency shall conduct cultural resources research for properties on which it will undertake redevelopment. A written report shall be submitted to the City's Design Review Board for review. In the instance that a property is found to be significant on a local or regional level, the Agency shall investigate rehabilitation/adaptive re-use potential to the satisfaction of the Design Review Board. If demolition is deemed necessary by the Agency as the only feasible alternative, written and photographic documentation to Department of Interior Standards shall be prepared prior to the granting of permits.

- The Agency should develop design guidelines for residential areas within the project area prior to implementation of the Redevelopment Plan to ensure that new development maintains the existing character of the area's neighborhoods.

The Agency in conjunction with the City Planning Department shall ensure that all new construction occurring on Del Paso Boulevard be conducted in accordance with the Architectural Design Guidelines for Del Paso Boulevard. Project applicants shall submit architectural designs to the Design Review Board for review prior to the issuance of building permits.

Prior to the issuance of demolition permits the City Planning Department shall ensure that project applicants conduct cultural resources research on the property in question. A written report shall be submitted to the Design Review Board and reviewed by the Agency. In the instance that a property is found to be significant on a local or regional level, the applicant shall investigate rehabilitation/adaptive re-use potential to the satisfaction of the City. If demolition is deemed necessary as the only feasible alternative, written and photographic documentation to Department of Interior Standards shall be prepared for submittal to the Planning Department prior to the granting of permits.

For all rehabilitation work on structures over 50 years old, the Agency, in conjunction with the City Planning Department, shall require the use of the State Historic Building Code and replacement of elements with in-kind materials. This requirement may be waived upon submittal and approval of a written report to the Design Review Board substantiating infeasibility and undue economic burden.

10: Significant Effect:

Public Services and Utilities - Electricity:

The Sacramento Municipal Utility District (SMUD) estimates, based on the proposed increased level of development associated with the area around Highway 160 and other developments of the proposed project, that overall, the Increased Intensity Alternative would require approximately 19.3 megawatts (MW) of electricity. This project and other development in the area will result in a total substation load that will exceed existing capacity levels, requiring the construction of one or more new substations and additional electrical facilities.

Supporting Fact:

Prior to the issuance of any development permits, individual project applicants shall consult with the Sacramento Municipal Utility District regarding electrical distribution, acquisition of rights of way, and utility easements. This shall be done to the satisfaction of the Agency's Environmental Coordinator, in conjunction with the Director of SMUD.

The Agency, in conjunction with the City shall require applicants for development approvals within the project area to consult the SMUD Electric System Design Department in a timely manner at every stage of project development and implementation which could directly or indirectly impact the electrical distribution system (substations and overhead and underground power lines and poles). The primary contact until further notice shall be Gene Hoppes, distribution planner for this area, who may be reached at (916) 732-5794.

The SHRA and applicants for development approvals within the project area shall confer with SMUD and implement certain measures which are necessary to provide electrical services associated with specific projects they propose or sponsor. Such measures would include acquisition of rights of way and easements by SMUD and allocation of financial responsibility as required to proceed with facility relocation and construction.

The SHRA and property owners within the project area shall disclose available information regarding the location of existing and planned SMUD facilities to those parties that have property interests in the area or are in the process of acquiring such interests. Disclosure should be accurate, timely, clear, and well documented. The SMUD contact for more information is property administrator Bob Ellis at (916) 732-5337.

The Agency, in conjunction with the City, shall encourage applicant compliance with the SMUD Recommended Energy Efficiency/Load Management Measures for Residential and Commercial/Industrial New Construction. The respective SMUD contacts for these programs are Jerry Best at (916) 732-6605 and Jeff Molander at (916) 732-6207.

V. ALTERNATIVES

1. No Project Alternative: The No Project Alternative would involve no approval of the Redevelopment Plan for the North Sacramento Redevelopment Project. Under the No Project Alternative, the public improvements and facilities included in the Redevelopment Plan would not be implemented, and development would continue to occur as designated under the City's General Plan and the North Sacramento Community Plan. Impacts associated with land use, housing, traffic, geology/soils, hydrology, public services and infrastructure would be similar to or greater than the proposed project. This alternative would not mitigate significant impacts, nor would it provide the benefits proposed by the project relating to infrastructure improvements and improved development controls.
2. Study Area Alternative: The Study Area Alternative analyzes the buildout of the project under the survey area boundaries established by the Redevelopment Agency on October 2, 1990, with a total of 5,865 acres. This alternative plan identifies a core study area as the most blighted area and requiring the most significant level of change. This identified core study area of this alternative is the present project area of the proposed plan. Impacts associated with land use, traffic, air quality, geology/soils, noise, hydrology, biological resources, cultural resources, public services and infrastructure would be similar to or greater than the proposed project. This alternative is not environmentally superior to the proposed project, nor would it provide any additional benefits not already proposed by the project relating to infrastructure improvements and improved development controls.
3. Circulation Alternative 1 - Exposition Connector Only: This alternative assumes development of only the Exposition Boulevard Connector. Completion of the Arden-Garden Connector would not occur. All boundaries and other parameters of this alternative would be the same as for the proposed plan. The circulation analysis determined that impacts to traffic associated with this alternative will be similar to or greater than those identified for the proposed plan. Other impacts associated with land use, air quality, geology/soils, noise,

hydrology, biological resources, cultural resources, public services and infrastructure would be similar to or greater than the proposed project. This alternative would not mitigate significant impacts, nor would it provide all the benefits proposed by the project relating to infrastructure improvements.

4. Circulation Alternative 2 - Arden-Garden Connector Only: This alternative would assume the implementation of the proposed redevelopment plan in conjunction with the construction of the Arden-Garden Connector. The Exposition Boulevard Connector would not be developed but the Evergreen Extension to Royal Oaks Drive would be completed. All parameters and boundaries of this alternative would be the same as for the proposed redevelopment plan except for completion of the Exposition Connector. The circulation analysis determined that impacts to traffic associated with this alternative will be greater than those identified for the proposed plan. Other impacts associated with land use, air quality, geology/soils, noise, hydrology, biological resources, cultural resources, public services and infrastructure would be similar to or greater than the proposed project. This alternative would not mitigate significant impacts, nor would it provide all the benefits proposed by the project relating to infrastructure improvements.
5. Reduced Intensity Alternative: This alternative assumes that the vacant land located in the southern region of the project area, adjacent to the American River Parkway, would build out at minimum General Plan densities consisting of industrial land uses. Overall the combined reduction in square footage for office and industrial uses would be 128,000 square feet less than the proposed plan. The boundaries and other parameters for this alternative would be the same as for the proposed plan. Impacts associated with land use, traffic, air quality, geology/soils, noise, hydrology, biological resources, cultural resources, public services and infrastructure would be similar to or greater than the proposed project. This alternative is not environmentally superior to the proposed project, nor would it provide any additional benefits not already proposed by the project relating to infrastructure improvements and improved development controls.
6. Increased Intensity Alternative: This alternative assumes that the vacant land located in the southern region of the project area, adjacent to the American River Parkway, would build out at developer-proposed General Plan densities consisting of office land uses within the "Industrial Intensive Overlay" zone identified in the North Sacramento Community Plan. Overall the combined increase in square footage for office and industrial uses would be 923,500 square

feet more than the proposed plan. The boundaries and other parameters for this alternative would be the same as for the proposed plan. Impacts associated with land use, traffic, air quality, geology/soils, noise, hydrology, biological resources, cultural resources, public services and infrastructure would be similar to or greater than the proposed project. This alternative is not environmentally superior to the proposed project, although it provides greater opportunities to reduce regional traffic congestion and vehicle emissions through transportation management at areas of increased density.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

Notwithstanding the disclosure of the significant impacts and their mitigation described, supra, the Agency has determined pursuant to Section 15093 of the State CEQA Guidelines that the benefits of the proposed project with the increased intensity alternative outweigh the adverse impacts, and the intensified project should be approved.

With reference to the above findings and in recognition of those facts which are included in the record, the Agency has determined that the project would contribute to housing, traffic, geology and soils, and flood hazard impacts, and cumulative impacts on biological resources, housing/jobs balance, traffic, noise and air quality which are considered adverse.

The Agency specifically finds and makes this statement of overriding considerations that there are special social, economic, and other reasons for approving this project, notwithstanding the disclosure of significant adverse impacts disclosed in the North Sacramento Redevelopment Plan Final Environmental Impact Report prepared for this project. The reasons are as follows:

1. The project provides an opportunity to eliminate blighting influences and correct environmental deficiencies in the Project Area, including among others, small and irregular lots, obsolete and aged building types, inadequate parking, and inadequate or deteriorated infrastructure and facilities.
2. The project would remove constraints to development which would provide increased sales, business license and other fees, taxes and revenues to the City of Sacramento.
3. The project will expand the community's supply of low and moderate income housing (inside or outside the Project Area).

4. Approval of the project would strengthen the economic base of the Project Area and the community by installing needed site improvements which will stimulate new commercial expansion, new employment and economic growth.
5. The project provides the opportunity to assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
6. The project would provide the necessary improvements to increase retail and other commercial use in the North Sacramento area.
7. The project provides the opportunity to implement performance criteria to assure high site-design standards which provide unity and integrity to the entire Project Site.
8. The project would reduce the City's annual cost of providing local services to and within the Project Area.

DATED: _____ BY: _____

**NORTH SACRAMENTO REDEVELOPMENT PLAN
MITIGATION MONITORING PROGRAM**

SCH # 9110209

PREPARED FOR:

**GAIL ERVIN
ENVIRONMENTAL COORDINATOR
SPECIAL SERVICES DIVISION
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
630 I STREET
SACRAMENTO, CALIFORNIA 95814**

PREPARED BY:

**STA PLANNING, INC.
550C NEWPORT CENTER DRIVE
NEWPORT BEACH, CALIFORNIA 92660
(714) 640-1700**

JUNE 9, 1992

TABLE OF CONTENTS

INTRODUCTION	1
ORGANIZATION AND FORMAT	1
SUMMARY OF INSIGNIFICANT IMPACTS	1
SUMMARY OF IMPACTS THAT REQUIRE TIERED ANALYSIS	10
SUMMARY OF IMPACTS MITIGATED TO A LEVEL OF INSIGNIFICANCE	12
SUMMARY OF IMPACTS WHICH CAN BE PARTIALLY MITIGATED BUT REMAIN SIGNIFICANT	15
SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS	17
MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST	18

MITIGATION MONITORING PROGRAM

INTRODUCTION

This Mitigation Monitoring Program has been prepared in accordance with Section 21081.6 of the Public Resources Code. The purpose of the Mitigation Monitoring Program is to ensure that proposed mitigation measures included in environmental documentation will extend beyond the pages of the document and are implemented to reduce or eliminate significant detrimental project-related impacts to the environment. The Mitigation Monitoring Program will be approved as part of the North Sacramento Redevelopment Plan EIR by the Redevelopment Agency and the City Council of the City of Sacramento.

ORGANIZATION AND FORMAT

This Mitigation Monitoring Program has been developed as a stand-alone document. It contains a Summary of Impacts, and a list of all Mitigation Measures, incorporated into a Reference Checklist. The Summary of Impacts is broken down into four impact categories: insignificant impacts, impacts that require a tiered analysis, impacts mitigated to a level of insignificance, impacts partially mitigated but remaining significant, and significant unavoidable impacts. Each impact category is divided into impacts discussed in the Initial Study portion of the environmental documentation and the items discussed in the EIR.

The Reference Checklist indicates the timing of mitigation measures, the monitor/responsible party, and the verification for each Mitigation Measure. Measures which require fees or dedication shall be based on City ordinances and procedures in effect at the time of project review and approval.

SUMMARY OF INSIGNIFICANT IMPACTS

Initial Study

This summary briefly describes those effects determined to be insignificant prior to the preparation of the environmental document. The following issues were indicated as having "no impact" in the Initial Study.

1. Implementation of the proposed plan is not anticipated to result in unstable earth conditions nor in changes in geologic substructures.
2. Implementation of the proposed plan is not anticipated to result in changes in topography or ground surface relief features.
3. Implementation of the proposed plan is not anticipated to result in the destruction, covering, or modification of any unique geologic or physical features.

4. Implementation of the proposed plan is not anticipated to result in an increase in wind or water erosion of soil, either on or off the site.
5. Implementation of the proposed plan is not anticipated to result in changes in deposition or erosion of beach sands, nor changes in siltation, deposition, or erosion which may modify the channel of a river, stream, or bed of any bay, inlet, or lake.
6. Implementation of the proposed plan is not anticipated to result in the creation of objectionable odors.
7. Implementation of the proposed plan is not anticipated to result in local or regional alteration of air movement, moisture, or temperature, nor any changes in climate.
8. Implementation of the proposed plan is not anticipated to result in changes in marine or fresh water currents or course of directions in water movements.
9. Implementation of the proposed plan is not anticipated to result in changes in the amount of surface water in any water body.
10. Implementation of the proposed plan is not anticipated to result in alteration of the direction or rate of flow of groundwaters.
11. Implementation of the proposed plan is not anticipated to result in changes in the quantity of groundwaters either through interception of any aquifer by cuts or excavation.
12. Implementation of the proposed plan is not anticipated to result in changes in the diversity of species, or number of any species of plants*.
13. Implementation of the proposed plan is not anticipated to result in reduction in acreage of any agricultural crop.
14. Implementation of the proposed plan is not anticipated to result in changes in the diversity of species, or number of any species of animals*.
15. Implementation of the proposed plan is not anticipated to result in introduction of new species of animals into an area, nor result in a barrier to the migration or movement of animals.
16. Implementation of the proposed plan is not anticipated to result in deterioration to existing fish or wildlife habitat*.

* This issue has undergone further analysis within the text of the DEIR.

(53)

17. Implementation of the proposed plan is not anticipated to result in exposure of people to severe noise levels*.
18. Implementation of the proposed plan is not anticipated to result in new light or glare.
19. Implementation of the proposed plan is not anticipated to result in an increase in the rate of use of any natural resources.
20. Implementation of the proposed plan is not anticipated to result in a risk of explosion or the release of hazardous substances, in the event of an accident.
21. Implementation of the proposed plan is not anticipated to result in possible interference with an emergency response plan or an emergency evacuation plan.
22. Implementation of the proposed plan is not anticipated to result in a negative affect on existing housing, nor an increased demand for additional housing*.
23. Implementation of the proposed plan is not anticipated to result in alteration to waterborne, rail, or air traffic.
24. Implementation of the proposed plan is not anticipated to result in an altered need for maintenance of public facilities, including roads.
25. Implementation of the proposed plan is not anticipated to result in a substantial increase in demand upon existing sources of energy, nor require the development of new sources of energy.
26. Implementation of the proposed plan is not anticipated to result in the need for a new or substantially altered system to deliver power or natural gas.
27. Implementation of the proposed plan is not anticipated to result in the need for a new or substantially altered communications system.
28. Implementation of the proposed plan is not anticipated to result in the creation of any health hazard or potential health hazard.
29. Implementation of the proposed plan is not anticipated to result in the exposure of people to potential health hazards.
30. Implementation of the proposed plan is not anticipated to result in the obstruction of any scenic vista or view open to the public, nor the creation of an aesthetically offensive view open to public view.

* This issue has undergone further analysis within the text of the DEIR.

(54)

31. Implementation of the proposed plan is not anticipated to result in the restriction of existing or sacred uses within the potential impact area.
32. Implementation of the proposed plan is not anticipated to result in the fulfillment of short-term environmental goals to the disadvantage of long-term environmental goals.
33. Implementation of the proposed plan is not anticipated to result in environmental effects which will directly or indirectly cause substantial adverse effects on human beings.

Environmental Impact Report

The following summarizes those effects which were determined to be less than significant in the preparation of the environmental document. The following issues were indicated as having an insignificant impact in the EIR.

Land Use

1. Changed neighborhood character when considering the existing blight and mixed character of development would not be considered significant if development occurred in accordance with the Redevelopment Plan and established City design and land use guidelines.
2. The conversion of open space/vacant uses to urban uses is considered less than significant.
3. No land use incompatibilities are anticipated.
4. The loss of prime soils is considered a less than significant impact on a local basis.
5. The project's contribution to the cumulative loss of open space and prime agricultural soils is considered less than significant.
6. Future land use incompatibilities could occur where major land use changes could result in non-residential uses developing near residential areas or in higher density housing near low-density residential uses. Potential land use incompatibilities are considered a significant impact. However, implementation of City policies and requirements which have been incorporated into the project will reduce land use incompatibility impacts to a less than significant level.
7. Development consistent with designated North Sacramento Community Plan land uses may result in land use incompatibilities between the proposed industrial/labor intensive complex south of SR 160 and the American River Parkway. This impact can be mitigated to a level of insignificance with implementation of City policies and requirements.

8. Implementation of the proposed project may also result in conflict with jobs-housing balance policies depending on the intensity of future employment-generating uses and the success of mixed-use concepts in the Special Planning Districts. This is considered a significant impact that can be mitigated to a level of insignificance at a policy level with City policies and requirements.
9. Development of the portion of the project area near the American River Parkway with industrial uses in accordance with the North Sacramento Community Plan would be in conflict with General Plan Commerce and Industry Land Use Element policies. This is considered a significant impact that can be reduced to a less than significant level with City policies and requirements which have been incorporated into the proposed project.
10. Implementation of the proposed project may result in conflicts with General Plan Conservation and Open Space Element goals and policies. This impact can be reduced to a less than significant level at a policy level through the implementation of City policies and requirements which have been incorporated into the proposed project.
11. Implementation of land uses assumed under the proposed project may result in conflicts with some Public Services and Facilities Element Parks and Open Space actions. This is considered a significant impact that can be reduced to a less than significant level at a policy level with City policies and requirements which have been incorporated into the proposed project.
12. The proposed plan will increase the demand for skilled employees in the North Sacramento area. This potentially significant impact could have some economic repercussions on the local economy. Compliance with City policies and requirements which have been incorporated into the project will reduce potentially significant impacts to a less than significant level.

Land Use Plans

13. The proposed project incorporates the uses of the North Sacramento Community Plan. No General Plan Amendments are proposed or required. No significant impacts are anticipated.
14. The proposed project encourages circulation improvements in accordance with General Plan Circulation Element goals and policies.
15. No conflicts with Circulation Element goals and policies are anticipated.
16. The proposed project supports the Public Facilities and Services Element goals and policies. No conflicts with Public Facilities and Services Element goals and policies are anticipated.

17. The proposed project supports some Health and Safety Element policies. No conflicts with adopted goals and policies are anticipated.
18. The Redevelopment Plan does not propose specific projects in conflict with the North Sacramento Community Plan. No consistency impacts are anticipated.
19. The proposed project supports Land Use Element goals and policies. No conflicts with Land Use Element goals and policies are anticipated.
20. The proposed project supports Housing Element goals and objectives. No conflicts with Housing Element goals and policies are anticipated.
21. The proposed project supports Transportation Element goals and objectives. No conflicts with Transportation Element goals and policies are anticipated.
22. The proposed project supports Neighborhood Environment Element goals, policies, and objectives. No conflicts with Neighborhood Environment Element goals and policies are anticipated.

Population and Employment

23. Project buildout will result in a net increase in housing units and population in the project area. No significant impacts are anticipated.
24. The proposed project will increase the demand for skilled employees in the North Sacramento area. Compliance with City policies and requirements will result in less than significant impacts.

Housing

25. Implementation of the proposed plan will remove barriers to growth and lead to implementation of the North Sacramento Community Plan. Displacement of residences may occur due to redevelopment of existing residential and/or commercial-residential uses to strictly commercial uses. The North Sacramento Redevelopment Plan provides for the complete relocation of all persons of low or moderate income and for relocation assistance to all persons displaced by an Agency action, resulting in a less than significant impact.
26. The vacancy rate may drop in the project area due to increased housing demand as a result of new employment opportunities. The vacancy rate in the immediately surrounding vicinity, and the City as a whole, could be expected to decrease due to the likelihood of a jobs/housing imbalance in the project area. Impacts associated with vacancy rates are considered less than significant.

Traffic and Circulation

27. During the p.m. peak hour the intersections of El Camino/Del Paso and El Camino/Evergreen experience a change in the Level of Service from "B" to "C" under the proposed project. However, in each instance the V/C falls below the City standard. Impacts to these intersections are considered less than significant.

Noise

28. The vacant area located at the northeastern point of the project area is designated for residential uses in the proposed plan. This area is located within the overflight zone of McClellan Air Force Base and is subject to noise levels ranging from 65 CNEL to 70 CNEL. The Sacramento General Plan Noise Element does not allow for residential uses within the 65-70 CNEL noise contour. Residential uses are allowed in the overflight area in general. Residential development of this vacant area is addressed by the City policies and requirements which have been incorporated into the proposed project. Impacts associated with aircraft noise are considered less than significant.
29. The future circulation plans provide for the construction of the Arden-Garden Connector, the Exposition Boulevard Extension, the Evergreen Street Extension, and additional road improvements to accommodate increased traffic. Due to increased levels of traffic that are associated with the proposed plan, more areas will experience increased noise levels. Many of the areas surveyed will not result in significant noise impacts because the surrounding areas are designated for industrial, office, or retail uses and those uses allow for greater noise levels. Impacts associated with circulation improvement-related noise are considered less than significant.

Biological Resources

30. Except for the few oak stands, the project area has little left in the way of biotic resources that could sustain any more than a minor impact, even with full development. Most vacant lots in the project area could be developed without significant biotic impacts or constraints.
31. There are no prime habitats for sensitive species within the project area. Potential impacts that would occur to such species with implementation of the proposed plan are considered less than significant.
32. The potential impacts to Swainson's hawks from loss of foraging or nesting habitat would be less than significant due to the low real value of habitat surrounded by encroaching development.

33. Common wildlife species could be adversely affected by losing additional physical space and through even greater human disturbance and encroachment into the last remaining open sites. This is considered a less than significant cumulative impact.

Public Services and Utilities

34. A need to expand police facilities to accommodate the increase in demand for services with implementation of the proposed plan is not anticipated.
35. Because additional staffing is included as part of the plan, potential impacts to police services are considered less than significant.
36. The potential need for additional Fire Department staffing and facilities is considered less than significant.
37. Sutter Health is the administrative service for both Sutter Hospital and Sutter Memorial Hospital. U.C. Davis Medical Center is the only provider of trauma services to the project area. Neither foresee any problems from a business perspective in serving the proposed plan. The increase in net new residences and businesses is considered as a less than significant impact upon hospital services.
38. The proposed project will generate an increase in the demand for water. The Water Division of Public Works anticipates that the increased demand for water generated by the proposed plan will not have a significant impact upon the capacity of water provided to the project area.
39. The existing level of water distribution in relation to fire protection for the project area is presently substandard and is incapable of supporting the level of development associated with the proposed plan. As part of the proposed plan all substandard water mains and fire hydrants will be upgraded to meet the current standards. Through implementation of the plan itself these potential impacts to water distribution in the project area will be reduced to a level of insignificance.
40. The Sacramento Regional County Sanitation District estimates based upon net development values, that the additional peak wet weather flow under the proposed project will be approximately 700,000 gpd. The additional peak flow to the SCRWTP is considered an insignificant impact.
41. Development associated with the proposed plan may have a significant impact on the existing sanitary sewer system due to existing sewer line capacity. As part of the proposed plan, deficiencies in the infrastructure system will be upgraded to accommodate the level of growth associated with the plan. As a result potential capacity impacts to the sewer system will be at a less than significant level.

42. Much of the North Sacramento area drainage systems are outdated or are substandard. Implementation of the proposed plan and Capital Improvement Plan will reduce these potential drainage impacts to a less than significant level.
43. The additional proposed development and additional four miles of roadway to be developed as part of the proposed plan will not significantly impact the Street Division's ability to provide residential garden refuse pick-up and street cleaning. Through implementation of the proposed plan potential impacts associated with roadway deficiencies will be reduced to a less than significant level.
44. The proposed project will generate an increase in solid waste. Implementation of the proposed plan will result in an increased need for solid waste collection and disposal services. The Municipal Solid Waste Division anticipates no adverse impacts in providing collection services to the proposed project area. The impacts associated with solid waste are considered significant but can be reduced to a less than significant level through the project's incorporated adherence to City Ordinance 91-044 (Recycling and Solid Waste Disposal Requirements for New and Existing Developments) and other City policies and requirements regarding solid waste.
45. In order to be in accordance with City standards, the proposed plan will require approximately 5.0 additional acres of parklands within the general vicinity of the project area. With the continued implementation of the Master Plan for Parks and Recreational Services, and adherence to the City policies and requirements for parks which have been incorporated into the proposed project, the potential impacts upon parklands in the project area will be reduced to a less than significant level.
46. The potential future number of students associated with the proposed plan may result in significant impacts to the current capacity levels of the schools in the project area. These impacts can be avoided and reduced to a less than significant level with adherence to existing City policies and requirements related to schools which have been incorporated into the proposed project.
47. Pacific Gas and Electric estimates that the future gas service demands associated with the proposed plan will not create a need for expansion of facilities. It is anticipated that the proposed circulation and roadway improvements could require some relocation of existing gas mains. This is considered a significant impact that can be reduced to a less than significant level with adherence to City policies and requirements which have been incorporated into the proposed project.
48. The anticipated new development and revitalization of existing uses will create an increased level of demand for electricity. Development of the site will in turn require additional overhead and underground transmission lines along roadways and public utility easements in the project area. The increased level of demand for electrical services and facilities is considered a significant impact which can be reduced to a less than significant level with adherence to City policies and requirements which have been incorporated into the proposed project.

(60)

49. Pacific Bell will provide service to all existing uses in the project area through the existing transmission lines. Extension of services may be required for areas that currently do not receive service. Additional utility easements may be required for the extension of services to these areas. This potential impact can be reduced to a less than significant level through adherence to City policies and requirements which have been incorporated into the proposed project.
50. The proposed redevelopment plan will induce development and growth in the North Sacramento Area. Past, present, and reasonably foreseeable development associated with the redevelopment plan will have a cumulative effect on the provisions of water, sewer, police protection, solid waste, storm drainage, roadways, gas and electricity, schools, medical services, and telephone services. Implementation of the proposed plan in conjunction with close adherence to City policies and requirements will reduce potential public services and utility impacts to a level of insignificance.
51. Sacramento Cable has indicated that impacts to existing and/or future cable television services in the project area will be less than significant.

SUMMARY OF IMPACTS THAT REQUIRE TIERED ANALYSIS

Initial Study

The following briefly describes those effects that were determined to require future environmental analysis. As site-specific plans for the Redevelopment Plan are considered for implementation, project specific environmental analysis will need to address the following impacts.

Earth

1. Implementation of the proposed project may result in the exposure of specific projects to liquefaction of subsurface soils.
2. Implementation of the proposed project may result in additional grading, compaction, and overcovering of exposed soils. Increased overcovering of the soils could result in increased speed and amount of runoff during storms.
3. Implementation of the proposed project may increase offsite soil erosion during future construction periods.
4. Redevelopment activities may alter drainage patterns on individual project sites.

Water

5. Redevelopment activities and development encouraged by redevelopment will contribute additional runoff to the Natomas East Main Drainage Canal and the American River systems. Construction activities may contribute organic pollutants during the construction of infrastructure and improvements.

Noise

6. The proposed project may result in construction-related noise impacts which exceed acceptable levels.

Environmental Impact Report

Land Use Plans

1. Implementation of the proposed project in conjunction with other past, present, and reasonably foreseeable development may result in cumulative changes to City plans and policies. Future plan amendments are to be evaluated on a case-by-case basis and internal consistency is required. This is not considered a significant cumulative impact.

Air Quality

2. The increase of traffic on local roadways under the increased intensity alternative is not expected to have an impact on localized micro-scale ambient air quality standards.

Noise

3. The areas along the eastern corridor of El Camino Boulevard and the southern portion of Del Paso Boulevard may experience some land use-noise incompatibilities due to the conversion from industrial and commercial uses to Special Planning Districts (SPDs). Additional planning considerations should be made with regard to multi-family residential uses and noise levels on a project-specific level for these Special Planning areas.

Geology/Soils

4. Differential settlement of compressible soils that exist in the project area could potentially cause severe damage to foundations of structures due to non-homogeneous subsurface conditions. The addition of irrigation water and variations in groundwater level within collapsible soils may induce hydroconsolidation and settlement which may also adversely affect utilities and structures.

5. Expansive soils not detected prior to construction may severely damage structural foundations, slabs, pavements, lake linings, and exterior flatwork. Because geologic conditions vary widely, it is difficult to generalize about expansive soil potential; therefore, expansive soils may occur in areas thought to be free of this condition. Grading and recompaction required to construct the proposed project with the expansive soils known to exist, creates a potentially significant project-specific impact.

Hydrology

6. Any construction-related activity has the potential to impact water quality. Suspended solids and turbidity levels in streams may increase significantly during construction activities. Changes to water quality may also occur due to increases in runoff from impervious surfaces on sites which are presently vacant or under-utilized. Water quality may also be influenced by illegal dumping from new commercial and industrial uses.
7. Implementation of the proposed project may involve impacts associated with groundwater contamination sources within the project area.

Biological Resources

8. Adoption of the redevelopment plan would result in development on the two parcels of land in the project area that contain extensive stands of native oaks.
9. Buildout of the proposed plan could result in minor losses of small, fragmented wetlands.
10. Adoption of the redevelopment plan could result in a significant impact to the valley elderberry longhorn beetle, a federally listed and protected species.

Cultural Resources

11. It is possible that some archaeological resources may be discovered during construction activity under the proposed Redevelopment Plan.
12. Implementation of the proposed Redevelopment Plan may result in impacts to historic resources in the project area.

SUMMARY OF IMPACTS MITIGATED TO A LEVEL OF INSIGNIFICANCE

Environmental Impact Report

Impacts associated with the following environmental issues will be mitigated to a level of significance upon adherence to existing City policies and implementation of the project's mitigation measures.

Land Use Plans

1. The North Sacramento Community Plan is internally inconsistent, conflicting with Policy A9 of the Housing Element by designating land uses that could replace an existing mobile home park with park/open space uses. This is considered a significant impact that can be mitigated to a level of insignificance at a policy level.
2. The land uses assumed under the Redevelopment Plan include industrial and labor intensive uses near the Parkway. Individual projects proposed under the Plan may conflict with adopted goals and policies related to visual impacts on the American River Parkway, damage to wildlife, and recreation use disruption depending on specific location, design, and height. Compliance with the Parkway Plan policies and requirements will reduce any potentially significant impacts to a level of insignificance.
3. The Parks and Recreation Facilities Master Plan does not indicate a future park at the SR 160 and Del Paso Boulevard area although it is indicated in the North Sacramento Community Plan, and by extension, is included in the proposed Redevelopment Plan. The conflict between these plans is considered significant. The impact can be reduced to a level of insignificance with the implementation of mitigation measures.

Population and Employment

4. Implementation of the proposed project may result in a displacement of businesses as properties redevelop. Impacts related to business displacement can be mitigated to a level of insignificance.
5. The implementation of the proposed project in conjunction with other past, present, and reasonably foreseeable projects will result in the displacement of businesses. The project's contribution to this impact can be mitigated to a level of insignificance.

Housing

6. Housing units may be eliminated for other redevelopment projects proposed in the project area. The displacement of existing households is a significant impact which can be mitigated to a level of insignificance.

Air Quality

7. The proposed project will have a short-term impact on air quality caused by construction activities. Construction-related impacts can be mitigated to a level of insignificance.

Noise

8. The proposed project will generate temporary construction noise on a short-term and long-term basis. Construction-related noise impacts can be anticipated throughout the 15-year buildout period. Construction-related noise sources include such emitters as trucks, bulldozers, grading equipment, concrete mixers and portable generators. These temporary construction noise impacts can be mitigated to a level of insignificance.
9. The vacant area in the northeastern part of the project area is designated for residential use and is adjacent to the Southern Pacific Railroad line. Noise levels associated with railroad operations may have a significant impact on this particular area and should be considered on a project-specific basis. This is considered a significant impact that can be mitigated to a level of insignificance through mitigation measure 14.

Geology/Soils

10. Expansive soils not detected prior to construction may severely damage structural foundations, slabs, pavements, lake linings, and exterior flatwork. Because geologic conditions vary widely, it is difficult to generalize about expansive soil potential; therefore, expansive soils may occur in areas thought to be free of this condition. Grading and recompaction required to construct the proposed project with the expansive soils known to exist, creates a potentially significant project-specific impact. Impacts associated with expansive soils can be mitigated to a level of insignificance.
11. Seismic-induced liquefaction can cause ground failure resulting in severe damage to buildings, flatwork, pavement and underground utilities. This is a potentially significant project-specific impact that can be mitigated to a level of insignificance.

Hydrology

12. Any construction-related activity has the potential to impact water quality. Suspended solids and turbidity levels in streams may increase significantly during construction activities. Changes to water quality may also occur due to increases in runoff from impervious surfaces on sites which are presently vacant or under-utilized. Water quality may also be influenced by illegal dumping from new commercial and industrial uses. Construction- and operations-related impacts on groundwater quality from projects of this type are expected to be less than significant. Impacts associated with surface water quality can be mitigated to a level of insignificance.

SUMMARY OF SIGNIFICANT IMPACTS WHICH CAN BE PARTIALLY MITIGATED BUT REMAIN SIGNIFICANT

Population and Employment

1. The proposed increases in industrial and office uses will provide employment opportunities. This could lead to a housing/jobs imbalance for the area and in turn a need for more affordable housing in the regional and local areas. This is considered a significant impact that can be partially mitigated, but will remain significant and unavoidable.
2. The proposed project, in conjunction with other past, present, and reasonably foreseeable future projects, will have a cumulative impact on the growth of employment opportunities in the area and on the attainment of a jobs/housing balance. The creation of job opportunities which create a jobs/housing imbalance leading to housing demand in excess of supply can be partially mitigated, but remains significant and unavoidable.

Housing

3. Despite the proposed number of new units, an insufficient number of housing units will be available in relationship to employment opportunities. New demand will also contribute to a jobs/housing imbalance in the City as a whole. The jobs/housing imbalance created under this scenario is considered a significant impact which can be partially mitigated, but remains significant and unavoidable.
4. Increases in housing costs and rental rates in the project area and City-wide are significant and unavoidable impacts.
5. In conjunction with other past, present, and reasonably foreseeable projects, the proposed project will result in the displacement of households. It is anticipated that new housing units will not meet the demand of the additional employees generated from the proposed project. This is considered a significant cumulative impact that can be partially mitigated, but will remain significant and unavoidable until full implementation of proposed mitigation measures.

Traffic and Circulation

6. For the increased intensity alternative scenario, Level of Service deteriorates at the Arden/Del Paso/ Grove/Canterbury intersection from "C" to "F" during the a.m. peak hour, assuming that all six approaches to the intersection continue to operate. During the p.m. peak hour, Level of Service deteriorates from the existing "E" to "F". This impact can be partially mitigated, but remains significant.

7. The projected Level of Service deteriorates from the existing "A" to "D" at the intersection of Arden Way and Evergreen Street for the increased intensity alternative. During the p.m. peak hour, this intersection experiences an increase in V/C of .24 over the existing condition, and a change in Level of Service from "C" to "F". These impacts can be partially mitigated, but remains significant.
8. Impacts to parking can be partially mitigated with implementation of mitigation measures, but remain significant and unavoidable.
9. The projected Level of Service at the Arden Way/Del Paso Boulevard intersection remains at LOS "F" under the proposed project as well as the alternatives. In addition, higher volumes of traffic are projected on SR 160. Cumulative impacts can be partially mitigated, but remain significant until the full implementation of the proposed mitigation.

Air Quality

10. The project will have an impact on regional air quality. Mobile source emissions will be generated from the residents, office employees and retail customers. Redevelopment vehicular emissions will add a substantial air pollutant increment to the overall regional burden. This impact can be partially mitigated, but remains significant and unavoidable.
11. The airshed is a non-attainment area, particularly for ozone, and is required by law to generate sufficient emissions reductions from all sources to meet state and federal standards. Any office, retail or residential project, regardless of scope, will impede this attainment process. Long-term impacts to air quality can be partially mitigated, but remain significant and unavoidable.
12. The proposed redevelopment plan, in conjunction with other past, present and reasonably foreseeable future projects, will cause vehicular emissions to be added to an airshed already exceeding standards and under orders to reduce net emission levels. This is a cumulatively significant air quality impact which can be partially mitigated, but remains significant and unavoidable.

Noise

13. Noise impacts associated with the existing plus project scenario would have incrementally greater impacts on many of the same areas identified as experiencing existing noise impacts. This is considered a significant impact which can be partially mitigated, but remains significant and unavoidable.
14. Cumulatively, the additional levels of traffic associated with the proposed plan will create increased noise levels for the project area. More sensitive noise receptors such as residential uses will be exposed to "conditionally acceptable." The additional

cumulative noise levels associated with the proposed plan are considered significant impacts which can be partially mitigated, but remain significant and unavoidable.

15. Under cumulative traffic conditions most of the mobile home park area will be subject to CNEL levels of 70 or greater. These greater levels are generally considered unacceptable for residential uses. This is a significant cumulative impact which can be partially mitigated, but remains significant and unavoidable.

Hydrology

16. Implementation of mitigation measures will partially mitigate impacts of exposure to flooding within the 100-year floodplain but they will remain significant and unavoidable.
17. Implementation of the proposed redevelopment plan will result in an increase in the exposure of people, structures and objects to flood hazards. Most of the future development would occur in areas requiring continued levee protection. The most likely flooding would occur in association with the NEMDC. Implementation of mitigation measures can partially mitigate these impacts, but they remain significant and unavoidable.
18. In conjunction with other past, present and reasonable foreseeable future projects, the proposed project will expose persons and property to flooding hazards. This impact can be partially mitigated, but remains significant and unavoidable.

SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS

Housing

19. Increases in housing costs and rental rates in the project area and City-wide as a result of implementation of the proposed project is a significant impact which is partially addressed by City policies and requirements which have been incorporated into the proposed project. However impact remain significant and unavoidable.

Geology/Soils

20. The proposed project will involve the exposure of people, structures, and objects to seismic hazards such as severe ground shaking. In such an instance, some damage may occur to structures such as cracking or structural failure. This is a significant unavoidable impact.

Biological Resources

21. The loss of any mature valley oaks is a significant unavoidable cumulative impact.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Land Use Plans</u>						
1.	Approval of individual projects which may affect the General Plan, Community Plan, 1984 Parks and Recreation Facility Master Plan, or American River Parkway Plan by the City Council shall not occur until consistency with the Plan policies, maps, and figures is achieved, or unless the Plan(s) is/are amended to be consistent with the revised proposed projects, or unless overriding considerations are adopted for significant unavoidable impacts.	Prior to approval of individual projects.	SHRA and City Planning Department			
<u>Population and Employment</u>						
2.	The Agency and City shall comply with State guidelines regarding relocation assistance to displaced businesses. According to Title 25, Chapter 6 of the California Health and Safety Code, businesses displaced by the actions of a local agency are entitled to collect their moving expenses plus up to \$10,000 for re-establishment costs, or a fixed payment of up to \$20,000 based on loss of existing patronage. The Agency shall also provide affected businesses with information on the availability of other suitable sites.	Prior to issuance of demolition permits.	SHRA/ Relocation Coordinator			
<u>Housing</u>						
3.	An Agency appraiser shall determine whether it is most cost efficient to remove housing units to allow for new construction in non-residential areas and build a replacement unit in an area designated for residential use, or to relocate the existing structure as a means of infill housing to a new location. This shall be done prior to the issuance of demolition permits.	Prior to application for demolition permits.	SHRA/Housing Development & Preservation Department			
3a.	Through plan review, the City shall ensure that individual projects are designed to minimize long-term community disruption by maintaining access between residential and community services prior to the issuance of building permits.	Prior to issuance of building permits.	SHRA and City Planning Department			
4.	The Agency shall act in accordance with Government Code (Sections 65863.7 and 66427.4) with regards to the conversion of existing mobile home parks to non-residential uses. All procedures shall be completed prior to the closure of the development.	Prior to closure of the development.	SHRA/Housing Development & Preservation Department			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Traffic and Circulation</u>						
5.	Prior to the issuance of a building permit for any new non-residential development in the North Sacramento Redevelopment Plan area, a Transportation System Management (TSM) program shall be prepared and submitted in compliance with the City of Sacramento Ordinance 88-083. The program shall include a discussion and analysis of basic facilities and services that encourage the use of alternative commute modes by 35 percent of future tenants of proposed projects.	Prior to issuance of building permits.	SHRA and City Public Works Department			
6.	Through the project and environmental review process, the City of Sacramento and the Sacramento Housing and Redevelopment Agency shall consider and encourage transit oriented development (TOD) in accordance with TOD Guidelines, particularly in the Special Planning Districts as identified in the North Sacramento Community Plan.	During environmental review.	SHRA and City Planning Department			
7.	As specific site development proposals are submitted in the North Sacramento Redevelopment Plan area, the Public Works Department at the City of Sacramento shall be consulted to determine if site specific transportation impacts may occur with the specific development proposal.	During environmental review.	SHRA and City Public Works Department			
7a.	The Redevelopment Agency shall consult with the Regional Transit District before developing additional parking along Del Paso Boulevard and in other areas in close proximity to the light rail line. Working with the Transit District, the Agency shall identify measures to ensure that these parking areas do not discourage use of the light rail line. Such measures may include dual use (local and park-n-ride lots), preferential parking for high-occupancy vehicles, and parking reduction programs. The Agency shall also consider opportunities to develop high-density land uses near existing light rail stations to increase rail ridership and decrease auto use.	Prior to development of new parking in proximity to light rail line.	SHRA and Sacto Regional Transit District			
<u>Air Quality</u>						
8.	SHRA and the City of Sacramento shall ensure through construction site monitoring that construction activity areas confine dirt and fumes on-site. Careful construction planning to minimize interference with travel on downtown streets shall be conducted prior to construction. Minimization of lane obstructions and scheduling of operations that may interfere to off-peak hours shall be accomplished.	During construction.	SHRA and City Public Works Department			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Air Quality</u> <u>(cont'd)</u>						
9.	Through project development and review, SHRA and the City of Sacramento shall encourage new development which incorporates the transportation control measures (TCM) outlined in the 1991 Sacramento AQAP and described below: <ul style="list-style-type: none">• Employer Commute Alternatives Rule• Worksite Commute Alternatives Rule• Institutional Commute Alternatives Rule• Commute Data Upgrade• Enhance Rideshare Matching and Placement• Expand TMA's• Expand Guaranteed Ride Home Effort• Alternative Work Schedules• Truck Idling Regulation• Improve Bus Routes, Service and Schedules• Improve Fare Collection System• Ramp Meter Bypass Lanes• Freeway HOV Lanes• Arterial/Downtown HOV Lanes• Bicycling Safety and Enforcement• Shuttle Service• Tax Incentives• Preferential On-Street Parking• Preferential Off-Street Parking• Telecommunications	During environmental review.	SHRA and City Planning Department			
9a.	To the maximum extent feasible, the City shall require the use of non-potable water for mixing construction materials, washing down surfaces, and wetting down dirt-covered surfaces during construction.	During construction.	City Public Works Department			
10.	SHRA and the City of Sacramento shall ensure attainment of more than the minimum state and local requirements for energy conservation measures to reduce indirect-source emissions from on- and off-site energy production.	During environmental review.	SHRA and City Environmental Services			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Noise</u>						
11.	The City of Sacramento Planning Department shall monitor all construction activities to ensure that the operation of construction activities will be limited to daytime working hours (7 a.m. to 5 p.m., Monday through Friday) to minimize the potential for disturbance to adjacent residences. All construction equipment shall be required to utilize noise control techniques (improved mufflers, equipment redesign, use of silencers and ducts) in order to minimize construction noise impacts.	During construction.	City Planning and Public Works Department			
12.	Upon submission of building applications the City of Sacramento Planning Department shall ensure that project applicants pursue site planning which minimizes potential noise impacts to the use or generated by the use prior to the issuance of building permits. Site planning techniques may include: a. Increasing the distance between the noise source and the receiver b. Placing non-noise sensitive land uses such as parking lots, maintenance facilities and utility areas between the source and the receiver c. Using non-noise sensitive structures such as garages to shield noise-sensitive areas d. Orienting buildings to shield outdoor spaces from a noise source	Upon submission of building applications.	City Planning and Public Works Department			
13.	The City of Sacramento Planning Department shall ensure applicant compliance with noise reduction requirements through architectural design prior to the issuance of building permits. Proper architectural layout may eliminate the need for costly construction modifications.	Prior to issuance of building permits.	City Planning and Public Works Department			
14.	The City of Sacramento Planning Department shall ensure that noise barriers or walls shall be constructed by project applicants to reduce excessive noise levels from ground transportation noise sources and industrial sources prior to the issuance of occupancy permits. Barriers shall be constructed at a minimum surface weight of 3½ lbs./sq. ft. and contain no cracks or openings. The barrier must interrupt the line-of-sight between the noise source and the receiver. In addition to meeting acoustical requirements, noise barriers shall be evaluated by the City of Sacramento Planing Department for possible maintenance problems, aesthetic and environmental considerations, safety conflicts and cost (Sacramento General Plan Update EIR, 1987).	Prior to issuance of occupancy permits.	City Planning and Public Works Department			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Geology/Soils</u>						
15.	<p>Prior to the issuance of grading permits for individual projects, the project applicant shall be responsible for hiring a qualified Geotechnical Engineer (GE) and Hydrogeologist (HG), to be approved by the City of Sacramento Planning Director. The GE and HG shall jointly prepare a report for submittal to the City Engineer which shall assess and provide mitigation measures where necessary for the following:</p> <p>a. Inducement of subsidence on-site through permanent dewatering.</p> <p>b. Inducement of hydroconsolidation and settlement (and its affect on proposed utilities and structures) through the addition of irrigation water and variations in groundwater level within collapsible soils.</p> <p>c. Settlement in areas of man-made fill.</p> <p>d. Sloughing and caving of noncohesive, poorly trench walls when excavating for underground utilities.</p> <p>e. Ponding around structural footings and infiltration of excess water into the fill.</p> <p>f. Detail the use of piles and/or enlarged footings for critical structures (such as hospitals and schools) to reduce settlement damage from soils which may not be removed cost effectively.</p>	Prior to issuance of grading permits.	City Planning and Public Works Department			
16.	Soils with identified settlement potential shall be surcharged and settlement-monitored by the applicant for a period of time (to be determined by the City Engineer) sufficient to achieve an acceptable percentage (to be determined by the Geotechnical Engineer and approved by the City Engineer) of potential settlement prior to construction.	Prior to construction.	City Public Works Department			
17.	If surcharging and settlement-monitoring are not used, the applicant shall be responsible for remedial removal of unsuitable soils to a depth where suitable soils are encountered. Soils shall be subsequently replaced and properly compacted to meet acceptable City construction standards. This work shall be accomplished under the supervision of the Geotechnical Engineer prior to issuance of building permits.	Prior to issuance of building permits.	City Public Works Department			

Source: STA Planning, Inc.

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Geology/Soils</u> (cont'd)						
18.	The applicant shall be responsible for minimizing the settlement potential of artificial fill beneath all structures. This shall be achieved by utilization of proper compaction of fill materials (90 percent or better of ASTM Test Method D1557-78) during grading. This work shall be accomplished under the supervision of the Geotechnical Engineer prior to issuance of building permits.	Prior to issuance of building permits.	City Public Works Department			
19.	Soil shrinkage shall be calculated by the GE into the grading plan design to allow for soil volume lost during grading. These calculations shall be approved by the City Engineer prior to issuance of grading permits. If necessary, soil shall be imported from offsite in order to achieve design grades.	Prior to issuance of grading permits.	City Public Works Department			
20.	<p>Prior to issuance of grading permits, the project GE shall prepare a report for approval by the City Engineer which assesses and provides mitigation measures for the following:</p> <p>a. Specific measures for adequate foundation, paving, and flatwork design in areas of any remaining expansive soils.</p> <p>b. Assess expansive soil conditions for each building site prior to grading <u>and</u> upon completion of grading to confirm the location of expansive soils, if any.</p> <p>c. Identify the Expansion Index (EI) on-site and specify where necessary recommendations including, but not limited to: 1) presaturation of soils prior to concrete placement; 2) raised floors; 3) post-tensioned slabs; 4) thicker slabs; 5) deeper footings; 6) the addition of soil amendments to facilitate wetting during compaction.</p>	Prior to issuance of grading permits.	City Public Works Department			
21.	The applicant shall be responsible for remedial removal of expansive soils on-site during grading and prior to the issuance of building permits. Should any construction occur on expansive soils, the applicant shall adhere to the recommendations identified above.	Prior to issuance of building permits.	City Public Works Department			

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Geology/Soils</u> (cont'd)						
22.	The use of a single soil type or a well-mixed blend of two or more soil type near all finished pad elevations and fill slope faces shall be utilized to reduce the expansion potential of a single soil type. This practice shall be documented by the project GE based on expansion index testing performed on near surface soils upon the completion of grading for submittal to the City Engineer, prior to issuance of building permits.	Prior to issuance of building permits.	City Public Works Department			
23.	The use of expansive soils in fill embankments shall be avoided. Blending of expansive soils with nonexpansive soils is preferred.	During construction.	City Public Works Department			
24.	<p>The applicant shall be responsible for formulation of a soil moisture control plan if near surface expansive soils are identified upon the completion of rough grading. This plan shall be written by the project GE and submitted for approval to the City Engineer prior to issuance of building permits. This plan shall address the following issues:</p> <p>a. Indefinite maintenance of a constant moisture content in near surface expansive soils occurring on-site which would effect the performance of foundations, slabs, flatwork, slopes, paving, etc.</p> <p>b. Use of moisture barriers around foundations.</p> <p>c. Site grading techniques such that surface drainage around a structure is directed away from foundations.</p> <p>d. The necessity for roof guttering or runoff collection systems installed on structures to minimize concentration of moisture along perimeter foundations or walkways and pavement areas.</p>	Prior to issuance of building permits.	City Public Works Department			
25.	The City shall require project applicants to conduct geologic investigations of specific sites on a project-by-project basis. Such investigation shall include deep soil borings in all areas proposed for the development of structures having three or more stories, or for smaller structures involving high structural loads. These investigations shall be conducted and submitted to the City Engineer for approval prior to issuance of grading permits.	Prior to issuance of grading permits.	City Public Works Department			

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST NORTH SACRAMENTO REDEVELOPMENT PLAN EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Hydrology</u>						
26.	City and County of Sacramento policies for A-99 zone projects shall be incorporated into planning, design and construction of the project. Prior to approval of any future special permits, design and construction plans depicting compliance with A-99 zone regulations shall be submitted to the City for review and approval.	Prior to approval of future special permits.	City Planning and Public Works Department			
27.	During the planning, design, and construction of the project, the Agency shall coordinate storm and sanitary sewer improvements with the City Sewer Division and Flood Control Office. The Agency shall design on-site drainage facilities to prevent street flooding during a 10-year storm event, and to prevent structural damage during a 100-year storm event.	During planning, design, and construction.	SHRA and City Public Works Department			
28.	Concurrent with project approval, the City shall readopt the findings regarding flood-related impacts set forth in the Land Use Planning Policy within the 100-Year Flood Plain in the City and County of Sacramento EIR.	Concurrent with project approval.	SHRA and City Planning Department			
29.	Prior to issuance of building permits the applicant shall execute a notice and waiver agreement as required by current flood-related City policy.	Prior to issuance of building permits.	City Planning Department			
30.	The City and SHRA shall prohibit development in those areas where flood inundation time is less than two hours.	During environmental review.	SHRA and City Planning Department			
31.	The City and SHRA shall contribute resources and financing to levee reconstruction in connection with development in the project area. This shall include, but not be limited to, portions of the Natomas East Main Drainage Canal levee. Development fees could be used to augment the contribution.	During project implementation.	SHRA and City Planning Department			
32.	To reduce the risk of flooding throughout the area and avoid FEMA Floodplain designation, the City shall contribute resources and financing to reconstruction of low or structurally weak levees, reconstruction of the Folsom Dam spillway, and/or construction of a new storage reservoir on the American River.	During project implementation.	SHRA and City Planning Department			

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Hydrology</u> <u>(cont'd)</u>						
33.	<p>The City shall require applicant compliance with the following construction practices to protect water quality:</p> <ul style="list-style-type: none">● Minimize surface disturbance as much as possible;● Dispose of excavated material away from water sources in an appropriate manner;● Cover any denuded areas with a protective mulch as soon as practicable following active construction, and reseed with adaptive plant species of value to wildlife;● Enforce strict on-site handling rules to keep construction and maintenance materials out of waterways;● Isolate any chemicals used and neutralize effects;● Collect and remove pollutants such as sanitary wastes and petroleum products from the job site;● Execute and comply with the streambed modification agreements with the Department of Fish and Game (DFG) during instream construction activities;● Prepare a spill prevention and countermeasure plan prior to construction; and● Use chemical toilets at all construction site to prevent bacterial and nutrient contamination of surface waters.	During construction.	City Public Works Department			
34.	Runoff control measures to trap pollutants, reduce flows, and promote infiltration shall be required by the City for all development in the project area. Such measures shall include provision for on-site retention and detention storage; designing storm drainage to slow water flows and thus depress peak flow volumes; minimizing impervious surfaces; and maximizing percolation, evaporation, and evapotranspiration of storm waters.	Prior to approval of individual projects.	City Public Works Department			
35.	The City shall require applicants for redevelopment projects involving demolition, or projects on currently vacant land to remove any on-site underground tanks prior to the issuance of building permits.	Prior to issuance of building permits.	City Public Works Department			

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Hydrology</u> (cont'd)						
35a.	The Redevelopment Agency and the City shall require all applicants for redevelopment projects to consult with the Hazardous Materials Division of the County of Sacramento Environmental Management Department to determine if the property under redevelopment is a site of toxic contamination and how that may affect project implementation. This shall occur prior to the issuance of a building permit.	Prior to issuance of bulding permits.	SHRA and City Planning Department			
<u>Biological Resources</u>						
36.	The City shall require all remaining native trees (particularly oaks) more than 10 inches in diameter be preserved or replaced at a ratio of 1:1 if removed. In particular, the City shall attempt to preserve existing valley oaks while implementing the proposed plan. Standard requirements regarding protection of oaks (including no compaction or ground disturbance within the tree's dripline, no summer watering, and no change in grade) shall be required by the City as part of its efforts to preserve existing trees. In addition, the City shall sponsor an active tree planting program to reverse the trends toward depletion. The City shall consider incorporating tree planting into the standard conditions for developments, requiring tree planting for private activities that remove large trees.	During project implementation.	SHRA and City Planning Department			
37.	The City and Agency shall review the two sites that still contain extensive stands of native oaks (sites 2 and 40) for possible inclusion into open space, local parkland, or other zoning designed to protect the trees. In particular, the City shall consider designating site 2, adjacent to the American River Parkway as open space. The City shall require any proposed development on these two sites that would result in the removal of trees to be preceded by a full review of the trees and their local values, with an adequate level of replacement compensation provided for trees that are removed.	Prior to approval of individual projects.	SHRA and City Planning Department			
38.	For projects that could affect the few remaining pockets of natural vegetation or habitat (grassland, oaks, swales, etc. in sites 2, 4, 14, 34, and 40) the City shall require individual project applicants to document the site's presence or absence of wetlands, mature oaks, and/or sensitive species, and mitigate for potential losses as per discussions with the California Department of Fish and Game and/or the Army Corps of Engineers.	During environmental review.	SHRA and City Planning Department			

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Biological Resources</u> (cont'd)						
39.	The City shall require individual project applicants to document the presence or absence of any wetlands in parcels proposed for development that are not currently developed. The City shall require letters of authorization or mitigation approval from the appropriate state and federal agencies as a condition of final local approval for projects that involve a wetland area.	During environmental review.	SHRA and City Planning Department			
40.	The City shall require project applicants to document a site's potential to support sensitive plants as a precondition to development if the proposed project site does not have any significant existing development, has not been filled or graded, and has any significant natural or naturalized vegetation.	During environmental review.	SHRA and City Planning Department			
41.	For projects that could affect the few remaining pockets of natural vegetation or habitat (grassland, oaks, swales, etc. in sites 2, 4, 14, 34, and 40) the City shall require individual project applicants to document the site's presence or absence of wetlands, mature oaks, and/or sensitive species, and mitigate for potential losses as per discussions with the California Department of Fish and Game and/or the Army Corps of Engineers.	During environmental review.	SHRA and City Planning Department			
42.	The City and Agency shall assure that FWS requirements are fully met and proposed VELB mitigation measures are approved by FWS before allowing final local approval of any on-site development at site 2, where a known VELB population exists. The City and Agency shall consult with FWS before taking any action which could adversely affect the elderberry bushes at site 3 which could house a VELB population. The City and Agency shall conduct a investigation to document the presence or absence of VELB at site 3 before authorizing the use of any insecticides in the site vicinity or the removal of any elderberry bushes on the site. If any VELB are present, the City and Agency shall follow FWS guidelines to design an appropriate mitigation plan.	Prior to approval of individual projects.	SHRA and City Planning Department			

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST NORTH SACRAMENTO REDEVELOPMENT PLAN EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Cultural Resources</u>						
43.	All project-specific environmental review occurring subsequent to the Redevelopment Plan initiation shall include the following mitigation measures: <ul style="list-style-type: none">• The City shall require that project applicants ensure that an archaeologist is present during grading activities to inspect the underlying soil for cultural resources. If significant cultural resources are uncovered, the archaeologist shall have the authority to stop or temporarily divert construction activities to assess the significance of the find.• In the event that significant archaeological remains are uncovered during excavation and/or grading, all work shall stop in that area of subject property until an appropriate data recovery program can be developed and implemented. The cost of such a program shall be the responsibility of the applicant.• The Agency in conjunction with the City of Sacramento Planning Department shall ensure that all new construction occurring on Del Paso Boulevard be conducted in accordance with the Architectural Design Guidelines for Del Paso Boulevard. Project applicants shall submit architectural designs to the Design Review Board for review prior to the issuance of building permits.• Prior to the issuance of demolition permits the City Planning Department shall ensure that project applicants conduct cultural resources research on the property in question. A written report shall be submitted to the Design Review Board and reviewed by the Agency. In the instance that a property is found to be significant on a local or regional level, the applicant shall investigate rehabilitation/adaptive re-use potential to the satisfaction of the City. If demolition is deemed necessary as the only feasible alternative, written and photographic documentation to Department of Interior Standards shall be prepared for submittal to the Planning Department prior to the granting of permits.	During environmental review and grading.	SHRA and City Planning Department			
		During grading	SHRA and City Planning Department			
		Prior to issuance of building permits.	SHRA and City Planning Department			
		Prior to issuance of demolition permits.	SHRA and City Planning Department			
44.	The Building Department shall ensure Agency compliance with Section 16 of the Zoning Ordinance (Design Review) prior to the issuance of building or demolition permits for existing structures.	Prior to issuance of building or demolition permits.	SHRA and Building Department			

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Cultural Resources</u> <u>(cont'd)</u>						
45.	The Agency should develop design guidelines for residential areas within the project area prior to implementation of the Redevelopment Plan to ensure that new development maintains the existing character of the area's neighborhoods.	Prior to Plan implementation.	SHRA			
46.	The Agency in conjunction with the City Planning Department shall ensure that all new construction occurring on Del Paso Boulevard be conducted in accordance with the Architectural Design Guidelines for Del Paso Boulevard. Project applicants shall submit architectural designs to the Design Review Board for review prior to the issuance of building permits.	Prior to issuance of building permits.	SHRA and City Planning Department			
47.	Prior to the issuance of demolition permits the City Planning Department shall ensure that project applicants conduct cultural resources research on the property in question. A written report shall be submitted to the Design Review Board and reviewed by the Agency. In the instance that a property is found to be significant on a local or regional level, the applicant shall investigate rehabilitation/adaptive re-use potential to the satisfaction of the City. If demolition is deemed necessary as the only feasible alternative, written and photographic documentation to Department of Interior Standards shall be prepared for submittal to the Planning Department prior to the granting of permits.	Prior to issuance of demolition permits.	SHRA and City Planning Department			
48.	For all rehabilitation work on structures over 50 years old, the Agency, in conjunction with the City Planning Department, shall require the use of the State Historic Building Code and replacement of elements with in-kind materials. This requirement may be waived upon submittal and approval of a written request to the Design Review Board substantiating infeasibility and undue economic burden.	Prior to issuance of demolition permits.	SHRA and City Planning Department			

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Public Services and Utilities</u>						
48a.	The City shall encourage a reduction in solid-waste generation resulting from transportation facility construction by requiring recycling materials to the extent feasible during construction.	Prior to issuance of demolition permits.	SHRA and City Planning Department			
49.	Prior to the issuance of any development permits, individual project applicants shall consult with the Sacramento Municipal Utility District regarding electrical distribution, acquisition of rights of way, and utility easements. This shall be done to the satisfaction of the Agency's Environmental Coordinator, in conjunction with the Director of SMUD.	Prior to the issuance of development permits.	SHRA			
50.	The Agency in conjunction with the City shall require applicants for development approvals within the project area to consult the SMUD Electric System Design Department in a timely manner at every stage of project development and implementation which could directly or indirectly impact the electrical distribution system (substations and overhead and underground power lines and poles). The primary contact until further notice shall be Gene Hoppes, distribution planner for this area, who may be reached at (916) 732-5794.	Prior to the issuance of development permits.	SHRA and City Planning Department			
51.	The SHRA and applicants for development approvals within the project area shall confer with SMUD and implement certain measures which are necessary to provide electrical services associated with specific projects they propose or sponsor. Such measures would include acquisition of rights of way and easements by SMUD and allocation of financial responsibility as required to proceed with facility relocation and construction.	Prior to issuance of development permits.	SHRA			
52.	The SHRA and property owners within the project area shall disclose available information regarding the location of existing and planned SMUD facilities to those parties that have property interests in the area or are in the process of acquiring such interests. Disclosure should be accurate, timely, clear, and well documented. The SMUD contact for more information is property administrator Bob Ellis at (916) 732-5337.	Prior to issuance of development permits.	SHRA			

Source: STA Planning, Inc.

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Public Services and Utilities</u> (cont'd)						
53.	The Agency, in conjunction with the City, shall encourage applicant compliance with the SMUD Recommended Energy Efficiency/Load Management Measures for Residential and Commercial/Industrial New Construction. The respective SMUD contacts for these programs are Jerry Best at (916) 732-6605 and Jeff Molander at (916) 732-6207.	Prior to issuance of development permits.	SHRA and City Planning Department			

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

**FINDING THAT THE USE OF TAXES ALLOCATED FROM THE NORTH
SACRAMENTO REDEVELOPMENT PROJECT AREA FOR THE
PURPOSE OF IMPROVING, INCREASING AND PRESERVING THE
COMMUNITY'S SUPPLY OF LOW- AND MODERATE-INCOME HOUSING
OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT**

WHEREAS, the Redevelopment Agency of the City of Sacramento has prepared a proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area which would result in the allocation of taxes from the Project Area to the Redevelopment Agency of the City of Sacramento for purposes of redevelopment; and

WHEREAS, Section 33334.2(a) of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that not less than 20% of all taxes so allocated be used by the Agency for the purposes of improving, increasing and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, unless certain findings are made; and

WHEREAS, Section 33334.2(g) of the Health and Safety Code provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

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

Section 1: The use of taxes allocated from the North Sacramento Redevelopment Project Area for the purposes authorized in the California Community Redevelopment Law and related to improving, increasing and preserving the community's supply of low- and moderate-income housing available at affordable costs outside the Project Area and within the City of Sacramento will be of benefit to the Project.

ATTEST:

CHAIR

SECRETARY

u:\share\reso\taxes

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ADOPTING THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE ENVIRONMENTAL EFFECTS AND MITIGATION MONITORING PROGRAM OF THE NORTH SACRAMENTO REDEVELOPMENT PLAN

WHEREAS, an Environmental Impact Report (the "EIR") on the North Sacramento Redevelopment Plan has been prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et. seq., hereinafter "CEQA") and the administrative guidelines thereunder (14 Cal. Code of Regs. Section 150000 et. seq., hereinafter the "CEQA Guidelines") and local procedures adopted by the Agency pursuant thereto; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR has been published in a newspaper of general circulation; and

WHEREAS, the Final EIR consists of the Draft EIR, as revised and supplemented, incorporating all comments received and the responses of the Agency thereto was certified as adequate, complete and appropriate on June 16, 1992, and made a part of the Agency's Report on the North Sacramento Redevelopment Plan; and

WHEREAS, notice having been duly given, a joint public hearing has been held by the Agency and City Council on June 23, 1992, on the Project and all interested persons present having been heard, and said Final EIR and all comments and responses thereto having been reviewed and considered; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The above statements are true and correct.

Section 2: The City Council has reviewed the EIR and evaluated all comments, written and oral, received from persons who have reviewed the Draft EIR.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3: The City Council hereby makes the written findings set forth in Exhibit A, attached hereto and incorporated by reference herein, for each of the significant effects of the Increased Intensity Alternative as set forth in said Exhibit C, and further approves the statement of facts in said Exhibit C. Based on such findings and statement of facts, the City Council hereby finds that significant environmental effects have been reduced to an acceptable level in that all significant environmental effects have been eliminated or substantially lessened, except that the implementation of the North Sacramento Redevelopment Plan could increase a housing/jobs imbalance and a need for more affordable housing; increase housing costs and rental rates in the project area and City-wide; degrade level of service at intersections in the project area and impact parking supply; increase long-term/local and regional impacts on air quality; increase traffic and construction related noise levels; involve the exposure of people, structures and objects to seismic hazards such as severe ground shaking; result in an increase in the exposure of people, structures and objects to flood hazards; result in the cumulative loss of mature valley oak trees; and increase cumulative impacts on housing/jobs balance, intersection capacity, and air quality. Based on the foregoing, the Agency finds and determines that the North Sacramento Redevelopment Plan will have a significant effect upon the environment.

Section 4: As to the significant environmental effects identified in Section 3 of this resolution, which are not eliminated or substantially lessened, the City Council hereby adopts the following statement of overriding considerations:

The City Council hereby finds that, based on the findings and statement of facts set forth in Exhibit C, and based on the Final EIR and/or other information contained in the record, its action to approve and carry out the North Sacramento Redevelopment Plan is supported because the North Sacramento Redevelopment Plan will (a) eliminate blighting influences and correct environmental deficiencies in the Project Area, including among others, small and irregular lots, obsolete and aged building types, inadequate parking, and inadequate or deteriorated infrastructure and facilities; (b) provide increased sales, business license and other fees, taxes and revenues to the City of Sacramento; (c) expand the community's supply of low and moderate income housing (inside or outside the Project Area); (d) strengthen the economic base of the Project Area and the community by installing needed site improvements which will stimulate new commercial expansion, new employment and economic growth; (e) assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area; (f) increase retail and other commercial use in the North Sacramento area; (g) implement performance criteria which assure high site-design standards which provide unity and integrity to the entire Project Site; and (h) reduce the City's annual cost of providing local services to and within the Project Area.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Section 5: In the event that it is determined that the significant effects identified in Section 3 are not mitigated or substantially lessened, the City Council hereby finds that based on the Final EIR and/or other information contained in the record, its action to approve or carry out the North Sacramento Redevelopment Plan is supported by substantial evidence as specified in Section 4 of this Resolution.

Section 6: The City Council hereby adopts the Mitigation Monitoring Program for the North Sacramento Redevelopment Plan, attached hereto as Exhibit B.

Section 7: Upon approval and adoption of the North Sacramento Redevelopment Plan by the City Council, the Environmental Coordinator of the Sacramento Housing and Redevelopment Agency is hereby directed to file a Notice of Determination with the County Clerk of Sacramento County pursuant to the provisions of Section 15096(i) of the State CEQA Guidelines.

MAYOR

ATTEST:

CITY CLERK

u:\share\reso\nosacci.res

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

**BEFORE THE CITY COUNCIL
OF THE
CITY OF SACRAMENTO**

RE: Adoption of a Redevelopment Plan for the North Sacramento Project Area

**FINDINGS OF FACT
AND
STATEMENT OF OVERRIDING CONSIDERATIONS**

I. GENERAL INFORMATION AND DESCRIPTION OF THE PROJECT

The adoption of the North Sacramento Redevelopment Plan was considered before a joint meeting of the City Council and the Redevelopment Agency of the City of Sacramento on June 23, 1992. The project proposed by the Redevelopment Agency (Agency) and discussed in the Final Environmental Impact Report consists of the adoption of a Redevelopment Plan for the North Sacramento Redevelopment Project (Redevelopment Plan) for the North Sacramento Project Area (Project Area), in accordance with the California Community Redevelopment Law.

The approximately 1,100-acre Project Area is a mixed-use community consisting of most of the North Sacramento Community Plan area, located north of downtown Sacramento. The Project Area generally is bounded by the American River on the south, the old Railroad grade and Marysville Boulevard to the west/northwest, and the Southern Pacific Railroad to the east.

The proposed Redevelopment Plan provides for development and rehabilitation of the Project Area in accordance with the City of Sacramento's General Plan for the area. However, the Plan may provide for alternative uses for some areas which would require a General Plan Amendment prior to development.

In addition to the redevelopment of existing land uses, the Redevelopment Plan provides for a number of public improvements to meet existing needs and support future redevelopment of the Project Area. The improvements include street and freeway interchange improvements; water, sewer and drainage systems; transportation circulation improvements; consolidation of social services; and other similar improvements, as needed.

The Environmental Coordinator for the Agency, after reviewing the proposed Project Area, determined that an Environmental Impact Report (EIR) should be prepared. A Draft EIR (DEIR) was released February 25, 1992, and was circulated for a 45 day review period ending April 10, 1992. The Sacramento Housing and Redevelopment Commission (SHRC), meeting in regular session on March 18, 1992, reviewed the above environmental analysis on the proposal to adopt a Redevelopment Plan, herein after known as "project". Public notice of the scheduled hearing on the Draft EIR had been given as required by law and Agency regulations. The SHRC heard the DEIR and directed staff to prepare responses to all comments received. That document with comments and responses to comments was certified by the Agency as the Final EIR (FEIR) on June 16, 1992.

The City Council and the Agency, meeting in a special joint session, considered the project and after receipt of oral and documentary evidence, the Council took the following actions:

1. Found the Final EIR adequate and appropriate with findings of significant unavoidable adverse impacts relating to housing, traffic, geology and soils, flood hazard, and cumulative impacts on biological resources, housing/jobs balance, traffic, air quality, and noise.
2. Adopted a Redevelopment Plan for the North Sacramento Redevelopment Project Area, and a Mitigation Monitoring Program.

II. THE RECORD

For the purposes of CEQA and the Findings identified in Section IV, the record of the Council relating to the Project means:

1. The Notice of Preparation and all other environmental documents relating to the project prepared by the Environmental Coordinator of the SHRA;
2. All staff reports, memoranda, maps, letters, minutes of meetings and other planning documents prepared by Agency Staff relating to this project and other projects in the area;
3. All testimony, documents, and other evidence presented by Staff or consultants relating to the project;
4. The proceedings before the Sacramento Housing and Redevelopment Commission and the Agency and Council relating to the Project Area, including testimony and documentary evidence introduced at the public hearings; and

5. Matters of common knowledge to the Council which it considers, including, but not limited to, the following:
 - a. The City of Sacramento General Plan Update and Draft EIR including the Land Use Map and elements thereof;
 - b. The Zoning Code of the City of Sacramento;
 - c. The North Sacramento Community Plan;
 - d. The Sacramento City Code; and
 - e. Other formally adopted policies and ordinances.

III. SIGNIFICANT ADVERSE IMPACTS

The Final Environmental Impact Report prepared for this project, certified by the Agency, identifies the following significant adverse impacts which cannot be avoided:

1. Implementation of the Project could result in increases in housing costs and rental rates in the project area and City-wide;
2. Implementation of the Project will involve the exposure of people, structures and objects to seismic hazards such as severe ground shaking. In such an instance, some damage may occur to structures such as cracking or structural failure; and
3. Implementation of the Project would remove barriers to area growth, which could result in the cumulative loss of mature valley oaks.

The Final EIR further identifies the following significant adverse impacts which can be partially mitigated, but remain significant and unavoidable:

Population, Employment and Housing. Implementation of the project could result in:

1. increases in employment opportunities, which could lead to an insufficient number of housing units available and an increased housing/jobs imbalance in the region and local area, as well as contribute to an adverse cumulative effect on the housing/jobs balance.

Traffic and Circulation. Implementation of the project could result in:

1. the deterioration of Level of Service at the Arden/Del Paso/Grove/Canterbury intersection from "C" to "F" during the a.m. peak hour, and from "E" to "F" during the p.m. peak hour.
2. the deterioration of Level of Service at the Arden Way and Evergreen Street intersection from "C" to "F" during the p.m. peak hour.
3. impacts to parking.
4. cumulative increases in traffic on State Route 160.

Air Quality. Implementation of the project could result in:

1. cumulative increases in vehicular emissions impacting regional air quality.

Noise. Implementation of the project could result in:

1. cumulative increases in traffic-related noise levels.

Hydrology. Implementation of the project could result in:

1. an increase, both short-term and cumulatively, in the exposure of people, structures and objects to flood hazards within the 100-year floodplain.

IV. FINDINGS AND STATEMENTS OF FACTS SUPPORTING THE FINDINGS

Notwithstanding the identification of the above significant unavoidable adverse impacts, the Council hereby approves the project, as authorized by Public Resources Code Section 21081 and Title 14, California Code of Regulations Sections 15091, 15092, and 15093. As required by the aforementioned references, the Council finds that changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects listed below, as identified in the Final EIR. These findings are supported by substantial evidence in the record of the proceeding(s) before the Council.

1. Significant Effect:

Land Use Plans:

- Implementation of the proposed project in conjunction with other past, present, and reasonably foreseeable development may result in cumulative changes to City plans and policies;

- The North Sacramento Community Plan is internally inconsistent, conflicting with Policy A9 of the Housing Element by designating land uses that could replace an existing mobile home park with park/open space uses;
- The land uses assumed under the Redevelopment Plan include industrial and labor intensive uses near the Parkway. Individual projects proposed under the Plan may conflict with adopted goals and policies related to visual impacts on the American River Parkway, damage to wildlife, and recreation use disruption depending on specific location, design, and height; and
- The Parks and Recreation Facilities Master Plan does not indicate a future park at the SR 160 and Del Paso Boulevard area although it is indicated in the North Sacramento Community Plan, and by extension, is included in the proposed Redevelopment Plan.

Supporting Fact:

Approval of individual projects which may affect the General Plan, Community Plan, 1984 Parks and Recreation Facility Master Plan, or American River Parkway Plan by the City Council shall not occur until consistency with the Plan policies, maps, and figures is achieved, or unless the Plan(s) is/are amended to be consistent with the revised proposed projects, or unless overriding considerations are adopted for significant unavoidable impacts.

2. Significant Effect:

Population and Employment:

Implementation of the proposed project may result in a displacement of businesses as properties redevelop; and the implementation of the proposed project in conjunction with other past, present, and reasonably foreseeable projects will result in the displacement of businesses.

Supporting Fact:

The Agency and City shall comply with State guidelines regarding relocation assistance to displaced businesses. According to Title 25, Chapter 6 of the California Health and Safety Code, businesses displaced by the actions of a local agency are entitled to collect their moving expenses plus up to \$10,000 for re-establishment costs, or a fixed payment of up to \$20,000 based on loss of existing patronage. The Agency shall also provide affected businesses with information on the availability of other suitable sites.

3. Significant Effect:

Housing:

Housing units may be eliminated for other redevelopment projects proposed in the project area.

Supporting Fact:

An Agency appraiser shall determine whether it is most cost efficient to remove housing units to allow for new construction in non-residential areas and build a replacement unit in an area designated for residential use, or to relocate the existing structure as a means of infill housing to a new location. This shall be done prior to the issuance of demolition permits.

Through plan review, the City shall ensure that individual projects are designed to minimize long-term community disruption by maintaining access between residential and community services prior to the issuance of building permits.

The Agency shall act in accordance with Government Code (Sections 65863.7 and 66427.4) with regards to the conversion of existing mobile home parks to non-residential uses. All procedures shall be completed prior to the closure of the development.

4. Significant Effect:

Air Quality:

The proposed project will have a short-term impact on air quality caused by construction activities.

Supporting Facts:

SHRA and the City of Sacramento shall ensure through construction site monitoring that construction activity areas confine dirt and fumes on-site. Careful construction planning to minimize interference with travel on downtown streets shall be conducted prior to construction. Minimization of lane obstructions, and scheduling operations that may interfere with travel to off-peak hours shall be accomplished.

Through project development and review, SHRA and the City of Sacramento shall encourage new development which incorporates the transportation control measures (TCM) outlined in the 1991 Sacramento AQAP and described below:

- Employer Commute Alternatives Rule
- Worksite Commute Alternatives Rule
- Institutional Commute Alternatives Rule
- Commute Data Upgrade
- Enhance Rideshare Matching and Placement
- Expand TMA's
- Expand Guaranteed Ride Home Effort
- Alternative Work Schedules
- Truck Idling Regulation
- Improve Bus Routes, Service and Schedules
- Improve Fare Collection System
- Ramp Meter Bypass Lanes
- Freeway HOV Lanes
- Arterial/Downtown HOV Lanes
- Bicycling Safety and Enforcement
- Shuttle Service
- Tax Incentives
- Preferential On-Street Parking
- Preferential Off-Street Parking
- Telecommunications

To the maximum extent feasible, the City shall require the use of non-potable water for mixing construction materials, washing down surfaces, and wetting down dirt-covered surfaces during construction.

SHRA and the City of Sacramento shall ensure attainment of more than the minimum state and local requirements for energy conservation measures to reduce indirect source emission from on- and off-site energy production. Recycling facilities such as segregated disposal bins for recyclables shall be provided in the project area in a manner phased with implementation of the plan.

5. Significant Effect:

Noise:

- The areas along the eastern corridor of El Camino Boulevard and the southern portion of Del Paso Boulevard may experience some land use-noise incompatibilities due to the conversion from industrial and commercial uses to Special Planning Districts (SPDs);
- The proposed project will generate temporary construction noise on a short-term and long-term basis. Construction-related noise impacts can be anticipated throughout the 15-year buildout period. Construction-related noise sources include such emitters as trucks, bulldozers, grading equipment, concrete mixers and portable generators; and

- The vacant area in the northeastern part of the project area is designated for residential use and is adjacent to the Southern Pacific Railroad line. Noise levels associated with railroad operations may have a significant impact on this particular area and should be considered on a project-specific basis.

Supporting Fact:

The City of Sacramento Planning Department shall monitor all construction activities to ensure that the operation of construction activities will be limited to daytime working hours (7 a.m. to 5 p.m., Monday through Friday) to minimize the potential for disturbance to adjacent residences. All construction equipment shall be required to utilize noise control techniques (improved mufflers, equipment redesign, use of silencers and ducts) in order to minimize construction noise impacts.

Upon submission of building applications the City of Sacramento Planning Department shall ensure that project applicants pursue site planning which minimizes potential noise impacts to the use or generated by the use prior to the issuance of building permits. Site planning techniques may include:

- a. Increasing the distance between the noise source and the receiver.
- b. Placing non-noise sensitive land uses such as parking lots, maintenance facilities and utility areas between the source and the receiver.
- c. Using non-noise sensitive structures such as garages to shield noise-sensitive areas.
- d. Orienting buildings to shield outdoor spaces from a noise source.

The City of Sacramento Planning Department shall ensure applicant compliance with noise reduction requirements through architectural design prior to the issuance of building permits. Proper architectural layout may eliminate the need for costly construction modifications.

The City of Sacramento Planning Department shall ensure that noise barriers or walls shall be constructed by project applicants to reduce excessive noise levels from ground transportation noise sources and industrial sources prior to the issuance of occupancy permits.

Barriers shall be constructed at a minimum surface weight of 3 lbs./sq. ft. and contain no cracks or openings. The barrier must interrupt the line-of-sight between the noise source and the receiver. In addition to meeting acoustical requirements, noise barriers shall be evaluated by the City of Sacramento Planning Department for possible maintenance problems, aesthetic and environmental considerations, safety conflicts and costs (Sacramento General Plan Update EIR, 1987).

6. Significant Effect:

Geology/Soils:

- Differential settlement of compressible soils that exist in the project area could potentially cause severe damage to foundations of structures due to non-homogeneous subsurface conditions. The addition of irrigation water and variations in groundwater level within collapsible soils may induce hydroconsolidation and settlement which may also adversely affect utilities and structures.
- Expansive soils not detected prior to construction may severely damage structural foundations, slabs, pavements, lake linings, and exterior flatwork. Because geologic conditions vary widely, it is difficult to generalize about expansive soil potential; therefore, expansive soils may occur in areas thought to be free of this condition. Grading and recompaction required to construct the proposed project with the expansive soils known to exist, creates a potentially significant project-specific impact.
- Seismic-induced liquefaction can cause ground failure resulting in severe damage to buildings, flatwork, pavement and underground utilities.

Supporting Fact:

Prior to the issuance of grading permits for individual projects, the project applicant shall be responsible for hiring a qualified Geotechnical Engineer (GE) and Hydrogeologist (HG), to be approved by the City of Sacramento Planning Director. The GE and HG shall jointly prepare a report for submittal to the City Engineer which shall assess and provide mitigation measures where necessary for the following:

- a. Inducement of subsidence on-site through permanent dewatering.

- b. Inducement of hydroconsolidation and settlement (and its affect on proposed utilities and structures) through the addition of irrigation water and variations in groundwater level within collapsible soils.
- c. Settlement in areas of man-made fill.
- d. Sloughing and caving of non-cohesive, poorly trench walls when excavating for underground utilities.
- e. Ponding around structural footings and infiltration of excess water into the fill.
- f. Detail the use of piles and/or enlarged footings for critical structures (such as hospitals and schools) to reduce settlement damage from soils which may not be removed cost effectively).

Soils with identified settlement potential shall be surcharged and settlement-monitored by the applicant for a period of time (to be determined by the City Engineer) sufficient to achieve an acceptable percentage (to be determined by the Geotechnical Engineer and approved by the City Engineer) of potential settlement prior to construction.

If surcharging and settlement-monitoring are not used, the applicant shall be responsible for remedial removal of unsuitable soils to a depth where suitable soils are encountered. Soils shall be subsequently replaced and properly compacted to meet acceptable City construction standards. This work shall be accomplished under the supervision of the Geotechnical Engineer prior to issuance of building permits.

The applicant shall be responsible for minimizing the settlement potential of artificial fill beneath all structures. This shall be achieved by utilization of proper compaction of fill materials (90 percent or better of ASTM Test Method D1557-78) during grading. This work shall be accomplished under the supervision of the Geotechnical Engineer prior to issuance of building permits.

Soil shrinkage shall be calculated by the GB into the grading plan design to allow for soil volume lost during grading. These calculations shall be approved by the City Engineer prior to issuance of grading permits. If necessary, soil shall be imported from offsite in order to achieve design grades.

Prior to issuance of grading permits, the project GE shall prepare a report for approval by the City Engineer which assesses and provides mitigation measures for the following:

- a. Specific measures for adequate foundation, paving, and flatwork design in areas of any remaining expansive soils.
- b. Assess expansive soil conditions for each building site prior to grading and upon completion of grading to confirm the location of expansive soils, if any.
- c. Identify the Expansion Index (EI) on-site and specify where necessary recommendation including, but not limited to: 1) presaturation of soils prior to concrete placement; 2) raised floors; 3) post-tensioned slabs; 4) thicker slabs; 5) deeper footings; 6) the addition of soil amendments to facilitate wetting during compaction.

The applicant shall be responsible for remedial removal of expansive soils on-site during grading and prior to the issuance of building permits. Should any construction occur on expansive soils, the applicant shall adhere to the recommendations identified above.

The use of a single soil type or a well-mixed blend of two or more soil type near all finished pad elevations and fill slope faces shall be utilized to reduce the expansion potential of a single soil type. This practice shall be documented by the project GE based on expansion index testing performed on near surface soils upon the completion of grading for submittal to the City Engineer, prior to issuance of building permits.

The use of expansive soils in fill embankments shall be avoided. Blending of expansive soils with nonexpansive soils is preferred.

The applicant shall be responsible for formulation of a soil moisture control plan if near surface expansive soils are identified upon the completion of rough grading. This plan shall be written by the project GE and submitted for approval to the City Engineer prior to issuance of building permits. This plan shall address the following issues:

- a. Indefinite maintenance of a constant moisture content in near surface expansive soils occurring on-site which would effect the performance of foundations, slabs, flatwork, slopes, paving, etc.
- b. Use of moisture barriers around foundations.
- c. Site grading techniques such that surface drainage around a structure is directed away from foundations.
- d. The necessity for roof guttering or runoff collection systems installed on structures to minimize concentration of moisture along perimeter foundations or walkways and pavement areas.

The City shall require project applicants to conduct geologic investigations of specific sites on a project-by-project basis. Such investigations shall include deep soil borings in all areas proposed for the development of structures having three or more stories, or for smaller structures involving high structural loads. These investigations shall be conducted and submitted to the City Engineer for approval prior to issuance of grading permits.

7. Significant Effect:

Hydrology:

Any construction-related activity has the potential to impact water quality. Suspended solids and turbidity levels in streams may increase significantly during construction activities. Changes to water quality may also occur due to increases in runoff from impervious surfaces on sites which are presently vacant or under-utilized. Water quality may also be influenced by illegal dumping from new commercial and industrial uses. Implementation of the proposed project may involve impacts associated with groundwater contamination sources within the project area.

Supporting Fact:

During the planning, design and construction of the project, the Agency shall coordinate storm and sanitary sewer improvements with the City Sewer Division and Flood Control Office. The Agency shall design on-site drainage facilities to prevent street flooding during a 10-year storm event, and to prevent structural damage during a 100-year storm event.

The City shall require applicant compliance with the following construction practices to protect water quality:

- Minimize surface disturbance as much as possible;
- Dispose of excavated material away from water sources in an appropriate manner;
- Cover any denuded areas with a protective mulch as soon as practicable following active construction, and reseed with adaptive plant species of value to wildlife;
- Enforce strict on-site handling rules to keep construction and maintenance materials out of waterways;
- Isolate any chemicals used and neutralize effects;
- Collect and remove pollutants such as sanitary wastes and petroleum products from the job site;
- Execute and comply with the streambed modification agreements with the Department of Fish and Game (DPG) during instream construction activities;
- Prepare a spill prevention and countermeasure plan prior to construction; and
- Use chemical toilets at all construction site to prevent bacterial and nutrient contamination of surface waters.

Runoff control measures to trap pollutants, reduce flows, and promote infiltration shall be required by the City for all development in the project area. Such measures shall include provision for on-site retention and detention storage; designing storm drainage to slow water flows and thus depress peak flow volume; minimizing impervious surfaces; and maximizing percolation, evaporation, and evapotranspiration of storm waters.

The City shall require applicants for redevelopment projects involving demolition, or projects on currently vacant land to remove any on-site underground tanks prior to the issuance of building permits.

The Redevelopment Agency and the City shall require all applicants for redevelopment projects to consult with the Hazardous Materials Division of the County of Sacramento

Environmental Management Department to determine if the property under redevelopment is a site of toxic contamination and how that may affect project implementation. This shall occur prior to the issuance of a building permit.

8. Significant Effect:

Biological Resources:

Adoption of the redevelopment plan would result in development on the two parcels of land in the project area that contain extensive stands of native oaks; buildout of the proposed plan could result in minor losses of small, fragmented wetlands, and adoption of the redevelopment plan could result in a significant impact to the valley elderberry longhorn beetle, a federally listed and protected species.

Supporting Fact:

The City shall require all remaining trees (particularly oaks) more than 10 inches in diameter be preserved or replaced at a ratio of 1:1 if removed. In particular, the City shall attempt to preserve existing valley oaks while implementing the proposed plan. Standard requirements regarding protection of oaks (including no compaction or ground disturbance within the tree's dripline, no summer watering, and no change in grade) shall be required by the City as part of its efforts to preserve existing trees. In addition, the City shall sponsor an active tree planting program to reverse the trends toward depletion. The City shall consider incorporating tree planting into the standard conditions for developments, requiring tree planting for private activities that remove large trees.

The City and Agency shall review the two sites that still contain extensive stands of native oaks (sites 2 and 40) for possible inclusion into open space, local parkland, or other zoning designed to protect the trees. In particular, the City shall consider designating site 2, adjacent to the American River Parkway as open space. The City shall require any proposed development on these two sites that would result in the removal of trees to be preceded by a full review of the trees and their values, with an adequate level of replacement compensation provided for trees that are removed.

For projects that could affect the few remaining pockets of natural vegetation or habitat (grassland, oaks, swales, etc. in sites 2, 4, 14, 34, and 40) the City shall require individual project applicants to document the site's presence or absence of wetlands, mature oaks,

and/or sensitive species, and mitigate for potential losses as per discussion with the California Department of Fish and Game and/or the Army Corps of Engineers.

The City shall require individual project applicants to document the presence or absence of any wetlands in parcels proposed for development that are not currently developed. The City shall require letters authorization or mitigation approval from the appropriate state and federal agencies as a condition of final local approval for projects that involve a wetland area.

The City shall require project applicants to document a site's potential to support sensitive plants as a precondition to development if the proposed project site does not have any significant existing development, has not been filled or graded, and has any significant natural or naturalized vegetation.

For projects that could affect the few remaining pockets of natural vegetation or habitat (grassland, oaks, swales, etc. in sites 2, 4, 14, 34, and 40) the City shall require individual project applicants to document the site's presence or absence on wetlands, mature oaks, and/or sensitive species, and mitigate for potential losses as per discussed with the California Department of Fish and Game and/or the Army Corps of Engineers.

The City and Agency shall assure that FWS requirements are fully met and proposed VELB mitigation measures are approved by FWS before allowing final local approval of any on-site development at site 2, where a known VELB population exists. The City and Agency shall consult with FWS before taking any action which could adversely affect the elderberry bushes at site 3 which could house a VELB population. The City and Agency shall conduct a investigation to document the presence or absence of VELB

at site 3 before authorizing the use of any insecticides in the site vicinity or the removal of any elderberry bushes on the site. If any VELB are present, the City and Agency shall follow FWS guidelines to design an appropriate mitigation plan.

9. Significant Effect:

Cultural Resources:

It is possible that some archaeological resources may be discovered during construction activity under the proposed Redevelopment Plan; and implementation of the proposed Redevelopment Plan may result in impacts to historic resources in the project area.

Supporting Fact:

All project-specific environmental review occurring subsequent to the Redevelopment Plan initiation shall include the following mitigation measures:

- The City shall require that project applicants ensure that an archaeologist is present during grading activities to inspect the underlying soil for cultural resources. If significant cultural resources are uncovered, the archaeologist shall have the authority to stop or temporarily divert construction activities to assess the significance of the find.
- In the event that significant archaeological remains are uncovered during excavation and/or grading, all work shall stop in that area of subject property until an appropriate data recovery program can be developed and implemented. The cost of such a program shall be the responsibility of the applicant.
- The Agency in conjunction with the City of Sacramento Planning Department shall ensure that all new construction occurring on Del Paso Boulevard be conducted in accordance with the Architectural Design Guidelines for Del Paso Boulevard. Project applicants shall submit architectural designs to the Design Review Board for review prior to the issuance of building permits.
- Prior to the issuance of demolition permits the City Planning Department shall ensure that project applicants conduct cultural resources on the property in question. A written report shall be submitted to the Design Review Board and reviewed by the Agency. In the instance that a property is found to be significant on a local or regional level, the applicant shall investigate rehabilitation/adaptive re-use potential to the satisfaction of the City. If demolition is deemed necessary as the only feasible alternative, written and photographic documentation to Department of Interior Standards shall be prepared for submittal to the Planning Department prior to the granting of permits.

The Building Department shall ensure Agency compliance with Section 16 of the Zoning Ordinance (Design Review) prior to the issuance of building or demolition permits for existing structures.

The Agency shall conduct cultural resources research for properties on which it will undertake redevelopment. A written report shall be submitted to the City's Design Review Board for review. In the instance that a property is found to be significant on a local or regional level, the Agency shall investigate rehabilitation/adaptive re-use potential to the satisfaction of the Design Review Board. If demolition is deemed necessary by the Agency as the only feasible alternative, written and photographic documentation to Department of Interior Standards shall be prepared prior to the granting of permits.

- The Agency should develop design guidelines for residential areas within the project area prior to implementation of the Redevelopment Plan to ensure that new development maintains the existing character of the area's neighborhoods.

The Agency in conjunction with the City Planning Department shall ensure that all new construction occurring on Del Paso Boulevard be conducted in accordance with the Architectural Design Guidelines for Del Paso Boulevard. Project applicants shall submit architectural designs to the Design Review Board for review prior to the issuance of building permits.

Prior to the issuance of demolition permits the City Planning Department shall ensure that project applicants conduct cultural resources research on the property in question. A written report shall be submitted to the Design Review Board and reviewed by the Agency. In the instance that a property is found to be significant on a local or regional level, the applicant shall investigate rehabilitation/adaptive re-use potential to the satisfaction of the City. If demolition is deemed necessary as the only feasible alternative, written and photographic documentation to Department of Interior Standards shall be prepared for submittal to the Planning Department prior to the granting of permits.

For all rehabilitation work on structures over 50 years old, the Agency, in conjunction with the City Planning Department, shall require the use of the State Historic Building Code and replacement of elements with in-kind materials. This requirement may be waived upon submittal and approval of a written report to the Design Review Board substantiating infeasibility and undue economic burden.

10. Significant Effect:

Public Services and Utilities - Electricity:

The Sacramento Municipal Utility District (SMUD) estimates, based on the proposed increased level of development associated with the area around Highway 160 and other developments of the proposed project, that overall, the Increased Intensity Alternative would require approximately 19.3 megawatts (MW) of electricity. This project and other development in the area will result in a total substation load that will exceed existing capacity levels, requiring the construction of one or more new substations and additional electrical facilities.

Supporting Fact:

Prior to the issuance of any development permits, individual project applicants shall consult with the Sacramento Municipal Utility District regarding electrical distribution, acquisition of rights of way, and utility easements. This shall be done to the satisfaction of the Agency's Environmental Coordinator, in conjunction with the Director of SMUD.

The Agency, in conjunction with the City shall require applicants for development approvals within the project area to consult the SMUD Electric System Design Department in a timely manner at every stage of project development and implementation which could directly or indirectly impact the electrical distribution system (substations and overhead and underground power lines and poles). The primary contact until further notice shall be Gene Hoppes, distribution planner for this area, who may be reached at (916) 732-5794.

The SHRA and applicants for development approvals within the project area shall confer with SMUD and implement certain measures which are necessary to provide electrical services associated with specific projects they propose or sponsor. Such measures would include acquisition of rights of way and easements by SMUD and allocation of financial responsibility as required to proceed with facility relocation and construction.

The SHRA and property owners within the project area shall disclose available information regarding the location of existing and planned SMUD facilities to those parties that have property interests in the area or are in the process of acquiring such interests. Disclosure should be accurate, timely, clear, and well documented. The SMUD contact for more information is property administrator Bob Ellis at (916) 732-5337.

The Agency, in conjunction with the City, shall encourage applicant compliance with the SMUD Recommended Energy Efficiency/Load Management Measures for Residential and Commercial/Industrial New Construction. The respective SMUD contacts for these programs are Jerry Best at (916) 732-6605 and Jeff Molander at (916) 732-6207.

V. ALTERNATIVES

1. No Project Alternative: The No Project Alternative would involve no approval of the Redevelopment Plan for the North Sacramento Redevelopment Project. Under the No Project Alternative, the public improvements and facilities included in the Redevelopment Plan would not be implemented, and development would continue to occur as designated under the City's General Plan and the North Sacramento Community Plan. Impacts associated with land use, housing, traffic, geology/soils, hydrology, public services and infrastructure would be similar to or greater than the proposed project. This alternative would not mitigate significant impacts, nor would it provide the benefits proposed by the project relating to infrastructure improvements and improved development controls.
2. Study Area Alternative: The Study Area Alternative analyzes the buildout of the project under the survey area boundaries established by the City Council on October 2, 1990, with a total of 5,865 acres. This alternative plan identifies a core study area as the most blighted area and requiring the most significant level of change. This identified core study area of this alternative is the present project area of the proposed plan. Impacts associated with land use, traffic, air quality, geology/soils, noise, hydrology, biological resources, cultural resources, public services and infrastructure would be similar to or greater than the proposed project. This alternative is not environmentally superior to the proposed project, nor would it provide any additional benefits not already proposed by the project relating to infrastructure improvements and improved development controls.
3. Circulation Alternative 1 - Exposition Connector Only: This alternative assumes development of only the Exposition Boulevard Connector. Completion of the Arden-Garden Connector would not occur. All boundaries and other parameters of this alternative would be the same as for the proposed plan. The circulation analysis determined that impacts to traffic associated with this alternative will be similar to or greater than those identified for the proposed plan. Other impacts associated with land use, air quality, geology/soils, noise,

hydrology, biological resources, cultural resources, public services and infrastructure would be similar to or greater than the proposed project. This alternative would not mitigate significant impacts, nor would it provide all the benefits proposed by the project relating to infrastructure improvements.

4. Circulation Alternative 2 - Arden-Garden Connector Only: This alternative would assume the implementation of the proposed redevelopment plan in conjunction with the construction of the Arden-Garden Connector. The Exposition Boulevard Connector would not be developed but the Evergreen Extension to Royal Oaks Drive would be completed. All parameters and boundaries of this alternative would be the same as for the proposed redevelopment plan except for completion of the Exposition Connector. The circulation analysis determined that impacts to traffic associated with this alternative will be greater than those identified for the proposed plan. Other impacts associated with land use, air quality, geology/soils, noise, hydrology, biological resources, cultural resources, public services and infrastructure would be similar to or greater than the proposed project. This alternative would not mitigate significant impacts, nor would it provide all the benefits proposed by the project relating to infrastructure improvements.
5. Reduced Intensity Alternative: This alternative assumes that the vacant land located in the southern region of the project area, adjacent to the American River Parkway, would build out at minimum General Plan densities consisting of industrial land uses. Overall the combined reduction in square footage for office and industrial uses would be 128,000 square feet less than the proposed plan. The boundaries and other parameters for this alternative would be the same as for the proposed plan. Impacts associated with land use, traffic, air quality, geology/soils, noise, hydrology, biological resources, cultural resources, public services and infrastructure would be similar to or greater than the proposed project. This alternative is not environmentally superior to the proposed project, nor would it provide any additional benefits not already proposed by the project relating to infrastructure improvements and improved development controls.
6. Increased Intensity Alternative: This alternative assumes that the vacant land located in the southern region of the project area, adjacent to the American River Parkway, would build out at developer-proposed General Plan densities consisting of office land uses within the "Industrial Intensive Overlay" zone identified in the North Sacramento Community Plan. Overall the combined increase in square footage for office and industrial uses would be 923,500 square

feet more than the proposed plan. The boundaries and other parameters for this alternative would be the same as for the proposed plan. Impacts associated with land use, traffic, air quality, geology/soils, noise, hydrology, biological resources, cultural resources, public services and infrastructure would be similar to or greater than the proposed project. This alternative is not environmentally superior to the proposed project, although it provides greater opportunities to reduce regional traffic congestion and vehicle emissions through transportation management at areas of increased density.

VI. STATEMENT OF OVERRIDING CONSIDERATIONS

Notwithstanding the disclosure of the significant impacts and their mitigation described, supra, the Council has determined pursuant to Section 15093 of the State CEQA Guidelines that the benefits of the proposed project with the increased intensity alternative outweigh the adverse impacts, and the intensified project should be approved.

With reference to the above findings and in recognition of those facts which are included in the record, the Council has determined that the project would contribute to housing, traffic, geology and soils, and flood hazard impacts, and cumulative impacts on biological resources, housing/jobs balance, traffic, noise and air quality which are considered adverse.

The Council specifically finds and makes this statement of overriding considerations that there are special social, economic, and other reasons for approving this project, notwithstanding the disclosure of significant adverse impacts disclosed in the North Sacramento Redevelopment Plan Final Environmental Impact Report prepared for this project. The reasons are as follows:

1. The project provides an opportunity to eliminate blighting influences and correct environmental deficiencies in the Project Area, including among others, small and irregular lots, obsolete and aged building types, inadequate parking, and inadequate or deteriorated infrastructure and facilities.
2. The project would remove constraints to development which would provide increased sales, business license and other fees, taxes and revenues to the City of Sacramento.
3. The project will expand the community's supply of low and moderate income housing (inside or outside the Project Area).

4. Approval of the project would strengthen the economic base of the Project Area and the community by installing needed site improvements which will stimulate new commercial expansion, new employment and economic growth.
5. The project provides the opportunity to assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
6. The project would provide the necessary improvements to increase retail and other commercial use in the North Sacramento area.
7. The project provides the opportunity to implement performance criteria to assure high site-design standards which provide unity and integrity to the entire Project Site.
8. The project would reduce the City's annual cost of providing local services to and within the Project Area.

DATED: _____ BY: _____

**NORTH SACRAMENTO REDEVELOPMENT PLAN
MITIGATION MONITORING PROGRAM**

SCH # 9110209

PREPARED FOR:

**GAIL ERVIN
ENVIRONMENTAL COORDINATOR
SPECIAL SERVICES DIVISION
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
630 I STREET
SACRAMENTO, CALIFORNIA 95814**

PREPARED BY:

**STA PLANNING, INC.
550C NEWPORT CENTER DRIVE
NEWPORT BEACH, CALIFORNIA 92660
(714) 640-1700**

JUNE 9, 1992

TABLE OF CONTENTS

INTRODUCTION	1
ORGANIZATION AND FORMAT	1
SUMMARY OF INSIGNIFICANT IMPACTS	1
SUMMARY OF IMPACTS THAT REQUIRE TIERED ANALYSIS	10
SUMMARY OF IMPACTS MITIGATED TO A LEVEL OF INSIGNIFICANCE	12
SUMMARY OF IMPACTS WHICH CAN BE PARTIALLY MITIGATED BUT REMAIN SIGNIFICANT	15
SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS	17
MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST	18

MITIGATION MONITORING PROGRAM

INTRODUCTION

This Mitigation Monitoring Program has been prepared in accordance with Section 21081.6 of the Public Resources Code. The purpose of the Mitigation Monitoring Program is to ensure that proposed mitigation measures included in environmental documentation will extend beyond the pages of the document and are implemented to reduce or eliminate significant detrimental project-related impacts to the environment. The Mitigation Monitoring Program will be approved as part of the North Sacramento Redevelopment Plan EIR by the Redevelopment Agency and the City Council of the City of Sacramento.

ORGANIZATION AND FORMAT

This Mitigation Monitoring Program has been developed as a stand-alone document. It contains a Summary of Impacts, and a list of all Mitigation Measures, incorporated into a Reference Checklist. The Summary of Impacts is broken down into four impact categories: insignificant impacts, impacts that require a tiered analysis, impacts mitigated to a level of insignificance, impacts partially mitigated but remaining significant, and significant unavoidable impacts. Each impact category is divided into impacts discussed in the Initial Study portion of the environmental documentation and the items discussed in the EIR.

The Reference Checklist indicates the timing of mitigation measures, the monitor/responsible party, and the verification for each Mitigation Measure. Measures which require fees or dedication shall be based on City ordinances and procedures in effect at the time of project review and approval.

SUMMARY OF INSIGNIFICANT IMPACTS

Initial Study

This summary briefly describes those effects determined to be insignificant prior to the preparation of the environmental document. The following issues were indicated as having "no impact" in the Initial Study.

1. Implementation of the proposed plan is not anticipated to result in unstable earth conditions nor in changes in geologic substructures.
2. Implementation of the proposed plan is not anticipated to result in changes in topography or ground surface relief features.
3. Implementation of the proposed plan is not anticipated to result in the destruction, covering, or modification of any unique geologic or physical features.

4. Implementation of the proposed plan is not anticipated to result in an increase in wind or water erosion of soil, either on or off the site.
5. Implementation of the proposed plan is not anticipated to result in changes in deposition or erosion of beach sands, nor changes in siltation, deposition, or erosion which may modify the channel of a river, stream, or bed of any bay, inlet, or lake.
6. Implementation of the proposed plan is not anticipated to result in the creation of objectionable odors.
7. Implementation of the proposed plan is not anticipated to result in local or regional alteration of air movement, moisture, or temperature, nor any changes in climate.
8. Implementation of the proposed plan is not anticipated to result in changes in marine or fresh water currents or course of directions in water movements.
9. Implementation of the proposed plan is not anticipated to result in changes in the amount of surface water in any water body.
10. Implementation of the proposed plan is not anticipated to result in alteration of the direction or rate of flow of groundwaters.
11. Implementation of the proposed plan is not anticipated to result in changes in the quantity of groundwaters either through interception of any aquifer by cuts or excavation.
12. Implementation of the proposed plan is not anticipated to result in changes in the diversity of species, or number of any species of plants*.
13. Implementation of the proposed plan is not anticipated to result in reduction in acreage of any agricultural crop.
14. Implementation of the proposed plan is not anticipated to result in changes in the diversity of species, or number of any species of animals*.
15. Implementation of the proposed plan is not anticipated to result in introduction of new species of animals into an area, nor result in a barrier to the migration or movement of animals.
16. Implementation of the proposed plan is not anticipated to result in deterioration to existing fish or wildlife habitat*.

* This issue has undergone further analysis within the text of the DEIR.

(53)

17. Implementation of the proposed plan is not anticipated to result in exposure of people to severe noise levels*.
18. Implementation of the proposed plan is not anticipated to result in new light or glare.
19. Implementation of the proposed plan is not anticipated to result in an increase in the rate of use of any natural resources.
20. Implementation of the proposed plan is not anticipated to result in a risk of explosion or the release of hazardous substances, in the event of an accident.
21. Implementation of the proposed plan is not anticipated to result in possible interference with an emergency response plan or an emergency evacuation plan.
22. Implementation of the proposed plan is not anticipated to result in a negative affect on existing housing, nor an increased demand for additional housing*.
23. Implementation of the proposed plan is not anticipated to result in alteration to waterborne, rail, or air traffic.
24. Implementation of the proposed plan is not anticipated to result in an altered need for maintenance of public facilities, including roads.
25. Implementation of the proposed plan is not anticipated to result in a substantial increase in demand upon existing sources of energy, nor require the development of new sources of energy.
26. Implementation of the proposed plan is not anticipated to result in the need for a new or substantially altered system to deliver power or natural gas.
27. Implementation of the proposed plan is not anticipated to result in the need for a new or substantially altered communications system.
28. Implementation of the proposed plan is not anticipated to result in the creation of any health hazard or potential health hazard.
29. Implementation of the proposed plan is not anticipated to result in the exposure of people to potential health hazards.
30. Implementation of the proposed plan is not anticipated to result in the obstruction of any scenic vista or view open to the public, nor the creation of an aesthetically offensive view open to public view.

* This issue has undergone further analysis within the text of the DEIR.

(54)

31. Implementation of the proposed plan is not anticipated to result in the restriction of existing or sacred uses within the potential impact area.
32. Implementation of the proposed plan is not anticipated to result in the fulfillment of short-term environmental goals to the disadvantage of long-term environmental goals.
33. Implementation of the proposed plan is not anticipated to result in environmental effects which will directly or indirectly cause substantial adverse effects on human beings.

Environmental Impact Report

The following summarizes those effects which were determined to be less than significant in the preparation of the environmental document. The following issues were indicated as having an insignificant impact in the EIR.

Land Use

1. Changed neighborhood character when considering the existing blight and mixed character of development would not be considered significant if development occurred in accordance with the Redevelopment Plan and established City design and land use guidelines.
2. The conversion of open space/vacant uses to urban uses is considered less than significant.
3. No land use incompatibilities are anticipated.
4. The loss of prime soils is considered a less than significant impact on a local basis.
5. The project's contribution to the cumulative loss of open space and prime agricultural soils is considered less than significant.
6. Future land use incompatibilities could occur where major land use changes could result in non-residential uses developing near residential areas or in higher density housing near low-density residential uses. Potential land use incompatibilities are considered a significant impact. However, implementation of City policies and requirements which have been incorporated into the project will reduce land use incompatibility impacts to a less than significant level.
7. Development consistent with designated North Sacramento Community Plan land uses may result in land use incompatibilities between the proposed industrial/labor intensive complex south of SR 160 and the American River Parkway. This impact can be mitigated to a level of insignificance with implementation of City policies and requirements.

8. Implementation of the proposed project may also result in conflict with jobs-housing balance policies depending on the intensity of future employment-generating uses and the success of mixed-use concepts in the Special Planning Districts. This is considered a significant impact that can be mitigated to a level of insignificance at a policy level with City policies and requirements.
9. Development of the portion of the project area near the American River Parkway with industrial uses in accordance with the North Sacramento Community Plan would be in conflict with General Plan Commerce and Industry Land Use Element policies. This is considered a significant impact that can be reduced to a less than significant level with City policies and requirements which have been incorporated into the proposed project.
10. Implementation of the proposed project may result in conflicts with General Plan Conservation and Open Space Element goals and policies. This impact can be reduced to a less than significant level at a policy level through the implementation of City policies and requirements which have been incorporated into the proposed project.
11. Implementation of land uses assumed under the proposed project may result in conflicts with some Public Services and Facilities Element Parks and Open Space actions. This is considered a significant impact that can be reduced to a less than significant level at a policy level with City policies and requirements which have been incorporated into the proposed project.
12. The proposed plan will increase the demand for skilled employees in the North Sacramento area. This potentially significant impact could have some economic repercussions on the local economy. Compliance with City policies and requirements which have been incorporated into the project will reduce potentially significant impacts to a less than significant level.

Land Use Plans

13. The proposed project incorporates the uses of the North Sacramento Community Plan. No General Plan Amendments are proposed or required. No significant impacts are anticipated.
14. The proposed project encourages circulation improvements in accordance with General Plan Circulation Element goals and policies.
15. No conflicts with Circulation Element goals and policies are anticipated.
16. The proposed project supports the Public Facilities and Services Element goals and policies. No conflicts with Public Facilities and Services Element goals and policies are anticipated.

17. The proposed project supports some Health and Safety Element policies. No conflicts with adopted goals and policies are anticipated.
18. The Redevelopment Plan does not propose specific projects in conflict with the North Sacramento Community Plan. No consistency impacts are anticipated.
19. The proposed project supports Land Use Element goals and policies. No conflicts with Land Use Element goals and policies are anticipated.
20. The proposed project supports Housing Element goals and objectives. No conflicts with Housing Element goals and policies are anticipated.
21. The proposed project supports Transportation Element goals and objectives. No conflicts with Transportation Element goals and policies are anticipated.
22. The proposed project supports Neighborhood Environment Element goals, policies, and objectives. No conflicts with Neighborhood Environment Element goals and policies are anticipated.

Population and Employment

23. Project buildout will result in a net increase in housing units and population in the project area. No significant impacts are anticipated.
24. The proposed project will increase the demand for skilled employees in the North Sacramento area. Compliance with City policies and requirements will result in less than significant impacts.

Housing

25. Implementation of the proposed plan will remove barriers to growth and lead to implementation of the North Sacramento Community Plan. Displacement of residences may occur due to redevelopment of existing residential and/or commercial-residential uses to strictly commercial uses. The North Sacramento Redevelopment Plan provides for the complete relocation of all persons of low or moderate income and for relocation assistance to all persons displaced by an Agency action, resulting in a less than significant impact.
26. The vacancy rate may drop in the project area due to increased housing demand as a result of new employment opportunities. The vacancy rate in the immediately surrounding vicinity, and the City as a whole, could be expected to decrease due to the likelihood of a jobs/housing imbalance in the project area. Impacts associated with vacancy rates are considered less than significant.

Traffic and Circulation

27. During the p.m. peak hour the intersections of El Camino/Del Paso and El Camino/Evergreen experience a change in the Level of Service from "B" to "C" under the proposed project. However, in each instance the V/C falls below the City standard. Impacts to these intersections are considered less than significant.

Noise

28. The vacant area located at the northeastern point of the project area is designated for residential uses in the proposed plan. This area is located within the overflight zone of McClellan Air Force Base and is subject to noise levels ranging from 65 CNEL to 70 CNEL. The Sacramento General Plan Noise Element does not allow for residential uses within the 65-70 CNEL noise contour. Residential uses are allowed in the overflight area in general. Residential development of this vacant area is addressed by the City policies and requirements which have been incorporated into the proposed project. Impacts associated with aircraft noise are considered less than significant.
29. The future circulation plans provide for the construction of the Arden-Garden Connector, the Exposition Boulevard Extension, the Evergreen Street Extension, and additional road improvements to accommodate increased traffic. Due to increased levels of traffic that are associated with the proposed plan, more areas will experience increased noise levels. Many of the areas surveyed will not result in significant noise impacts because the surrounding areas are designated for industrial, office, or retail uses and those uses allow for greater noise levels. Impacts associated with circulation improvement-related noise are considered less than significant.

Biological Resources

30. Except for the few oak stands, the project area has little left in the way of biotic resources that could sustain any more than a minor impact, even with full development. Most vacant lots in the project area could be developed without significant biotic impacts or constraints.
31. There are no prime habitats for sensitive species within the project area. Potential impacts that would occur to such species with implementation of the proposed plan are considered less than significant.
32. The potential impacts to Swainson's hawks from loss of foraging or nesting habitat would be less than significant due to the low real value of habitat surrounded by encroaching development.

33. Common wildlife species could be adversely affected by losing additional physical space and through even greater human disturbance and encroachment into the last remaining open sites. This is considered a less than significant cumulative impact.

Public Services and Utilities

34. A need to expand police facilities to accommodate the increase in demand for services with implementation of the proposed plan is not anticipated.
35. Because additional staffing is included as part of the plan, potential impacts to police services are considered less than significant.
36. The potential need for additional Fire Department staffing and facilities is considered less than significant.
37. Sutter Health is the administrative service for both Sutter Hospital and Sutter Memorial Hospital. U.C. Davis Medical Center is the only provider of trauma services to the project area. Neither foresee any problems from a business perspective in serving the proposed plan. The increase in net new residences and businesses is considered as a less than significant impact upon hospital services.
38. The proposed project will generate an increase in the demand for water. The Water Division of Public Works anticipates that the increased demand for water generated by the proposed plan will not have a significant impact upon the capacity of water provided to the project area.
39. The existing level of water distribution in relation to fire protection for the project area is presently substandard and is incapable of supporting the level of development associated with the proposed plan. As part of the proposed plan all substandard water mains and fire hydrants will be upgraded to meet the current standards. Through implementation of the plan itself these potential impacts to water distribution in the project area will be reduced to a level of insignificance.
40. The Sacramento Regional County Sanitation District estimates based upon net development values, that the additional peak wet weather flow under the proposed project will be approximately 700,000 gpd. The additional peak flow to the SCRWTP is considered an insignificant impact.
41. Development associated with the proposed plan may have a significant impact on the existing sanitary sewer system due to existing sewer line capacity. As part of the proposed plan, deficiencies in the infrastructure system will be upgraded to accommodate the level of growth associated with the plan. As a result potential capacity impacts to the sewer system will be at a less than significant level.

42. Much of the North Sacramento area drainage systems are outdated or are substandard. Implementation of the proposed plan and Capital Improvement Plan will reduce these potential drainage impacts to a less than significant level.
43. The additional proposed development and additional four miles of roadway to be developed as part of the proposed plan will not significantly impact the Street Division's ability to provide residential garden refuse pick-up and street cleaning. Through implementation of the proposed plan potential impacts associated with roadway deficiencies will be reduced to a less than significant level.
44. The proposed project will generate an increase in solid waste. Implementation of the proposed plan will result in an increased need for solid waste collection and disposal services. The Municipal Solid Waste Division anticipates no adverse impacts in providing collection services to the proposed project area. The impacts associated with solid waste are considered significant but can be reduced to a less than significant level through the project's incorporated adherence to City Ordinance 91-044 (Recycling and Solid Waste Disposal Requirements for New and Existing Developments) and other City policies and requirements regarding solid waste.
45. In order to be in accordance with City standards, the proposed plan will require approximately 5.0 additional acres of parklands within the general vicinity of the project area. With the continued implementation of the Master Plan for Parks and Recreational Services, and adherence to the City policies and requirements for parks which have been incorporated into the proposed project, the potential impacts upon parklands in the project area will be reduced to a less than significant level.
46. The potential future number of students associated with the proposed plan may result in significant impacts to the current capacity levels of the schools in the project area. These impacts can be avoided and reduced to a less than significant level with adherence to existing City policies and requirements related to schools which have been incorporated into the proposed project.
47. Pacific Gas and Electric estimates that the future gas service demands associated with the proposed plan will not create a need for expansion of facilities. It is anticipated that the proposed circulation and roadway improvements could require some relocation of existing gas mains. This is considered a significant impact that can be reduced to a less than significant level with adherence to City policies and requirements which have been incorporated into the proposed project.
48. The anticipated new development and revitalization of existing uses will create an increased level of demand for electricity. Development of the site will in turn require additional overhead and underground transmission lines along roadways and public utility easements in the project area. The increased level of demand for electrical services and facilities is considered a significant impact which can be reduced to a less than significant level with adherence to City policies and requirements which have been incorporated into the proposed project.

(60)

49. Pacific Bell will provide service to all existing uses in the project area through the existing transmission lines. Extension of services may be required for areas that currently do not receive service. Additional utility easements may be required for the extension of services to these areas. This potential impact can be reduced to a less than significant level through adherence to City policies and requirements which have been incorporated into the proposed project.
50. The proposed redevelopment plan will induce development and growth in the North Sacramento Area. Past, present, and reasonably foreseeable development associated with the redevelopment plan will have a cumulative effect on the provisions of water, sewer, police protection, solid waste, storm drainage, roadways, gas and electricity, schools, medical services, and telephone services. Implementation of the proposed plan in conjunction with close adherence to City policies and requirements will reduce potential public services and utility impacts to a level of insignificance.
51. Sacramento Cable has indicated that impacts to existing and/or future cable television services in the project area will be less than significant.

SUMMARY OF IMPACTS THAT REQUIRE TIERED ANALYSIS

Initial Study

The following briefly describes those effects that were determined to require future environmental analysis. As site-specific plans for the Redevelopment Plan are considered for implementation, project specific environmental analysis will need to address the following impacts.

Earth

1. Implementation of the proposed project may result in the exposure of specific projects to liquefaction of subsurface soils.
2. Implementation of the proposed project may result in additional grading, compaction, and overcovering of exposed soils. Increased overcovering of the soils could result in increased speed and amount of runoff during storms.
3. Implementation of the proposed project may increase offsite soil erosion during future construction periods.
4. Redevelopment activities may alter drainage patterns on individual project sites.

Water

5. Redevelopment activities and development encouraged by redevelopment will contribute additional runoff to the Natomas East Main Drainage Canal and the American River systems. Construction activities may contribute organic pollutants during the construction of infrastructure and improvements.

Noise

6. The proposed project may result in construction-related noise impacts which exceed acceptable levels.

Environmental Impact Report

Land Use Plans

1. Implementation of the proposed project in conjunction with other past, present, and reasonably foreseeable development may result in cumulative changes to City plans and policies. Future plan amendments are to be evaluated on a case-by-case basis and internal consistency is required. This is not considered a significant cumulative impact.

Air Quality

2. The increase of traffic on local roadways under the increased intensity alternative is not expected to have an impact on localized micro-scale ambient air quality standards.

Noise

3. The areas along the eastern corridor of El Camino Boulevard and the southern portion of Del Paso Boulevard may experience some land use-noise incompatibilities due to the conversion from industrial and commercial uses to Special Planning Districts (SPDs). Additional planning considerations should be made with regard to multi-family residential uses and noise levels on a project-specific level for these Special Planning areas.

Geology/Soils

4. Differential settlement of compressible soils that exist in the project area could potentially cause severe damage to foundations of structures due to non-homogeneous subsurface conditions. The addition of irrigation water and variations in groundwater level within collapsible soils may induce hydroconsolidation and settlement which may also adversely affect utilities and structures.

5. Expansive soils not detected prior to construction may severely damage structural foundations, slabs, pavements, lake linings, and exterior flatwork. Because geologic conditions vary widely, it is difficult to generalize about expansive soil potential; therefore, expansive soils may occur in areas thought to be free of this condition. Grading and recompaction required to construct the proposed project with the expansive soils known to exist, creates a potentially significant project-specific impact.

Hydrology

6. Any construction-related activity has the potential to impact water quality. Suspended solids and turbidity levels in streams may increase significantly during construction activities. Changes to water quality may also occur due to increases in runoff from impervious surfaces on sites which are presently vacant or under-utilized. Water quality may also be influenced by illegal dumping from new commercial and industrial uses.
7. Implementation of the proposed project may involve impacts associated with groundwater contamination sources within the project area.

Biological Resources

8. Adoption of the redevelopment plan would result in development on the two parcels of land in the project area that contain extensive stands of native oaks.
9. Buildout of the proposed plan could result in minor losses of small, fragmented wetlands.
10. Adoption of the redevelopment plan could result in a significant impact to the valley elderberry longhorn beetle, a federally listed and protected species.

Cultural Resources

11. It is possible that some archaeological resources may be discovered during construction activity under the proposed Redevelopment Plan.
12. Implementation of the proposed Redevelopment Plan may result in impacts to historic resources in the project area.

SUMMARY OF IMPACTS MITIGATED TO A LEVEL OF INSIGNIFICANCE

Environmental Impact Report

Impacts associated with the following environmental issues will be mitigated to a level of significance upon adherence to existing City policies and implementation of the project's mitigation measures.

7. The projected Level of Service deteriorates from the existing "A" to "D" at the intersection of Arden Way and Evergreen Street for the increased intensity alternative. During the p.m. peak hour, this intersection experiences an increase in V/C of .24 over the existing condition, and a change in Level of Service from "C" to "F". These impacts can be partially mitigated, but remains significant.
8. Impacts to parking can be partially mitigated with implementation of mitigation measures, but remain significant and unavoidable.
9. The projected Level of Service at the Arden Way/Del Paso Boulevard intersection remains at LOS "F" under the proposed project as well as the alternatives. In addition, higher volumes of traffic are projected on SR 160. Cumulative impacts can be partially mitigated, but remain significant until the full implementation of the proposed mitigation.

Air Quality

10. The project will have an impact on regional air quality. Mobile source emissions will be generated from the residents, office employees and retail customers. Redevelopment vehicular emissions will add a substantial air pollutant increment to the overall regional burden. This impact can be partially mitigated, but remains significant and unavoidable.
11. The airshed is a non-attainment area, particularly for ozone, and is required by law to generate sufficient emissions reductions from all sources to meet state and federal standards. Any office, retail or residential project, regardless of scope, will impede this attainment process. Long-term impacts to air quality can be partially mitigated, but remain significant and unavoidable.
12. The proposed redevelopment plan, in conjunction with other past, present and reasonably foreseeable future projects, will cause vehicular emissions to be added to an airshed already exceeding standards and under orders to reduce net emission levels. This is a cumulatively significant air quality impact which can be partially mitigated, but remains significant and unavoidable.

Noise

13. Noise impacts associated with the existing plus project scenario would have incrementally greater impacts on many of the same areas identified as experiencing existing noise impacts. This is considered a significant impact which can be partially mitigated, but remains significant and unavoidable.
14. Cumulatively, the additional levels of traffic associated with the proposed plan will create increased noise levels for the project area. More sensitive noise receptors such as residential uses will be exposed to "conditionally acceptable." The additional

cumulative noise levels associated with the proposed plan are considered significant impacts which can be partially mitigated, but remain significant and unavoidable.

15. Under cumulative traffic conditions most of the mobile home park area will be subject to CNEL levels of 70 or greater. These greater levels are generally considered unacceptable for residential uses. This is a significant cumulative impact which can be partially mitigated, but remains significant and unavoidable.

Hydrology

16. Implementation of mitigation measures will partially mitigate impacts of exposure to flooding within the 100-year floodplain but they will remain significant and unavoidable.
17. Implementation of the proposed redevelopment plan will result in an increase in the exposure of people, structures and objects to flood hazards. Most of the future development would occur in areas requiring continued levee protection. The most likely flooding would occur in association with the NEMDC. Implementation of mitigation measures can partially mitigate these impacts, but they remain significant and unavoidable.
18. In conjunction with other past, present and reasonable foreseeable future projects, the proposed project will expose persons and property to flooding hazards. This impact can be partially mitigated, but remains significant and unavoidable.

SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS

Housing

19. Increases in housing costs and rental rates in the project area and City-wide as a result of implementation of the proposed project is a significant impact which is partially addressed by City policies and requirements which have been incorporated into the proposed project. However impact remain significant and unavoidable.

Geology/Soils

20. The proposed project will involve the exposure of people, structures, and objects to seismic hazards such as severe ground shaking. In such an instance, some damage may occur to structures such as cracking or structural failure. This is a significant unavoidable impact.

Biological Resources

21. The loss of any mature valley oaks is a significant unavoidable cumulative impact.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Land Use Plans</u>						
1.	Approval of individual projects which may affect the General Plan, Community Plan, 1984 Parks and Recreation Facility Master Plan, or American River Parkway Plan by the City Council shall not occur until consistency with the Plan policies, maps, and figures is achieved, or unless the Plan(s) is/are amended to be consistent with the revised proposed projects, or unless overriding considerations are adopted for significant unavoidable impacts.	Prior to approval of individual projects.	SHRA and City Planning Department			
<u>Population and Employment</u>						
2.	The Agency and City shall comply with State guidelines regarding relocation assistance to displaced businesses. According to Title 25, Chapter 6 of the California Health and Safety Code, businesses displaced by the actions of a local agency are entitled to collect their moving expenses plus up to \$10,000 for re-establishment costs, or a fixed payment of up to \$20,000 based on loss of existing patronage. The Agency shall also provide affected businesses with information on the availability of other suitable sites.	Prior to issuance of demolition permits.	SHRA/ Relocation Coordinator			
<u>Housing</u>						
3.	An Agency appraiser shall determine whether it is most cost efficient to remove housing units to allow for new construction in non-residential areas and build a replacement unit in an area designated for residential use, or to relocate the existing structure as a means of infill housing to a new location. This shall be done prior to the issuance of demolition permits.	Prior to application for demolition permits.	SHRA/Housing Development & Preservation Department			
3a.	Through plan review, the City shall ensure that individual projects are designed to minimize long-term community disruption by maintaining access between residential and community services prior to the issuance of building permits.	Prior to issuance of building permits.	SHRA and City Planning Department			
4.	The Agency shall act in accordance with Government Code (Sections 65863.7 and 66427.4) with regards to the conversion of existing mobile home parks to non-residential uses. All procedures shall be completed prior to the closure of the development.	Prior to closure of the development.	SHRA/Housing Development & Preservation Department			

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Traffic and Circulation</u>						
5.	Prior to the issuance of a building permit for any new non-residential development in the North Sacramento Redevelopment Plan area, a Transportation System Management (TSM) program shall be prepared and submitted in compliance with the City of Sacramento Ordinance 88-083. The program shall include a discussion and analysis of basic facilities and services that encourage the use of alternative commute modes by 35 percent of future tenants of proposed projects.	Prior to issuance of building permits.	SHRA and City Public Works Department			
6.	Through the project and environmental review process, the City of Sacramento and the Sacramento Housing and Redevelopment Agency shall consider and encourage transit oriented development (TOD) in accordance with TOD Guidelines, particularly in the Special Planning Districts as identified in the North Sacramento Community Plan.	During environmental review.	SHRA and City Planning Department			
7.	As specific site development proposals are submitted in the North Sacramento Redevelopment Plan area, the Public Works Department at the City of Sacramento shall be consulted to determine if site specific transportation impacts may occur with the specific development proposal.	During environmental review.	SHRA and City Public Works Department			
7a.	The Redevelopment Agency shall consult with the Regional Transit District before developing additional parking along Del Paso Boulevard and in other areas in close proximity to the light rail line. Working with the Transit District, the Agency shall identify measures to ensure that these parking areas do not discourage use of the light rail line. Such measures may include dual use (local and park-n-ride lots), preferential parking for high-occupancy vehicles, and parking reduction programs. The Agency shall also consider opportunities to develop high-density land uses near existing light rail stations to increase rail ridership and decrease auto use.	Prior to development of new parking in proximity to light rail line.	SHRA and Sacto Regional Transit District			
<u>Air Quality</u>						
8.	SHRA and the City of Sacramento shall ensure through construction site monitoring that construction activity areas confine dirt and fumes on-site. Careful construction planning to minimize interference with travel on downtown streets shall be conducted prior to construction. Minimization of lane obstructions and scheduling of operations that may interfere to off-peak hours shall be accomplished.	During construction.	SHRA and City Public Works Department			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Air Quality</u> <u>(cont'd)</u>						
9.	Through project development and review, SHRA and the City of Sacramento shall encourage new development which incorporates the transportation control measures (TCM) outlined in the 1991 Sacramento AQAP and described below: <ul style="list-style-type: none">• Employer Commute Alternatives Rule• Worksite Commute Alternatives Rule• Institutional Commute Alternatives Rule• Commute Data Upgrade• Enhance Rideshare Matching and Placement• Expand TMA's• Expand Guaranteed Ride Home Effort• Alternative Work Schedules• Truck Idling Regulation• Improve Bus Routes, Service and Schedules• Improve Fare Collection System• Ramp Meter Bypass Lanes• Freeway HOV Lanes• Arterial/Downtown HOV Lanes• Bicycling Safety and Enforcement• Shuttle Service• Tax Incentives• Preferential On-Street Parking• Preferential Off-Street Parking• Telecommunications	During environmental review.	SHRA and City Planning Department			
9a.	To the maximum extent feasible, the City shall require the use of non-potable water for mixing construction materials, washing down surfaces, and wetting down dirt-covered surfaces during construction.	During construction.	City Public Works Department			
10.	SHRA and the City of Sacramento shall ensure attainment of more than the minimum state and local requirements for energy conservation measures to reduce indirect-source emissions from on- and off-site energy production.	During environmental review.	SHRA and City Environmental Services			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Noise</u>						
11.	The City of Sacramento Planning Department shall monitor all construction activities to ensure that the operation of construction activities will be limited to daytime working hours (7 a.m. to 5 p.m., Monday through Friday) to minimize the potential for disturbance to adjacent residences. All construction equipment shall be required to utilize noise control techniques (improved mufflers, equipment redesign, use of silencers and ducts) in order to minimize construction noise impacts.	During construction.	City Planning and Public Works Department			
12.	Upon submission of building applications the City of Sacramento Planning Department shall ensure that project applicants pursue site planning which minimizes potential noise impacts to the use or generated by the use prior to the issuance of building permits. Site planning techniques may include: a. Increasing the distance between the noise source and the receiver b. Placing non-noise sensitive land uses such as parking lots, maintenance facilities and utility areas between the source and the receiver c. Using non-noise sensitive structures such as garages to shield noise-sensitive areas d. Orienting buildings to shield outdoor spaces from a noise source	Upon submission of building applications.	City Planning and Public Works Department			
13.	The City of Sacramento Planning Department shall ensure applicant compliance with noise reduction requirements through architectural design prior to the issuance of building permits. Proper architectural layout may eliminate the need for costly construction modifications.	Prior to issuance of building permits.	City Planning and Public Works Department			
14.	The City of Sacramento Planning Department shall ensure that noise barriers or walls shall be constructed by project applicants to reduce excessive noise levels from ground transportation noise sources and industrial sources prior to the issuance of occupancy permits. Barriers shall be constructed at a minimum surface weight of 3½ lbs./sq. ft. and contain no cracks or openings. The barrier must interrupt the line-of-sight between the noise source and the receiver. In addition to meeting acoustical requirements, noise barriers shall be evaluated by the City of Sacramento Planing Department for possible maintenance problems, aesthetic and environmental considerations, safety conflicts and cost (Sacramento General Plan Update EIR, 1987).	Prior to issuance of occupancy permits.	City Planning and Public Works Department			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Geology/Soils</u>						
15.	<p>Prior to the issuance of grading permits for individual projects, the project applicant shall be responsible for hiring a qualified Geotechnical Engineer (GE) and Hydrogeologist (HG), to be approved by the City of Sacramento Planning Director. The GE and HG shall jointly prepare a report for submittal to the City Engineer which shall assess and provide mitigation measures where necessary for the following:</p> <ul style="list-style-type: none">a. Inducement of subsidence on-site through permanent dewatering.b. Inducement of hydroconsolidation and settlement (and its affect on proposed utilities and structures) through the addition of irrigation water and variations in groundwater level within collapsible soils.c. Settlement in areas of man-made fill.d. Sloughing and caving of noncohesive, poorly trench walls when excavating for underground utilities.e. Ponding around structural footings and infiltration of excess water into the fill.f. Detail the use of piles and/or enlarged footings for critical structures (such as hospitals and schools) to reduce settlement damage from soils which may not be removed cost effectively.	Prior to issuance of grading permits.	City Planning and Public Works Department			
16.	Soils with identified settlement potential shall be surcharged and settlement-monitored by the applicant for a period of time (to be determined by the City Engineer) sufficient to achieve an acceptable percentage (to be determined by the Geotechnical Engineer and approved by the City Engineer) of potential settlement prior to construction.	Prior to construction.	City Public Works Department			
17.	If surcharging and settlement-monitoring are not used, the applicant shall be responsible for remedial removal of unsuitable soils to a depth where suitable soils are encountered. Soils shall be subsequently replaced and properly compacted to meet acceptable City construction standards. This work shall be accomplished under the supervision of the Geotechnical Engineer prior to issuance of building permits.	Prior to issuance of building permits.	City Public Works Department			

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Geology/Soils</u> (cont'd)						
18.	The applicant shall be responsible for minimizing the settlement potential of artificial fill beneath all structures. This shall be achieved by utilization of proper compaction of fill materials (90 percent or better of ASTM Test Method D1557-78) during grading. This work shall be accomplished under the supervision of the Geotechnical Engineer prior to issuance of building permits.	Prior to issuance of building permits.	City Public Works Department			
19.	Soil shrinkage shall be calculated by the GE into the grading plan design to allow for soil volume lost during grading. These calculations shall be approved by the City Engineer prior to issuance of grading permits. If necessary, soil shall be imported from offsite in order to achieve design grades.	Prior to issuance of grading permits.	City Public Works Department			
20.	<p>Prior to issuance of grading permits, the project GE shall prepare a report for approval by the City Engineer which assesses and provides mitigation measures for the following:</p> <p>a. Specific measures for adequate foundation, paving, and flatwork design in areas of any remaining expansive soils.</p> <p>b. Assess expansive soil conditions for each building site prior to grading <u>and</u> upon completion of grading to confirm the location of expansive soils, if any.</p> <p>c. Identify the Expansion Index (EI) on-site and specify where necessary recommendations including, but not limited to: 1) presaturation of soils prior to concrete placement; 2) raised floors; 3) post-tensioned slabs; 4) thicker slabs; 5) deeper footings; 6) the addition of soil amendments to facilitate wetting during compaction.</p>	Prior to issuance of grading permits.	City Public Works Department			
21.	The applicant shall be responsible for remedial removal of expansive soils on-site during grading and prior to the issuance of building permits. Should any construction occur on expansive soils, the applicant shall adhere to the recommendations identified above.	Prior to issuance of building permits.	City Public Works Department			

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Geology/Soils</u> (cont'd)						
22.	The use of a single soil type or a well-mixed blend of two or more soil type near all finished pad elevations and fill slope faces shall be utilized to reduce the expansion potential of a single soil type. This practice shall be documented by the project GE based on expansion index testing performed on near surface soils upon the completion of grading for submittal to the City Engineer, prior to issuance of building permits.	Prior to issuance of building permits.	City Public Works Department			
23.	The use of expansive soils in fill embankments shall be avoided. Blending of expansive soils with nonexpansive soils is preferred.	During construction.	City Public Works Department			
24.	<p>The applicant shall be responsible for formulation of a soil moisture control plan if near surface expansive soils are identified upon the completion of rough grading. This plan shall be written by the project GE and submitted for approval to the City Engineer prior to issuance of building permits. This plan shall address the following issues:</p> <p>a. Indefinite maintenance of a constant moisture content in near surface expansive soils occurring on-site which would effect the performance of foundations, slabs, flatwork, slopes, paving, etc.</p> <p>b. Use of moisture barriers around foundations.</p> <p>c. Site grading techniques such that surface drainage around a structure is directed away from foundations.</p> <p>d. The necessity for roof guttering or runoff collection systems installed on structures to minimize concentration of moisture along perimeter foundations or walkways and pavement areas.</p>	Prior to issuance of building permits.	City Public Works Department			
25.	The City shall require project applicants to conduct geologic investigations of specific sites on a project-by-project basis. Such investigation shall include deep soil borings in all areas proposed for the development of structures having three or more stories, or for smaller structures involving high structural loads. These investigations shall be conducted and submitted to the City Engineer for approval prior to issuance of grading permits.	Prior to issuance of grading permits.	City Public Works Department			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Hydrology</u>						
26.	City and County of Sacramento policies for A-99 zone projects shall be incorporated into planning, design and construction of the project. Prior to approval of any future special permits, design and construction plans depicting compliance with A-99 zone regulations shall be submitted to the City for review and approval.	Prior to approval of future special permits.	City Planning and Public Works Department			
27.	During the planning, design, and construction of the project, the Agency shall coordinate storm and sanitary sewer improvements with the City Sewer Division and Flood Control Office. The Agency shall design on-site drainage facilities to prevent street flooding during a 10-year storm event, and to prevent structural damage during a 100-year storm event.	During planning, design, and construction.	SHRA and City Public Works Department			
28.	Concurrent with project approval, the City shall readopt the findings regarding flood-related impacts set forth in the Land Use Planning Policy within the 100-Year Flood Plain in the City and County of Sacramento EIR.	Concurrent with project approval.	SHRA and City Planning Department			
29.	Prior to issuance of building permits the applicant shall execute a notice and waiver agreement as required by current flood-related City policy.	Prior to issuance of building permits.	City Planning Department			
30.	The City and SHRA shall prohibit development in those areas where flood inundation time is less than two hours.	During environmental review.	SHRA and City Planning Department			
31.	The City and SHRA shall contribute resources and financing to levee reconstruction in connection with development in the project area. This shall include, but not be limited to, portions of the Natomas East Main Drainage Canal levee. Development fees could be used to augment the contribution.	During project implementation.	SHRA and City Planning Department			
32.	To reduce the risk of flooding throughout the area and avoid FEMA Floodplain designation, the City shall contribute resources and financing to reconstruction of low or structurally weak levees, reconstruction of the Folsom Dam spillway, and/or construction of a new storage reservoir on the American River.	During project implementation.	SHRA and City Planning Department			

Source: STA Planning, Inc.

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Hydrology</u> <u>(cont'd)</u>						
33.	<p>The City shall require applicant compliance with the following construction practices to protect water quality:</p> <ul style="list-style-type: none">● Minimize surface disturbance as much as possible;● Dispose of excavated material away from water sources in an appropriate manner;● Cover any denuded areas with a protective mulch as soon as practicable following active construction, and reseed with adaptive plant species of value to wildlife;● Enforce strict on-site handling rules to keep construction and maintenance materials out of waterways;● Isolate any chemicals used and neutralize effects;● Collect and remove pollutants such as sanitary wastes and petroleum products from the job site;● Execute and comply with the streambed modification agreements with the Department of Fish and Game (DFG) during instream construction activities;● Prepare a spill prevention and countermeasure plan prior to construction; and● Use chemical toilets at all construction site to prevent bacterial and nutrient contamination of surface waters.	During construction.	City Public Works Department			
34.	Runoff control measures to trap pollutants, reduce flows, and promote infiltration shall be required by the City for all development in the project area. Such measures shall include provision for on-site retention and detention storage; designing storm drainage to slow water flows and thus depress peak flow volumes; minimizing impervious surfaces; and maximizing percolation, evaporation, and evapotranspiration of storm waters.	Prior to approval of individual projects.	City Public Works Department			
35.	The City shall require applicants for redevelopment projects involving demolition, or projects on currently vacant land to remove any on-site underground tanks prior to the issuance of building permits.	Prior to issuance of building permits.	City Public Works Department			

Source: STA Planning, Inc.

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Hydrology (cont'd)</u>						
35a.	The Redevelopment Agency and the City shall require all applicants for redevelopment projects to consult with the Hazardous Materials Division of the County of Sacramento Environmental Management Department to determine if the property under redevelopment is a site of toxic contamination and how that may affect project implementation. This shall occur prior to the issuance of a building permit.	Prior to issuance of bulding permits.	SHRA and City Planning Department			
<u>Biological Resources</u>						
36.	The City shall require all remaining native trees (particularly oaks) more than 10 inches in diameter be preserved or replaced at a ratio of 1:1 if removed. In particular, the City shall attempt to preserve existing valley oaks while implementing the proposed plan. Standard requirements regarding protection of oaks (including no compaction or ground disturbance within the tree's dripline, no summer watering, and no change in grade) shall be required by the City as part of its efforts to preserve existing trees. In addition, the City shall sponsor an active tree planting program to reverse the trends toward depletion. The City shall consider incorporating tree planting into the standard conditions for developments, requiring tree planting for private activities that remove large trees.	During project implementation.	SHRA and City Planning Department			
37.	The City and Agency shall review the two sites that still contain extensive stands of native oaks (sites 2 and 40) for possible inclusion into open space, local parkland, or other zoning designed to protect the trees. In particular, the City shall consider designating site 2, adjacent to the American River Parkway as open space. The City shall require any proposed development on these two sites that would result in the removal of trees to be preceded by a full review of the trees and their local values, with an adequate level of replacement compensation provided for trees that are removed.	Prior to approval of individual projects.	SHRA and City Planning Department			
38.	For projects that could affect the few remaining pockets of natural vegetation or habitat (grassland, oaks, swales, etc. in sites 2, 4, 14, 34, and 40) the City shall require individual project applicants to document the site's presence or absence of wetlands, mature oaks, and/or sensitive species, and mitigate for potential losses as per discussions with the California Department of Fish and Game and/or the Army Corps of Engineers.	During environmental review.	SHRA and City Planning Department			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Biological Resources (cont'd)</u>						
39.	The City shall require individual project applicants to document the presence or absence of any wetlands in parcels proposed for development that are not currently developed. The City shall require letters of authorization or mitigation approval from the appropriate state and federal agencies as a condition of final local approval for projects that involve a wetland area.	During environmental review.	SHRA and City Planning Department			
40.	The City shall require project applicants to document a site's potential to support sensitive plants as a precondition to development if the proposed project site does not have any significant existing development, has not been filled or graded, and has any significant natural or naturalized vegetation.	During environmental review.	SHRA and City Planning Department			
41.	For projects that could affect the few remaining pockets of natural vegetation or habitat (grassland, oaks, swales, etc. in sites 2, 4, 14, 34, and 40) the City shall require individual project applicants to document the site's presence or absence of wetlands, mature oaks, and/or sensitive species, and mitigate for potential losses as per discussions with the California Department of Fish and Game and/or the Army Corps of Engineers.	During environmental review.	SHRA and City Planning Department			
42.	The City and Agency shall assure that FWS requirements are fully met and proposed VELB mitigation measures are approved by FWS before allowing final local approval of any on-site development at site 2, where a known VELB population exists. The City and Agency shall consult with FWS before taking any action which could adversely affect the elderberry bushes at site 3 which could house a VELB population. The City and Agency shall conduct a investigation to document the presence or absence of VELB at site 3 before authorizing the use of any insecticides in the site vicinity or the removal of any elderberry bushes on the site. If any VELB are present, the City and Agency shall follow FWS guidelines to design an appropriate mitigation plan.	Prior to approval of individual projects.	SHRA and City Planning Department			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Cultural Resources</u>						
43.	All project-specific environmental review occurring subsequent to the Redevelopment Plan initiation shall include the following mitigation measures: <ul style="list-style-type: none">The City shall require that project applicants ensure that an archaeologist is present during grading activities to inspect the underlying soil for cultural resources. If significant cultural resources are uncovered, the archaeologist shall have the authority to stop or temporarily divert construction activities to assess the significance of the find.In the event that significant archaeological remains are uncovered during excavation and/or grading, all work shall stop in that area of subject property until an appropriate data recovery program can be developed and implemented. The cost of such a program shall be the responsibility of the applicant.The Agency in conjunction with the City of Sacramento Planning Department shall ensure that all new construction occurring on Del Paso Boulevard be conducted in accordance with the Architectural Design Guidelines for Del Paso Boulevard. Project applicants shall submit architectural designs to the Design Review Board for review prior to the issuance of building permits.Prior to the issuance of demolition permits the City Planning Department shall ensure that project applicants conduct cultural resources research on the property in question. A written report shall be submitted to the Design Review Board and reviewed by the Agency. In the instance that a property is found to be significant on a local or regional level, the applicant shall investigate rehabilitation/adaptive re-use potential to the satisfaction of the City. If demolition is deemed necessary as the only feasible alternative, written and photographic documentation to Department of Interior Standards shall be prepared for submittal to the Planning Department prior to the granting of permits.	During environmental review and grading.	SHRA and City Planning Department			
		During grading	SHRA and City Planning Department			
		Prior to issuance of building permits.	SHRA and City Planning Department			
		Prior to issuance of demolition permits.	SHRA and City Planning Department			
44.	The Building Department shall ensure Agency compliance with Section 16 of the Zoning Ordinance (Design Review) prior to the issuance of building or demolition permits for existing structures.	Prior to issuance of building or demolition permits.	SHRA and Building Department			

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Cultural Resources</u> (cont'd)						
45.	The Agency should develop design guidelines for residential areas within the project area prior to implementation of the Redevelopment Plan to ensure that new development maintains the existing character of the area's neighborhoods.	Prior to Plan implementation.	SHRA			
46.	The Agency in conjunction with the City Planning Department shall ensure that all new construction occurring on Del Paso Boulevard be conducted in accordance with the Architectural Design Guidelines for Del Paso Boulevard. Project applicants shall submit architectural designs to the Design Review Board for review prior to the issuance of building permits.	Prior to issuance of building permits.	SHRA and City Planning Department			
47.	Prior to the issuance of demolition permits the City Planning Department shall ensure that project applicants conduct cultural resources research on the property in question. A written report shall be submitted to the Design Review Board and reviewed by the Agency. In the instance that a property is found to be significant on a local or regional level, the applicant shall investigate rehabilitation/adaptive re-use potential to the satisfaction of the City. If demolition is deemed necessary as the only feasible alternative, written and photographic documentation to Department of Interior Standards shall be prepared for submittal to the Planning Department prior to the granting of permits.	Prior to issuance of demolition permits.	SHRA and City Planning Department			
48.	For all rehabilitation work on structures over 50 years old, the Agency, in conjunction with the City Planning Department, shall require the use of the State Historic Building Code and replacement of elements with in-kind materials. This requirement may be waived upon submittal and approval of a written request to the Design Review Board substantiating infeasibility and undue economic burden.	Prior to issuance of demolition permits.	SHRA and City Planning Department			

Source: STA Planning, Inc.

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

NORTH SACRAMENTO REDEVELOPMENT PLAN

EIR

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Public Services and Utilities</u>						
48a.	The City shall encourage a reduction in solid-waste generation resulting from transportation facility construction by requiring recycling materials to the extent feasible during construction.	Prior to issuance of demolition permits.	SHRA and City Planning Department			
49.	Prior to the issuance of any development permits, individual project applicants shall consult with the Sacramento Municipal Utility District regarding electrical distribution, acquisition of rights of way, and utility easements. This shall be done to the satisfaction of the Agency's Environmental Coordinator, in conjunction with the Director of SMUD.	Prior to the issuance of development permits.	SHRA			
50.	The Agency in conjunction with the City shall require applicants for development approvals within the project area to consult the SMUD Electric System Design Department in a timely manner at every stage of project development and implementation which could directly or indirectly impact the electrical distribution system (substations and overhead and underground power lines and poles). The primary contact until further notice shall be Gene Hoppes, distribution planner for this area, who may be reached at (916) 732-5794.	Prior to the issuance of development permits.	SHRA and City Planning Department			
51.	The SHRA and applicants for development approvals within the project area shall confer with SMUD and implement certain measures which are necessary to provide electrical services associated with specific projects they propose or sponsor. Such measures would include acquisition of rights of way and easements by SMUD and allocation of financial responsibility as required to proceed with facility relocation and construction.	Prior to issuance of development permits.	SHRA			
52.	The SHRA and property owners within the project area shall disclose available information regarding the location of existing and planned SMUD facilities to those parties that have property interests in the area or are in the process of acquiring such interests. Disclosure should be accurate, timely, clear, and well documented. The SMUD contact for more information is property administrator Bob Ellis at (916) 732-5337.	Prior to issuance of development permits.	SHRA			

Source: STA Planning, Inc.

**MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST
NORTH SACRAMENTO REDEVELOPMENT PLAN
EIR**

Mitigation Measure Number	Mitigation Measure	Monitoring Milestone	Monitor/ Responsible Party	VERIFICATION OF COMPLIANCE		
				Initials	Date	Remarks
<u>Public Services and Utilities</u> (cont'd)						
53.	The Agency, in conjunction with the City, shall encourage applicant compliance with the SMUD Recommended Energy Efficiency/Load Management Measures for Residential and Commercial/Industrial New Construction. The respective SMUD contacts for these programs are Jerry Best at (916) 732-6605 and Jeff Molander at (916) 732-6207.	Prior to issuance of development permits.	SHRA and City Planning Department			

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**FINDING THAT THE USE OF TAXES ALLOCATED FROM THE NORTH
SACRAMENTO REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF
IMPROVING, INCREASING AND PRESERVING THE COMMUNITY'S
SUPPLY OF LOW AND MODERATE-INCOME HOUSING OUTSIDE THE
PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT**

WHEREAS, the Redevelopment Agency of the City of Sacramento has prepared a proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area which would result in the allocation of taxes from the Project Area to the Redevelopment Agency of the City of Sacramento for purposes of redevelopment; and

WHEREAS, Section 33334.2(a) of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that not less than 20% of all taxes so allocated be used by the Agency for the purposes of improving, increasing and preserving the community's supply of low and moderate-income housing available at affordable housing cost, unless certain findings are made; and

WHEREAS, Section 33334.2(g) of the Health and Safety Code provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

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

Section 1: The use of taxes allocated from the North Sacramento Redevelopment Project Area for the purposes authorized in the California Community Redevelopment Law and related to improving, increasing and preserving the community's supply of low- and moderate-income housing available at affordable costs outside the Project Area and within the City of Sacramento will be of benefit to the Project.

MAYOR

ATTEST:

CITY CLERK

U:\SHARE\RESO\RESO.20%

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RULING ON WRITTEN AND ORAL OBJECTIONS TO THE PROPOSED REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA

WHEREAS, a Redevelopment Plan for the North Sacramento Redevelopment Project Area has been prepared by the Redevelopment Agency of the City of Sacramento; and

WHEREAS, on June 23, 1992, a duly noticed joint public hearing on the proposed Redevelopment Plan was conducted by the City Council of the City of Sacramento and the Redevelopment Agency of the City of Sacramento; and

WHEREAS, any and all persons having any objections to the proposed Redevelopment Plan or who deny the existence of blight in the Project Area, or the regularity of the prior proceedings, were given an opportunity to submit written comments prior to the commencement of the joint public hearing, or to give oral testimony at the joint public hearing, and show cause why the proposed Redevelopment Plan should not be adopted; and

WHEREAS, the City Council has heard and considered all evidence, both written and oral, presented in support of and in opposition to the adoption of the Redevelopment Plan for the North Sacramento Redevelopment Project Area.

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

Section 1: The City Council finds on the basis of evidence contained within the Report to the City Council submitted by the Redevelopment Agency and other evidence in the record that conditions of blight exist within, and characterize, the North Sacramento Redevelopment Project Area and that written and oral evidence in opposition received prior to and at the joint public hearing is not persuasive to the contrary.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 2: The City Council and Redevelopment Agency have duly compiled with all the provisions, requirements, and procedures of Section 33202 and Articles 4 through 6.5 (commencing with Section 33330) of Chapter 4 of the California Community Redevelopment Law (Health and Safety Code, Section 33000 *et seq.*) relating to the preparation and adoption of the Redevelopment Plan for the North Sacramento Redevelopment Project Area.

Section 3: The City Council, accordingly, overrules any and all objections to the adoption of the Redevelopment Plan for the North Sacramento Redevelopment Project Area.

MAYOR

ATTEST:

CITY CLERK

u:\share\reso\reso6239.ns

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE OF THE CITY OF SACRAMENTO APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA

WHEREAS, the City Council of the City of Sacramento has received from the Redevelopment Agency of the City of Sacramento the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area, a copy of which is on file at the office of the City Clerk, 915 I Street, Second Floor, Sacramento, California, and at the Office of the Redevelopment Agency at 600 I Street, Sacramento, California, together with the Redevelopment Agency's Report to City Council including the reasons for the selection of the Project Area, a description of the physical, social and economic conditions existing in the Project Area, a description of specific projects proposed by the Agency, the proposed method of financing the redevelopment of the Project Area, a plan for the relocation of families and persons who may be temporarily or permanently displaced from housing facilities in the Project Area, an analysis of the Preliminary Plan, the report and recommendations of the Planning Commission of the City of Sacramento, a summary of the Project Area Committee record, an environmental impact report on the Redevelopment Plan, a neighborhood impact report, the report of the county fiscal officer and the Redevelopment Agency's analysis thereof, a summary of consultations with taxing agencies, the report of the fiscal review committee on the financial impact of the project upon the members thereof, and the Agency's analysis of and response to the report of the fiscal review committee; and

WHEREAS, the Planning Commission of the City of Sacramento has submitted to the City Council its report and recommendations concerning the Redevelopment Plan and its certification that the Redevelopment Plan conforms to the General Plan for the City of Sacramento; and

WHEREAS, the Sacramento Housing and Redevelopment Commission on March 18, 1992, held a duly noticed public hearing on the Draft Environmental Impact Report ("EIR"), in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) the Guidelines for implementation of the California Quality Act (14 Cal. Adm. Code Section 15000 *et seq.*) and environmental procedures adopted by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant thereto and the Draft EIR was thereafter revised and supplemented to incorporate comments received and responses thereto, during the public comment period, and, as so revised and supplemented a Final EIR was prepared by the Agency; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

WHEREAS, on June 16, 1992 the Agency certified the adequacy of the Final Environmental Impact Report, submitted pursuant to Public Resources Code Section 21151 and Health and Safety Code Section 33352; and

WHEREAS, the Agency has determined that, for certain significant effects identified by the Environmental Impact Report, mitigation measures and a monitoring program therefor have been required in or incorporated into the project which avoid or substantially lessen such effects; and

WHEREAS, the Agency has adopted a Statement of Overriding Considerations for the remaining significant effects identified by the Environmental Impact Report, for which remaining significant effects there are no reasonable or feasible measures available to mitigate them to a level of insignificance; and

WHEREAS, the North Sacramento Redevelopment Project Area Committee has reviewed the Redevelopment Plan and, at its meeting of April 6, 1992, voted to approve the Plan; and

WHEREAS, the City Council and the Agency held a joint public hearing on June 23, 1992, on adoption of the Redevelopment Plan in Sacramento City Council Chambers, 915 I Street, Sacramento, California; and

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

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

WHEREAS, each assessee in the Project Area whose property would be subject to acquisition by purchase or condemnation under the provisions of the Redevelopment Plan was sent a letter to such effect attached to the notice of the joint public hearing, including a map and legal description of the Project Area; and

WHEREAS, copies of the notice of 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 in the Project Area; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

JUNE 22, 1992

MAYON ANN RUDIN, AND CITY COUNCIL MEMBERS:

THIS LETTER IS IN RESPONSE TO THE SACRAMENTO HOUSING AND REDEVELOPMENT PLAN.

I believe the plan is very vague, in as much as it fails to state what properties it wants for public use or what properties it wants for private use. The two words that are very disturbing to me in "EMINENT DOMAIN", translated means **confiscation**, there are ordinances and laws that the City of Sacramento has that will remedy and attain the objectives of the plan. I also believe the properties within the boundaries of the plan are a **real asset** to the city, both in **revenue** to the city, and **services rendered** by the city, so in my opinion, the city council should give a **NO** vote to the plan.

P.S. In closing may I quote a phrase all of us could use: **THROW AWAY THE HAMMER AND PICK UP A HORN.**

RESPECTFULLY SUBMITTED,

A handwritten signature in cursive script that reads "Sammy & Zoe Powell".

SAMMY AND ZOE POWELL

SAMMY - ZOE POWELL
572 E2 CAMINO AVE
SACRAMENTO 95815
CA 2

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JUN 23 10 34 AM '92

City Clerk
City of Sacramento

925-0583

Hand delivered

June 12, 1992

Received in ED's Office

JUN 16 1992

Sacramento Housing and
Redevelopment Agency

t Plan for the North

y, June 4, 1992, held at
I along with many others
the plan. All the
have the right to know

be able to own our own
taken away from me. A
s are in the same
e area, their home is
right to take that away.

vast area should NOT be
el the entire North
presented to the
e North Sacramento area
regard for the people who

e numbers, timetables,
drawings, environmental
lable for the all the

be made aware of the
acquired by the
Agency. Until all
yone in the area, and
ving and working there, I

street

95815

Wilma M. Weaver
2400 Forrest Street
Sacramento, CA 95815

To Whom It May Concern:

I object to the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area.

I attended the public meeting Thursday, June 4, 1992, held at the Woodlake Park Community Center. I along with many others were looking for specific details to the plan. All the residents and property owners should have the right to know what is in their future.

My husband and I worked very hard to be able to own our own home and I feel that this may now be taken away from me. A lot of other residents/property owners are in the same circumstances. For many people in the area, their home is all they have, and it is not morally right to take that away.

My home and most other homes in this vast area should NOT be effected. There is no reason to level the entire North Sacramento area. All the information presented to the general populous indicates the entire North Sacramento area will be completely rebuilt, without regard for the people who live and work in the area.

If you have a specific plan; with lot numbers, timetables, future developments, architectural drawings, environmental studies, etc. it should be made available for the all the area's residents to study.

Every resident/property owner should be made aware of the possibility of their property being acquired by the Sacramento Housing and Redevelopment Agency. Until all specifics are made available to everyone in the area, and approved by the majority of those living and working there, I say NO to this plan.

Sincerely,

Wilma M. Weaver

Wilma M. Weaver

6-13-92

REGARDING:

North Sacramento Redevelopment Project

To Whom It May Concern:

I object to the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area.

I attended the public meeting Thursday, June 4, 1992, held at the Woodlake Park Community Center. I along with many others were looking for specific details to the plan. All the residents and property owners should have the right to know what is in their future.

My husband and I worked very hard to be able to own our own home and I feel that this may now be taken away from me. A lot of other residents/property owners are in the same circumstances. For many people in the area, their home is all they have, and it is not morally right to take that away.

My home and most other homes in this vast area should NOT be effected. There is no reason to level the entire North Sacramento area. All the information presented to the general populous indicates the entire North Sacramento area will be completely rebuilt, without regard for the people who live and work in the area.

If you have a specific plan; with lot numbers, timetables, future developments, architectural drawings, environmental studies, etc. it should be made available for the all the area's residents to study.

Every resident/property owner should be made aware of the possibility of their property being acquired by the Sacramento Housing and Redevelopment Agency. Until all specifics are made available to everyone in the area, and approved by the majority of those living and working there, I say **NO** to this plan.

Sincerely,

Kathleen M. Knechtli
509 Redwood Ave
Sacramento CA 95815
June 14, 1992

BRINLEY & SCHOTT

ATTORNEYS AT LAW

3877 TWELFTH STREET
SUITE 200
RIVERSIDE, CALIFORNIA 92501

(714) 274-9191
FAX: (714) 788-9040

13522 NEWPORT AVENUE
SUITE 201
TUSTIN, CALIFORNIA 92680
(714) 731-0363
FAX: (714) 731-6741

June 22, 1992

Anne M. Moore
Assistant Director of Community Development
Sacramento Housing and Redevelopment Agency
630 I Street, Room 250
Sacramento, California 95814

Re: North Sacramento Redevelopment Plan ("Plan")

Dear Ms. Moore:

This is written on behalf of the Sacramento County Superintendent of Schools, the Los Rios Community College District, the Grant Joint Union High School District, and the North Sacramento School District, (collectively the "Schools").

We are pleased that an agreement has been reached to alleviate impact of the Plan on Schools. I attempted to reach you by telephone on Monday, June 22, 1992, and left a message on your machine that I would like to send you a letter in confidence which could be discarded after the formal agreements are executed.

Enclosed is a statement of objections to the Plan and EIR which you may in fact hold in confidence and discard after the formal agreements for the schools are executed with the understanding that, if such agreements are not executed, the letter will constitute an official statement of objections by the Schools and be a part of the Administrative Record in this matter.

Please call me if you have any concerns.

Sincerely,

BRINLEY & SCHOTT

By:


Leonard D. Brinley

LDB/cg
Enclosure

BRINLEY & SCHOTT

ATTORNEYS AT LAW

3877 TWELFTH STREET
SUITE 200
RIVERSIDE, CALIFORNIA 92501

(714) 274-9191
FAX: (714) 788-8040

13522 NEWPORT AVENUE
SUITE 201
TUSTIN, CALIFORNIA 92680
(714) 731-0363
FAX: (714) 731-5741

June 22, 1992

City Council, City of Sacramento and the
Sacramento Housing and Redevelopment Agency

Re: North Sacramento Redevelopment Plan ("Plan")

Dear Members of the Agency and Council:

This is written on behalf of the Sacramento County Superintendent of Schools ("Superintendent"), the Los Rios Community College District ("College"), the Grant Joint Union High School District ("Grant") and the North Sacramento School District ("North Sacramento") (collectively the "Schools") to object to the adoption of the Project and the corresponding Environmental Impact Report ("EIR") until the impact of the Project on Schools has been alleviated.

The Schools are concerned that the Project and EIR do not adequately address impacts, potential mitigation measures and reasonable alternatives. A copy of our correspondence dated April 9, 1992, is enclosed and incorporated herein. To the extent that they are not redundant, some of the Schools' other concerns are as follows:

1. The Fiscal Review Committee determined that the Project will impact the Schools but the Agency has not yet provided for appropriate alleviation of that impact.

2. The Project and EIR do not adequately discuss the timing for implementation of the Project. The consequential financial and environmental impacts cannot be properly anticipated or planned for.

3. The Project and EIR do not adequately address the impact of the Project's compliance with low- and moderate- income housing requirements.

4. The Project and EIR do not adequately consider the alternative of permitting private enterprise acting alone to develop the Project area. The Community Redevelopment Law ("CRL") and applicable law requires that specific alternatives be considered and found not feasible.

5. The Project area is not blighted in the manner required by applicable law.

6. The limitations on type, size, height, number, and proposed use of all buildings are not properly defined. The incorporation of Municipal Code provisions is insufficient and does not provide the specificity required by statute.

7. The Project does not adequately identify and evaluate the measures stated in Health and Safety Code Section 33353.5 which would:

(a) modify the total amount of tax increment to be received by the Redevelopment Agency;

(b) modify the duration of the Redevelopment plan;

(c) modify the size of the project area;

(d) modify a kind or number of specific projects proposed to be undertaken by the Agency;

(e) include specific actions for projects to be undertaken by the Agency which would reduce or eliminate the detrimental fiscal effects on the Schools; and

(f) involve payments by the Agency to the Schools.

8. The Schools do not have sufficient information from which to determine that all notices required by CRL and the California Environmental Quality Act ("CEQA") have been given and on that basis alleges that they have not been given in the manner required by law.

9. The Schools are not guaranteed reimbursement by the state for local property tax revenues diverted to the Agency.

10. Any diversion of State revenues to offset the local property tax revenues claimed by the Agency is an additional burden on the State which impacts the Schools.

11. The proposed project is uncertain and the Schools are therefore hampered in their efforts to accurately quantify the significant impacts expected.

12. The Agency must budget conservatively in order to sell bonds. The Schools may already claim certain revenues

City Council, City of Sacramento and the
Sacramento Housing and Redevelopment Agency
June 22, 1992
Page 3

pursuant to Health and Safety Code Section 33676. The Agency has the additional flexibility necessary to appropriately alleviate the impact of the Project on the Schools.

The Schools will gladly meet with the Agency to resolve mutual concerns. The Schools request that the Project not be approved until its impacts on the Schools can be appropriately alleviated.

Sincerely,

BRINLEY & SCHOTT

By: Leonard D. Brinley
Leonard D. Brinley

LDB/cg
Enclosure

BRINLEY & SCHOTT
ATTORNEYS AT LAW
3877 TWELFTH STREET
SUITE 200
RIVERSIDE, CALIFORNIA 92501
(714) 274-9191
FAX: (714) 788-9040

13522 NEWPORT AVENUE
SUITE 201
TUSTIN, CALIFORNIA 92680
(714) 731-0363
FAX: (714) 731-5741

April 9, 1992

Gail Ervin
Environmental Coordinator
Special Services Division
Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, California 95814

Re: North Sacramento Redevelopment Plan ("Plan")
Environmental Impact Report ("EIR")

Dear Ms. Ervin:

This is written on behalf of the Sacramento County Superintendent of Schools ("Superintendent"), the Los Rios Community College District ("College"), the Grant Joint Union High School District ("Grant") and the North Sacramento School District ("North Sacramento") (collectively the "Schools"). The EIR does not address the impacts of the Plan on the Superintendent and the College. The following comments reflect some of the other specific inadequacies of the EIR.

1. The use of a program EIR is insufficient unless it examines in detail the specific projects which constitute the entire Plan.

2. The Plan will create a "significant amount of new employment opportunities" and more than 1400 new residential units. A comprehensive housing study and employer survey are needed to determine the exact requirements for new housing and probable locations before environmental impacts can be studied.

3. The findings concerning insignificant impacts and the lack of unavoidable adverse fiscal impacts must be supported by empirical data.

4. The fiscal impacts of the Plan on the other taxing entities should be determined and alleviated prior to approval of the final EIR.

5. The use of a general guide for redevelopment is insufficient from which to determine the impact of the plan on residents in terms of environmental quality.

6. The EIR must address cumulative impacts in detail.
7. A complete housing study is necessary to establish the expected growth in student population of public schools including those of the Superintendent and the College.
8. The Plan projects significant levels of new students without providing for mitigation of that impact.
9. The EIR recognizes that the Plan could stimulate growth in surrounding areas. Thousands of new housing units may be necessitated by the Plan.
10. The EIR does not appropriately address the concerns of other entities and persons.
11. The Plan should be delayed until the general plan is revised for appropriate environmental evaluation of the Plan.
12. The EIR does not detail the extent to which state legislated mitigation measures will alleviate the environmental effect of the Project on Schools.
13. The EIR does not identify the manner in which the Schools would be able to operate in general or meet their needs for school facilities without the Schools receiving tax revenues generated by the Plan.
14. The EIR does not examine projections for increased student enrollment by the Schools due to the Plan. The EIR is therefore lacking in its consideration of all related environmental impacts including population growth, housing, transportation, noise, recreation, fire protection and other public services.
15. The EIR does not adequately discuss the timing for implementation of the Plan. The consequential financial and environmental impacts cannot be properly anticipated or planned for.
16. The EIR does not adequately address the impact of the Plan's compliance with low- and moderate-income housing requirements.
17. The EIR does not adequately consider the alternative of permitting private enterprise acting alone to develop the Project area.

Gail Ervin
April 9, 1992
Page 3

18. The EIR does not adequately consider the migration into the area caused by the Plan.

19. The Schools do not have sufficient information from which to determine that all notices required by the California Environmental Quality Act ("CEQA") have been given and on that basis alleges that they have not been given in the manner required by law.

20. No information is provided in the EIR regarding the ultimate capacity of the Plan, i.e., the amount of net new dwelling units and commercial/industrial square footage that may be built within the entire project area, including infill development. While the EIR attempts to project net new development for vacant acreage within the project area, it does not account for the potential synergy effects of redevelopment elsewhere within the project area.

21. Even on the vacant acreage, the Agency projects development to occur at lower than maximum densities (in some cases, lower than existing densities). Redevelopment typically increases densities, often up to maximum levels.

22. Table C on page 34 of the EIR indicates 187.2 vacant acres within the Redevelopment Plan Area. This figure contrasts with 180.54 vacant acres indicated for the Redevelopment Plan Area in Table F on page 70. While Table F shows 187.2 vacant acres for the Community Plan Area, Table D on page 52 shows 187.81 vacant acres for the same area. What is the reason for these apparent inconsistencies?

23. Table C shows existing development and net acreage for different land uses. The implied Floor Area Ratio (FAR) for retail, office and industrial uses is approximately 1.00. Table N on page 91 indicates that the acreages shown in Table F are also net acres. Table F, however, implies new development will have FARs between 0.20 and 0.35. New development is projected to occur at lower densities than existing development. This is not realistic for the project area.

24. Tables N and O (pp. 91-92) show a high degree of variance among alternate employment generation factors, including up to 82 percent for industrial uses, 100 percent for retail uses, and 300 percent for office uses. In addition, some of the employment generation factors seem inappropriate for the designated land uses.

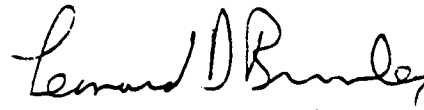
Gail Ervin
April 9, 1992
Page 4

The Schools will gladly meet with the Agency to resolve mutual concerns. The Schools request that the EIR not be approved until the Plan's impacts on the Schools can be appropriately alleviated.

Sincerely,

BRINLEY & SCHOTT

By:



Leonard D. Brinley

LDB/cg
CORRES.003\SAC01003.001

To John ~~Maloy~~ ^{June 23, 1992}

Sir: We want
our residential
area kept
residential. We
don't want it
to look like
downtown!

We want
protection from
further encroach-
ment of druggers,
gangs, dumpers, etc.
(over)

**NOTICE OF JOINT PUBLIC HEARING ON PROPOSED
REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA**

NOTICE IS HEREBY GIVEN that the City Council of the City of Sacramento and the Redevelopment Agency of the City of Sacramento will hold a joint public hearing on Tuesday, June 23, 1992 at 7:30 p.m. in the City Council Chambers, located at 915 I Street, second floor, Sacramento, California, to consider and act upon the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area and to consider all evidence and testimony for or against the approval and adoption of the Redevelopment Plan. At any time no later than the hour set forth above for the hearing of objections to the proposed Redevelopment Plan, any person may file in writing with the City Clerk of the City of Sacramento a statement of objections to the proposed Redevelopment Plan. At the day, hour and place of hearing, any and all persons having any objections to the proposed Redevelopment Plan, or who deny the existence of blight in the Project Area, or the regularity of any of the prior proceedings, may appear before the City Council and the Agency to show cause why the proposed Redevelopment Plan should not be adopted. If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raise at the public hearing described in this notice, or in written correspondence delivered to the Agency Clerk, the City Clerk or the Redevelopment Agency or City Council at or prior to the public hearing. At the hour set forth above for hearing of objections, the City Council shall proceed to hear all written and oral objections to the proposed Redevelopment Plan.

If no objections in writing from an affected property owner or taxing entity are received prior to or at the hearing, the City Council will consider adoption of the proposed Redevelopment Plan after the hearing is closed. If any such objections are received prior to or at the hearing, the City Council will close the hearing and consider adoption of the proposed Redevelopment Plan after consideration of the written objections, and adoption of written findings in response thereto, at its regular meeting of June 30, 1992.

Redevelopment of the Project Area pursuant to the proposed Redevelopment Plan will attain the following purposes of the California Community Redevelopment Law by: (1) elimination of areas suffering from economic dislocation and disuse; (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; (4) installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and (5)

other means as determined appropriate. The general scope and objectives of the proposed Redevelopment Plan are:

1. Reduce local unemployment through the development of local job opportunities and the preservation of the area's existing employment base by encouraging office development and labor intensive industrial uses and by capitalizing on local skill training programs and City policies regarding local hiring.
2. Promote private and public sector cooperation and involvement in sustaining existing businesses and encouraging new private investment in the area's commercial sector.
3. Expand commercial uses which are convenient to and meet the daily needs of North Sacramento's residents by strengthening and supporting community shopping facilities in the Del Paso-El Camino business district and at the same time encourage commercial activities serving the City and surrounding areas.
4. Conserve, rehabilitate and redevelop the area in accord with the General Plan, the Community Plan, a redevelopment plan and local codes and ordinances, including controlling unplanned growth by guiding revitalization activities and new development in such a manner as to meet the needs of the area, the City and its citizens.
5. Increase, improve and preserve the area's housing stock by encouraging a mix of housing types and densities available to a range of households (elderly, low and moderate income, special needs) through a variety of mechanisms, such as rehabilitation, market incentives, and subsidies.
6. Increase access to and circulation within the North Sacramento community through a variety of traffic improvements and transportation modes.
7. Conserve and build upon the positive qualities of the North Sacramento community and at the same time eliminate and prevent the spread of blight and deterioration, which engender negative perceptions of the area.
8. Retain and promote community services and facilities that support and enhance neighborhood cohesiveness, stability and pride.
9. Encourage the generation of increased sales, business license, hotel occupancy and other fees, taxes, and revenues to the City.
10. Reduce the City's annual costs for the provision of local services to and within the area.
11. Provide new and improve existing public improvements and facilities, the absence or inadequacy of which constitute an

economic liability of the City and cannot be remedied by private or governmental action without redevelopment.

The boundary of the area included within the North Sacramento Redevelopment Project Area is shown on the Exhibit "A" Map and is described in the Exhibit "B" Legal Description, both of which accompany this notice and are a part hereof.

Interested persons may inspect and obtain copies of the proposed Redevelopment Plan, the adopted Rules Governing Participation and Preferences by Property Owners and Business Occupants in the Project Area, and other information pertaining thereto at Sacramento Housing and Redevelopment Agency located at 630 I Street, Sacramento, CA 95814.

For further information, please call the Sacramento Housing and Redevelopment Agency at (916) 440-1322 between 8:00 a.m. and 5:00 p.m. weekdays.

By order of the City Council of the City of Sacramento and the Redevelopment Agency of the City of Sacramento.

VALERIE BURROWES
City Clerk
City of Sacramento

JOHN MOLLOY
Executive Director
Redevelopment Agency of the City of
Sacramento

\CHRISTINE\PUBLIC.623

NORTH SACRAMENTO REDEVELOPMENT AREA

LEGAL DESCRIPTION FOR
NORTH SACRAMENTO REDEVELOPMENT AREA

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

Beginning at the intersection of the centerlines of Eleanor Avenue and Altos Avenue; thence from said point of beginning easterly along the centerline of said Eleanor Avenue to its intersection with the centerline of Del Paso Boulevard; thence northeasterly along the centerline of said Del Paso Boulevard to its intersection with the centerline of Craigmont Street; thence southerly along the centerline of said Craigmont Street and its southerly projection to its intersection with the westerly right-of-way line of Southern Pacific Railroad Company; thence southwesterly along the west right-of-way line of said Southern Pacific Railroad to the north line of the levee right-of-way; thence westerly along said north line of the levee right-of-way to its intersection with the easterly right-of-way line of the Union Pacific Railroad; thence northeasterly along the east right-of-way line of said Union Pacific Railroad to its intersection with the westerly projection of the centerline of Stanford Avenue; thence easterly along the westerly projection of said Stanford Avenue and the centerline of said Stanford Avenue to its intersection with the centerline of said Altos Avenue; thence northeasterly along the centerline of said Altos Avenue to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Beginning at the intersection of the centerlines of Globe Avenue and Lochbrae Road; thence from said point of beginning southeasterly along the centerline of Said Globe Avenue to the northerly right-of-way line of State Highway 160; thence easterly along the north right-of-way line of said State Highway 160 to the intersection of the southerly right-of-way line of said Globe Avenue and the easterly right-of-way line of Edgewater Road; thence N 23°14'39" E 112.42 feet; thence

S 89°56'30" E 110.14 feet; thence N 85°01'35" E 79.82 feet; thence N 44°28'45" E 70.01 feet; thence S 89°56'30" E 42.00 feet; thence S 43°10'10" E 68.62 feet; thence S 84°08'56" E 69.35 feet; thence S 89°56'30" E 360.47 feet to the westerly right-of-way line of Canterbury Road; thence N 00°05'00" E along the right-of-way of said Canterbury Road 25.09 feet; thence S 89°55'00" E 261.68 feet; thence N 00°05'00" E 35.70 feet; thence S 89°55'00" E 1,100.68 feet; thence S 00°05'00" W 15.08 feet; thence curving to the left on a 704.00 feet radius, subtended by a chord bearing S 08°10'32" E 87.13 feet; thence along a curve to the left on a 814.00 feet radius, subtended by a chord bearing N 68°25'24" E 852.01 feet; thence curving to the right on a 640.73 feet radius, subtended by a chord bearing N 69°37'01" E 224.65 feet; thence curving the right on a 210.00 feet radius, subtended by a chord bearing N 57°02'36" E 69.75 feet; thence S 89°55'00" E 24.07 feet; thence S 00°05'00" W 90.46 feet; thence S 89°55'00" E 333.92 feet to the centerline of Royal Oaks Drive; thence northerly along the centerline of said Royal Oaks Drive to its intersection with the centerline of Arden Way; thence westerly along the centerline of said Arden Way to its intersection with the centerline of Forrest Street; thence southerly along the centerline of said Forrest Street to its intersection with the centerline of Woodlake Drive; thence westerly along the centerline of said Woodlake Drive to its intersection with the centerline of said Lochbrae Road; thence southwesterly along the centerline of said Lochbrae Road to the point of beginning. Containing 1,186 acres more or less.

Katz Hollis Transmittal

Katz Hollis Coren
& Associates, Inc.

Redevelopment
Consultants

550 South Hill St.
Suite 980

Los Angeles, CA
90013-2410

(213) 629-3065

Sacramento, CA
(916) 448-5295

To: Mrs. Christine Spoth
Associate Planner
Sacramento Housing and
Redevelopment Agency
630 "F" Street
Sacramento, CA 95814

Date June 1, 1992
Client Sacramento
Project NORCAL Sacramento
Client/Project No. 12113/9107
Regarding _____

We are sending you:

☐ Attached ☐ Under Separate Cover ☒ Enclosed

Via: ☐ Messenger ☐ 1st Class Mail ☐ Express Mail
☒ Federal Express ☐ Other _____

The following: Draft Joint Public Hearing Procedural
Outline

This transmittal is:

☐ Per your request ☐ For your files
☐ For your information and use ☐ Other _____
☒ For your review and comment
☐ Per the request of _____

Remarks: As we discussed if you have
any questions or comments please
call.

By Lisa Ann Keall cc: Dana Moore
Holly McElhiney

PROCEDURAL OUTLINE
JOINT PUBLIC HEARING ON ADOPTION OF
REDEVELOPMENT PLAN FOR THE
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA

June 23, 1992

[NUMBERED HEADINGS BELOW CORRESPOND TO SPECIAL AGENDA NOTICE ITEMS.]

1. OPENING OF JOINT PUBLIC HEARING

✓ **Call to Order**

MAYOR:

This is a joint session of the Redevelopment Agency of the City of Sacramento and the City Council of the City of Sacramento. The members of the City Council also sit as members of the Redevelopment Agency.

The purpose of this session is to conduct a joint public hearing to consider the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area.

✓ **Roll Call of Council and Agency**

MAYOR:

For the record of this joint session of the Redevelopment Agency and the City Council of the City of Sacramento, please call the roll of the members of the City Council and the Redevelopment Agency.

CITY CLERK:

[Roll Call of Council Members]

AGENCY SECRETARY:

[Roll Call of Agency Members]

✓
Opening of Joint Public Hearing

MAYOR:

I now declare the public hearing on the proposed Redevelopment Plan open.

As Mayor, it is my responsibility to preside over the joint public hearing for both the Council and the Redevelopment Agency. I would now like to introduce and ask John Molloy, Executive Director of the Sacramento Housing and Redevelopment Agency, to describe the procedures that will be followed in conducting the public hearing this evening.

Bina
2. STATEMENT OF PROCEDURES

EXECUTIVE DIRECTOR: The state law under which we are acting is the Community Redevelopment Law of the State of California, which is part of the Health and Safety Code. That law requires that we follow certain procedures, some of them formal, in the conduct of tonight's joint public hearing.

[MR. MOLLOY]

MR. MOLLOY: Notice of this joint public hearing has been published and mailed as required
(Cont'd) by law. At this time I would like to submit the affidavits of publication and mailing of the notice to property owners and taxing agencies of this public hearing to the City Clerk to be entered into the record.

Slides

3. STAFF PRESENTATIONS

MR. MOLLOY: [Provides presentation on the history and background of the North Sacramento Redevelopment Project Area; the reasons for undertaking the Project; the Report to City Council, including an updated summary of consultations with the affected taxing agencies; and the proposed redevelopment activities.]

Mr. Mayor I would now like Mr. Phillips, the Agency's legal counsel, to describe the purpose and the content of the proposed Redevelopment Plan.

MR. PHILLIPS: [Makes Presentation]

4. PUBLIC TESTIMONY AND COMMENTS

MAYOR: We will now begin taking public testimony and comments on the adoption of the proposed Redevelopment Plan. Everyone who wishes to speak will be given an opportunity to do so. Persons making statements and giving testimony will be subject to questions through the Chair. When you speak, please give your name, address and the organization, if any, you represent and whether you own or rent property in the Project Area. Please keep your

statements and questions to three minutes. Please refer to the Redevelopment Plan Map to determine whether your property is inside the Project Area. Please see the City staff representative if you have any questions as to whether you are inside the Project boundary or not. We will start with written comments first.

✓ Written Comments

MAYOR:

If any written comments have been received on the Redevelopment Plan, they will be read by the City Clerk and will be placed into the record at this time. The reading of the written comments regarding the proposed Redevelopment Plan in their entirety, however, is waived. The City Clerk will read the names of those persons providing written comments.

After the written comments have been read into the record, we will begin taking oral comments and testimony.

Will the City Clerk proceed to read the names of those persons submitting written comments concerning the Redevelopment Plan?

CITY CLERK:

[Reads into record the names of persons from whom written comments were received and their position on proposed Plan.]

Oral Testimony, Statements, and Questions

MAYOR:

We will now hear any statements, testimony, or questions from the audience. Please begin your statement by giving your name, address, and the organization, if any, you represent and whether you own or rent property within the Project Area. After you give your name please spell it. You may ask questions, if you desire. You have three minutes in which to make your comments or ask questions. Staff, consultants and legal counsel will respond to questions, comments and testimony at the end of the public testimony and comment period.

[Oral testimony, statements, and questions]

Any Further Oral Testimony

MAYOR:

Does anyone else desire to make a statement or present testimony concerning the Redevelopment Plan?

[Additional Oral Testimony, if any]

MAYOR:

Mr. Molloy, does staff or the consultants have any responses to the testimony presented before us today?

Mr. Molloy:

Introduces staff and/or consultants who in turn will respond to the testimony and comments.

5. **CLOSURE OR CONTINUATION OF HEARING FOLLOWED BY AGENCY/COUNCIL DELIBERATIONS**

MAYOR: Are there any final questions by members of the City Council or the Redevelopment Agency?

(Questions by members of City Council and Redevelopment Agency, if any.)

(Staff and/or consultants responses, if necessary.)

MAYOR: Were any written objections to the adoption of the Redevelopment Plan received during the course of the hearing?

THEN, EITHER:

1. **[IF WRITTEN OBJECTIONS HAVE NOT BEEN RECEIVED FROM PROJECT AREA PROPERTY OWNERS AND/OR AFFECTED TAXING ENTITIES, EITHER PRIOR TO OR DURING THE HEARING:]**

[Consideration of Actions by City Council and Redevelopment Agency.]

(Turn to Binder Tab #3.)

OR

2. **[IF WRITTEN OBJECTIONS HAVE BEEN RECEIVED FROM PROJECT AREA PROPERTY OWNERS AND/OR AFFECTED TAXING AGENCIES:]**

MAYOR:

The Chair declares this joint public hearing continued for the limited purposes of responding to written objections received by property owners and affected taxing agencies prior to or at the joint public hearing. The hearing is continued to June 30 1992 at 7:00 p.m., here in the City Council Chambers, at which time the Agency and the Council will deliberate on the actions before them. In addition, the Council will consider approving written responses to written objections received from affected property owners or taxing agencies

[Adjournment of City Council and Redevelopment Agency or Consideration of Remaining Agenda Items]

**PROCEDURAL OUTLINE
FOR
AGENCY AND COUNCIL DELIBERATIONS AFTER RECEIPT OF PUBLIC STATEMENTS,
COMMENTS AND QUESTIONS
AND IF
NO WRITTEN OBJECTIONS ARE RECEIVED FROM AFFECTED PROPERTY OWNERS OR
TAXING AGENCIES PRIOR TO OR AT JOINT PUBLIC HEARING**

MAYOR: The Redevelopment Agency will now take action on the matters before it.

[Agency in Session]

AGENCY CHAIRMAN: The Redevelopment Agency will now consider the following resolutions:

1. Resolution No. ____ - "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO FINDING THAT THE USE OF TAXES ALLOCATED FROM THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF IMPROVING AND INCREASING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT."

[Note: See Binder Tab #__]

[Action on Resolution by Agency]

2. Resolution No. ____ - "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO MAKING FINDINGS OF FACT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING PROGRAM."

[Note: See Binder Tab # ____]

[Action on Resolution by Agency]

[City Council in Session]

MAYOR:

Now, acting as the City Council, we will consider and act on the matters before us.

1. Resolution No. ____ - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO FINDING THAT THE USE OF TAXES ALLOCATED FROM THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF IMPROVING AND INCREASING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT."

[Note: See Binder Tab # ____]

[Action on Resolution by City Council]

2. Resolution No. ____ - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO CONSIDERING THE FINAL ENVIRONMENTAL IMPACT REPORT PREPARED AND CERTIFIED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA; MAKING FINDINGS OF FACT; AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING PROGRAM."

[Note: See Binder Tab # ____]

[Action on Resolution by City Council]

3. Resolution No. ____ - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO RULING ON WRITTEN AND ORAL OBJECTIONS TO THE PROPOSED REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA."

[Note: See Binder Tab # ____]

[Action on Resolution by Council]

MAYOR:

The Chair will now entertain a motion to approve introduction of Ordinance No. ____.

4. Ordinance No. _____ - "AN ORDINANCE OF THE CITY OF SACRAMENTO APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA."

[Note: See Binder Tab #]

[Action on Ordinance by Council]

[Council adjourns, recesses or returns to regular agenda]

**PROCEDURAL OUTLINE
FOR
CONTINUED JOINT PUBLIC HEARING, FOR THE LIMITED PURPOSE OF RESPONDING TO
WRITTEN OBJECTIONS, ON THE ADOPTION OF THE REDEVELOPMENT PLAN
FOR
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**

JUNE 30, 1992

**I. RECONVENING OF JOINT PUBLIC HEARING FOR THE LIMITED PURPOSE OF
RESPONDING TO WRITTEN OBJECTIONS**

MAYOR: This is the continuation of a joint public hearing of the Redevelopment Agency and the City Council of the City of Sacramento which was held on June 23, 1992 and continued to this date and time for the limited purpose of responding to written objections received from project area property owners or affected taxing agencies prior to or at the joint public hearing held on June 23, 1992. The members of the City Council also sit as members of the Redevelopment Agency. For the record of this continued hearing, please call the roll of the members of the City Council and Redevelopment Agency.

CITY CLERK: [Roll call of Council Members]

AGENCY SECRETARY: [Roll Call of Agency Members]

MAYOR: As mayor, I will preside over this continued joint public hearing.

MAYOR: On June 23, 1992, the City Council and the Redevelopment Agency held a joint public hearing to consider the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area, the Report to City Council,

and all evidence and statements for and against the adoption of the proposed Redevelopment Plan.

At that meeting all oral statements, questions and comments that required responses were responded to if possible; and all written statements were entered into the record and the public hearing was continued for the limited purpose of responding to written objections received from project area property owners and affected taxing agencies until this date and time. As required by state law, written responses to written objections received from affected Project Area property owners and taxing agencies have been prepared for the City Council's consideration.

The purposes of tonight's continued hearing are to have staff present responses to comments, questions and objections received at the June 23, 1992 session of this hearing, including the written responses to the written objections received from affected Project Area property owners and taxing agencies; and for the City Council to consider those responses. The Agency and City Council will then proceed to consider adoption of the proposed Redevelopment Plan.

The City Council and the Redevelopment Agency will now request that the Executive Director, legal counsel, and consultants to present responses to comments, questions and objections, not previously responded to including written responses to written objections received from affected property owners and taxing entities.

**EXECUTIVE
DIRECTOR :**

[Presents responses and written responses. Introduces legal counsel and/or consultants to assist in such responses, as may be necessary.]

MAYOR:

Are there any questions by members of the City Council or the Redevelopment Agency?

[Questions by members of Council or Redevelopment Agency, if any.]

[Staff and/or consultant responses, if necessary]

MAYOR:

If there are no further questions, the City Council will now recess and the Redevelopment Agency will take action on its agenda items.

[City Council recesses]

[Redevelopment Agency in Session]

AGENCY CHAIRMAN: The Redevelopment Agency will now consider the following resolutions:

1. Resolution No. _____ - "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO FINDING THAT THE USE OF TAXES ALLOCATED FROM THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF IMPROVING AND INCREASING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT."

[Note: See Binder Tab #__]

[Action on Resolution by Agency]

2. Resolution No.____ - "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO MAKING FINDINGS OF FACT AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING PROGRAM."

[Note: See Binder Tab #__]

[Action on Resolution by Agency]

[Agency adjourns or recesses, as appropriate]

[City Council in Session]

MAYOR:

The City Council will now consider and act on the following items:

1. Resolution No.____ - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO FINDING THAT THE USE OF TAXES ALLOCATED FROM THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF IMPROVING AND INCREASING THE COMMUNITY'S SUPPLY OF LOW AND MODERATE

INCOME HOUSING OUTSIDE THE PROJECT AREA WILL BE OF
BENEFIT TO THE PROJECT."

[Note: See Binder Tab # __]

[Action on Resolution by City Council]

2. Resolution No. __ - "A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SACRAMENTO CONSIDERING THE FINAL ENVIRONMENTAL
IMPACT REPORT PREARED AND CERTIFIED BY THE
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO FOR
THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA;
MAKING FINDINGS OF FACT; AND ADOPTING A STATEMENT OF
OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING
PROGRAM."

[Note: See Binder Tab # __]

[Action on Resolution by City Council]

3. Resolution No. ____ - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO OVERRULING WRITTEN AND ORAL OBJECTIONS AND ADOPTING WRITTEN FINDINGS IN RESPONSE TO WRITTEN OBJECTIONS RECEIVED FROM AFFECTED PROPERTY OWNERS AND TAXING ENTITIES AND OVERRULING SUCH WRITTEN OBJECTIONS TO THE PROPOSED REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA."

[Note: See Binder Tab # __]

[Action on Resolution by Council]

MAYOR:

The Chair will now entertain a motion to approve introduction of Ordinance No. ____.

4. Ordinance No. ____ - "AN ORDINANCE OF THE CITY OF SACRAMENTO APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA."

[Note: See Binder Tab # __]

[Action on Ordinance by Council]

[Council adjourns, recesses or returns to regular agenda]



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



June 30, 1992

APPROVED
BY THE CITY COUNCIL

JUN 30 1992

OFFICE OF THE
CITY CLERK

City Council and
Redevelopment Agency of the
City of Sacramento
Sacramento, California

PLEASE BRING
NORTH SACRAMENTO
BLACK BINDERS TO
THE MEETING

Honorable Members in Session:

**SUBJECT: RESPONSES TO COMMENTS RECEIVED AT THE JOINT PUBLIC
HEARING ON THE PROPOSED NORTH SACRAMENTO
REDEVELOPMENT PLAN**

LOCATION AND COUNCIL DISTRICT

North Sacramento, District 2

SUMMARY

The purpose of this report is to present responses to questions raised by North Sacramento property owners, affected taxing entities, and interested citizens by written and oral comments presented at the joint public hearing held on June 23, 1992. (See written objects, Attachment II). Public testimony at your June 30, 1992 meeting should be limited to comments on these responses. Staff recommends that the Council and Agency 1) review these responses; 2) receive public testimony relative to the responses presented; 3) close the public hearings for North Sacramento, and 4) proceed to adopt all Agency resolutions and City Council resolutions and implementing ordinances relevant to the North Sacramento Redevelopment Plan adoption.

STAFF RECOMMENDATIONS

It is recommended that the City Council and the Redevelopment Agency close the public hearings and proceed to adopt the following resolutions and ordinances.

1. **REDEVELOPMENT AGENCY** adoption of a resolution finding that the provision of low- and moderate-income housing outside of the Project Area is of benefit to the Project.

(1)



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the
City of Sacramento
June 30, 1992
Page 2

2. **REDEVELOPMENT AGENCY** adoption of a resolution making findings regarding the final environmental impact report ("EIR"), adopting a statement of overriding considerations, and approving a mitigation monitoring program.
3. **CITY COUNCIL** adoption of a resolution making findings regarding the final EIR, adopting a statement of overriding considerations, and approving a mitigation monitoring program.
4. **CITY COUNCIL** adoption of resolutions finding the provision of low- and moderate-income housing outside the Project Area is of benefit to the Project.
5. **CITY COUNCIL** first reading and adoption of the ordinance adopting the Redevelopment Plan of North Sacramento.
6. **CITY COUNCIL** adoption of a resolution establishing findings in response to the written objections.

BACKGROUND

On June 23, 1992, the City Council and the Redevelopment Agency held a joint public hearing on the proposed North Sacramento Redevelopment Plan. During the course of the hearing, approximately seven people provided public testimony in favor of the plan adoption and nine written comments were received. Seven of the written comments opposed the plan, one stated concerns about rezoning, and one supported the plan but recommended against low-moderate income housing funds being spent outside of the Project Area. The public comment and hearing was continued to the City Council's and Agency's meeting of June 30, 1992, for the limited purpose of responding to comments received.

Staff has researched a question from Council regarding the potential need to request emergency State legislation in order to protect the North Sacramento Redevelopment Area from a possible moratorium. Our legal counsel has advised us that the establishment of a redevelopment area does not qualify for emergency legislation under State law.

Of the nine written comments received and entered into the record at the June 23, 1992, joint public hearing:

- Five letters received from property owners opposed the Plan due to concerns regarding eminent domain, relocation of residences/businesses, and lack of specific project plans. One of these letters also stated that property within the area was "a City asset" and seemed to imply that redevelopment would not protect this asset.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the
City of Sacramento
June 30, 1992
Page 3

- One letter from property owner, David Delzell, was concerned with the building inspection process, unavailability of financial assistance and tax implications to property owners.
- One letter from property owner, Lois Lester, stated her desire not to have her residential area rezoned to a non-residential.
- One letter from Leonard Brinley, attorney representing the four school districts affected by the redevelopment area, raised questions relating to fiscal impact on the school districts.
- One letter from Legal Services of Northern California, supported the plan adoption but stated concerns regarding the use of 20% set-aside for low income housing.

As instructed, staff has reviewed all comments and specific questions have been addressed in the attached Response to Comments (Attachment I). Since no oral testimony against the Plan was received, other than that contained in the Legal Services letter, no further responses to oral testimony are included.

FINANCIAL CONSIDERATIONS

The financial impact of the North Sacramento Redevelopment Plan has been set forth in the June 23, 1992 staff report and detailed in the Report to Council, adopted by the Redevelopment Agency on May 19, 1992. This report is also contained in the binder provided to Council and Redevelopment Agency under Tab #3. Copies of this binder are available for public inspection at the Clerk's office.

POLICY CONSIDERATIONS

This action is consistent with California Community Redevelopment Law, Article 4.5 and Article 5, Section 33355 and following sections as it provides for adoption of redevelopment plans and hearings of all written and oral objections.

ENVIRONMENTAL REVIEW

The Final EIR for the North Sacramento Redevelopment Plan was certified by the Redevelopment Agency on June 16, 1992, as adequate and is now before the legislative

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

City Council and
Redevelopment Agency of the
City of Sacramento
June 30, 1992
Page 4

bodies for adoption of the Finding of Facts and Statement of Overriding Considerations, and a Mitigation Monitoring Program on this date. These actions were summarized in the staff report prepared for your June 23, 1992 joint public hearing. These items are in the binder prepared for the Council and Redevelopment Agency under Tab #7 and #9. A similar binder is also available for public inspection in the Clerk's office.

M/WBE REVIEW

M/WBE considerations are not required for this activity.

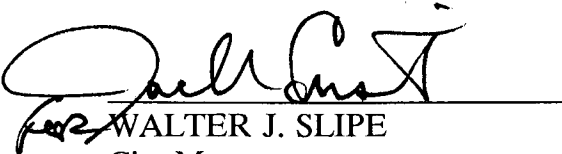
Respectfully submitted by,



JOHN E. MOLLOY
Executive Director

Transmittal approved by:

For Council Meeting of June 30, 1992



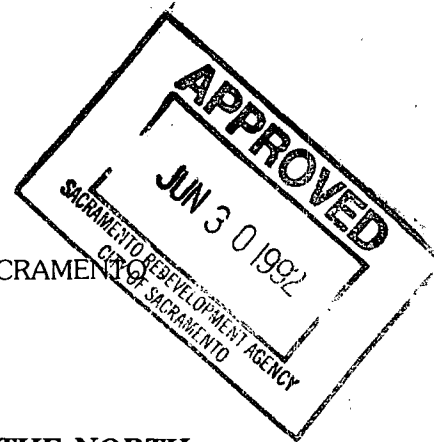
WALTER J. SLIPE
City Manager

Contact Person: Bina Lefkowitz, Director, Community Development, 440-1357
Anne Moore, Assistant Director, Community Development, 440-1317

\\STAFF.RPT\\NOSAC.RPT

RESOLUTION NO. 92-058

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO



ON DATE OF _____

**FINDING THAT THE USE OF TAXES ALLOCATED FROM THE NORTH
SACRAMENTO REDEVELOPMENT PROJECT AREA FOR THE
PURPOSE OF IMPROVING, INCREASING AND PRESERVING THE
COMMUNITY'S SUPPLY OF LOW- AND MODERATE-INCOME HOUSING
OUTSIDE THE PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT**

WHEREAS, the Redevelopment Agency of the City of Sacramento has prepared a proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area which would result in the allocation of taxes from the Project Area to the Redevelopment Agency of the City of Sacramento for purposes of redevelopment; and

WHEREAS, Section 33334.2(a) of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that not less than 20% of all taxes so allocated be used by the Agency for the purposes of improving, increasing and preserving the community's supply of low- and moderate-income housing available at affordable housing cost, unless certain findings are made; and

WHEREAS, Section 33334.2(g) of the Health and Safety Code provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

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

Section 1: The use of taxes allocated from the North Sacramento Redevelopment Project Area for the purposes authorized in the California Community Redevelopment Law and related to improving, increasing and preserving the community's supply of low- and moderate-income housing available at affordable costs outside the Project Area and within the City of Sacramento will be of benefit to the Project.

ATTEST:

CHAIR

SECRETARY

u:\share\reso\taxes

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

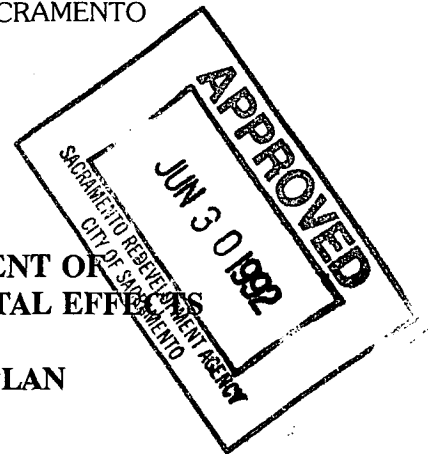
RESOLUTION NO.

92-059

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

ADOPTING THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE ENVIRONMENTAL EFFECTS AND MITIGATION MONITORING PLAN OF THE NORTH SACRAMENTO REDEVELOPMENT PLAN



WHEREAS, an Environmental Impact Report (the "EIR") on the North Sacramento Redevelopment Plan has been prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et. seq., hereinafter "CEQA") and the administrative guidelines thereunder (14 Cal. Code of Regs. Section 150000 et. seq., hereinafter the "CEQA Guidelines") and local procedures adopted by the Agency pursuant thereto; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR has been published in a newspaper of general circulation; and

WHEREAS, the Final EIR consists of the Draft EIR, as revised and supplemented, incorporating all comments received and the responses of the Agency thereto was certified as adequate, complete and appropriate on June 16, 1992 and made a part of the Agency's Report on the North Sacramento Redevelopment Plan; and

WHEREAS, notice having been duly given, a joint public hearing has been held by the Agency and City Council on June 23, 1992, on the Project and all interested persons present having been heard, and said Final EIR and all comments and responses thereto having been reviewed and considered; now therefore,

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

Section 1: The above statements are true and correct.

Section 2: The Agency has reviewed the EIR and evaluated all comments, written and oral, received from persons who have reviewed the Draft EIR.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3: The Agency hereby makes the written findings set forth in Exhibit A, attached hereto and incorporated by reference herein, for each of the significant effects of the Increased Intensity Alternative as set forth in said Exhibit A, and further approves the statement of facts in said Exhibit A. Based on such findings and statement of facts, the Agency hereby finds that significant environmental effects have been reduced to an acceptable level in that all significant environmental effects have been eliminated or substantially lessened, except that the implementation of the North Sacramento Redevelopment Plan could increase a housing/jobs imbalance and a need for more affordable housing; increase housing costs and rental rates in the project area and City-wide; degrade level of service at intersections in the project area and impact parking supply; increase long-term/local and regional impacts on air quality; increase traffic and construction related noise levels; involve the exposure of people, structures and objects to seismic hazards such as severe ground shaking; result in an increase in the exposure of people, structures and objects to flood hazards; result in the cumulative loss of mature valley oak trees; and increase cumulative impacts on housing/jobs balance, intersection capacity, and air quality. Based on the foregoing, the Agency finds and determines that the North Sacramento Redevelopment Plan will have a significant effect upon the environment.

Section 4: As to the significant environmental effects identified in Section 3 of this resolution, which are not eliminated or substantially lessened, the Agency hereby adopts the following statement of overriding considerations:

The Agency hereby finds that, based on the findings and statement of facts set forth in Exhibit A, and based on the Final EIR and/or other information contained in the record, its action to approve and carry out the North Sacramento Redevelopment Plan is supported because the North Sacramento Redevelopment Plan will (a) eliminate blighting influences and correct environmental deficiencies in the Project Area, including among others, small and irregular lots, obsolete and aged building types, inadequate parking, and inadequate or deteriorated infrastructure and facilities; (b) provide increased sales, business license and other fees, taxes and revenues to the City of Sacramento; (c) expand the community's supply of low and moderate income housing (inside or outside the Project Area); (d) strengthen the economic base of the Project Area and the community by installing needed site improvements which will stimulate new commercial expansion, new employment and economic growth; (e) assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area; (f) increase retail and other commercial use in the North Sacramento area; (g) implement performance criteria which assure high site-design standards which provide unity and integrity to the entire Project Site; and (h) reduce the City's annual cost of providing local services to and within the Project Area.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 5: In the event that it is determined that the significant effects identified in Section 3 are not mitigated or substantially lessened, the Agency hereby finds that based on the Final EIR and/or other information contained in the record, its action to approve or carry out the North Sacramento Redevelopment Plan is supported by substantial evidence as specified in Section 4 of this Resolution.

Section 6: The Agency hereby adopts the Mitigation Monitoring Plan for the North Sacramento Redevelopment Plan, attached hereto as Exhibit B.

Section 7: Upon approval and adoption of the North Sacramento Redevelopment Plan by the Agency, the Environmental Coordinator of the Sacramento Housing and Redevelopment Agency is hereby directed to file a Notice of Determination with the County Clerk of Sacramento County pursuant to the provisions of Section 15096(i) of the State CEQA Guidelines.

CHAIR

ATTEST:

SECRETARY

u:\share\reso\nosascres.res

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 92-491

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL
JUN 30 1992
OFFICE OF THE
CITY CLERK

ADOPTING THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE ENVIRONMENTAL EFFECTS AND MITIGATION MONITORING PROGRAM OF THE NORTH SACRAMENTO REDEVELOPMENT PLAN

WHEREAS, an Environmental Impact Report (the "EIR") on the North Sacramento Redevelopment Plan has been prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et. seq., hereinafter "CEQA") and the administrative guidelines thereunder (14 Cal. Code of Regs. Section 150000 et. seq., hereinafter the "CEQA Guidelines") and local procedures adopted by the Agency pursuant thereto; and

WHEREAS, notice to all interested persons and agencies inviting comments on the Draft EIR has been published in a newspaper of general circulation; and

WHEREAS, the Final EIR consists of the Draft EIR, as revised and supplemented, incorporating all comments received and the responses of the Agency thereto was certified as adequate, complete and appropriate on June 16, 1992, and made a part of the Agency's Report on the North Sacramento Redevelopment Plan; and

WHEREAS, notice having been duly given, a joint public hearing has been held by the Agency and City Council on June 23, 1992, on the Project and all interested persons present having been heard, and said Final EIR and all comments and responses thereto having been reviewed and considered; now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The above statements are true and correct.

Section 2: The City Council has reviewed the EIR and evaluated all comments, written and oral, received from persons who have reviewed the Draft EIR.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3: The City Council hereby makes the written findings set forth in Exhibit A, attached hereto and incorporated by reference herein, for each of the significant effects of the Increased Intensity Alternative as set forth in said Exhibit C, and further approves the statement of facts in said Exhibit C. Based on such findings and statement of facts, the City Council hereby finds that significant environmental effects have been reduced to an acceptable level in that all significant environmental effects have been eliminated or substantially lessened, except that the implementation of the North Sacramento Redevelopment Plan could increase a housing/jobs imbalance and a need for more affordable housing; increase housing costs and rental rates in the project area and City-wide; degrade level of service at intersections in the project area and impact parking supply; increase long-term/local and regional impacts on air quality; increase traffic and construction related noise levels; involve the exposure of people, structures and objects to seismic hazards such as severe ground shaking; result in an increase in the exposure of people, structures and objects to flood hazards; result in the cumulative loss of mature valley oak trees; and increase cumulative impacts on housing/jobs balance, intersection capacity, and air quality. Based on the foregoing, the Agency finds and determines that the North Sacramento Redevelopment Plan will have a significant effect upon the environment.

Section 4: As to the significant environmental effects identified in Section 3 of this resolution, which are not eliminated or substantially lessened, the City Council hereby adopts the following statement of overriding considerations:

The City Council hereby finds that, based on the findings and statement of facts set forth in Exhibit C, and based on the Final EIR and/or other information contained in the record, its action to approve and carry out the North Sacramento Redevelopment Plan is supported because the North Sacramento Redevelopment Plan will (a) eliminate blighting influences and correct environmental deficiencies in the Project Area, including among others, small and irregular lots, obsolete and aged building types, inadequate parking, and inadequate or deteriorated infrastructure and facilities; (b) provide increased sales, business license and other fees, taxes and revenues to the City of Sacramento; (c) expand the community's supply of low and moderate income housing (inside or outside the Project Area); (d) strengthen the economic base of the Project Area and the community by installing needed site improvements which will stimulate new commercial expansion, new employment and economic growth; (e) assemble land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area; (f) increase retail and other commercial use in the North Sacramento area; (g) implement performance criteria which assure high site-design standards which provide unity and integrity to the entire Project Site; and (h) reduce the City's annual cost of providing local services to and within the Project Area.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Section 5: In the event that it is determined that the significant effects identified in Section 3 are not mitigated or substantially lessened, the City Council hereby finds that based on the Final EIR and/or other information contained in the record, its action to approve or carry out the North Sacramento Redevelopment Plan is supported by substantial evidence as specified in Section 4 of this Resolution.

Section 6: The City Council hereby adopts the Mitigation Monitoring Program for the North Sacramento Redevelopment Plan, attached hereto as Exhibit B.

Section 7: Upon approval and adoption of the North Sacramento Redevelopment Plan by the City Council, the Environmental Coordinator of the Sacramento Housing and Redevelopment Agency is hereby directed to file a Notice of Determination with the County Clerk of Sacramento County pursuant to the provisions of Section 15096(i) of the State CEQA Guidelines.

MAYOR

ATTEST:

CITY CLERK

u:\share\reso\nosacci.res

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 92-492

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

JUN 30 1992

OFFICE OF THE
CITY CLERK

**FINDING THAT THE USE OF TAXES ALLOCATED FROM THE NORTH
SACRAMENTO REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF
IMPROVING, INCREASING AND PRESERVING THE COMMUNITY'S
SUPPLY OF LOW AND MODERATE-INCOME HOUSING OUTSIDE THE
PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT**

WHEREAS, the Redevelopment Agency of the City of Sacramento has prepared a proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area which would result in the allocation of taxes from the Project Area to the Redevelopment Agency of the City of Sacramento for purposes of redevelopment; and

WHEREAS, Section 33334.2(a) of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that not less than 20% of all taxes so allocated be used by the Agency for the purposes of improving, increasing and preserving the community's supply of low and moderate-income housing available at affordable housing cost, unless certain findings are made; and

WHEREAS, Section 33334.2(g) of the Health and Safety Code provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

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

Section 1: The use of taxes allocated from the North Sacramento Redevelopment Project Area for the purposes authorized in the California Community Redevelopment Law and related to improving, increasing and preserving the community's supply of low- and moderate-income housing available at affordable costs outside the Project Area and within the City of Sacramento will be of benefit to the Project.

ATTEST:

MAYOR

CITY CLERK

U:\SHARE\RESO\RESO.20%

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 92-493

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

JUN 30 1992

OFFICE OF THE
CITY CLERK

**OVERRULING WRITTEN AND ORAL OBJECTIONS AND ADOPTING WRITTEN
FINDINGS IN RESPONSE TO WRITTEN OBJECTIONS RECEIVED FROM
AFFECTED PROPERTY OWNERS AND TAXING ENTITIES AND
OVERRULING SUCH WRITTEN AND ORAL OBJECTIONS TO THE
PROPOSED REDEVELOPMENT PLAN FOR THE
NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA**

WHEREAS, a proposed redevelopment plan for the North Sacramento Redevelopment Project Area has been prepared by the Redevelopment Agency for the City of Sacramento; and

WHEREAS, on June 23, 1992, a duly noticed joint public hearing on the proposed Redevelopment Plan was conducted by the City Council of the City of Sacramento and the Redevelopment Agency of the City of Sacramento, and was continued to June 30, 1992 for the limited purpose of responding to objections to the proposed Redevelopment Plan; and

WHEREAS, any and all persons having any objections to the proposed Redevelopment Plan or the regularity of the prior proceedings, were given an opportunity to submit written comments prior to the commencement of or at the joint public hearing, or to give oral testimony at the joint public hearing, and show cause why the proposed Redevelopment Plan should not be adopted; and

WHEREAS, written objections were received from affected property owners and taxing entities and the City Council directed Agency staff to respond to such written objections in detail giving reasons for not accepting specified objections and suggestions; and

WHEREAS, the City Council has received and reviewed such responses; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

WHEREAS, the City Council has heard and considered all evidence, both written and oral, presented in support of and in opposition to the adoption of the Redevelopment Plan for the Project.

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

Section 1: The City Council finds that all persons have had the opportunity to be heard or file written objections to the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area or to the regularity of the proceedings with respect to the proposed Redevelopment Plan, and having heard and reviewed such oral and written objections, the City Council hereby makes findings in response to each written objection received from affected property owners and taxing agencies, as set forth in Attachment "I" attached hereto and incorporated herein by this reference, and determines that there are compelling reasons to justify adoption of the Redevelopment Plan as proposed, notwithstanding such written and oral objections.

Section 2: The City Council and Redevelopment Agency have duly complied with all the provisions, requirements and procedures of Section 33202 and Articles 4 through 6.5 (commencing with Section 33330) of Chapter 4 of the California Community Redevelopment Law (Health and Safety Code, Section 33000 *et. seq.*) relating to the preparation and adoption of a Redevelopment Plan for the North Sacramento Redevelopment Project Area.

Section 3: The City Council, accordingly, overrules any and all objections to the adoption of the Redevelopment Plan for the North Sacramento Redevelopment Project Area.

MAYOR

ATTEST:

CITY CLERK

u:\share\reso\crisreso

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

92-494

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**POLICY STATEMENT REGARDING THE USE OF TAXES
ALLOCATED FROM THE NORTH SACRAMENTO
REDEVELOPMENT PROJECT AREA FOR THE PURPOSE OF
IMPROVING, INCREASING AND PRESERVING THE COMMUNITY'S
SUPPLY OF LOW AND MODERATE-INCOME HOUSING OUTSIDE THE
PROJECT AREA WILL BE OF BENEFIT TO THE PROJECT**

WHEREAS, the Redevelopment Agency of the City of Sacramento has prepared a proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area which would result in the allocation of taxes from the Project Area to the Redevelopment Agency of the City of Sacramento for purposes of redevelopment; and

WHEREAS, Section 33334.2(a) of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.) requires that not less than 20% of all taxes so allocated be used by the Agency for the purposes of improving, increasing and preserving the community's supply of low and moderate-income housing available at affordable housing cost, unless certain findings are made; and

WHEREAS, Section 33334.2(g) of the Health and Safety Code provides that the Agency may use such funds outside the Project Area if a finding is made by resolution of the Agency and the City Council that such use will be of benefit to the Project.

WHEREAS, on June 30, 1992 the Sacramento City Council adopted a resolution approving the use of taxes allocated from the North Sacramento Redevelopment Project Area for the purposes authorized in the California Community Redevelopment Law and related to improving, increasing and preserving the community's supply of low- and moderate-income housing available at affordable costs outside the Project Area and within the City of Sacramento will be of benefit to the Project.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

Section 1: Taxes allocated from the North Sacramento Redevelopment Project Area related to low- and moderate- income housing used outside the Project Area shall be used only within the North Sacramento Survey Area, as adopted by the Redevelopment Agency of the City of Sacramento on October 2, 1990 (Attachment I).

Section 2: All design review guidelines adopted for the North Sacramento Project Area shall apply to all low- and moderate- income housing projects funded by taxes allocated from the North Sacramento Redevelopment Project Area.

Section 3: Taxes allocated from the North Sacramento Redevelopment Project Area related to low- and moderate- income housing shall not be used for "portable" rent subsidies.

MAYOR

ATTEST:

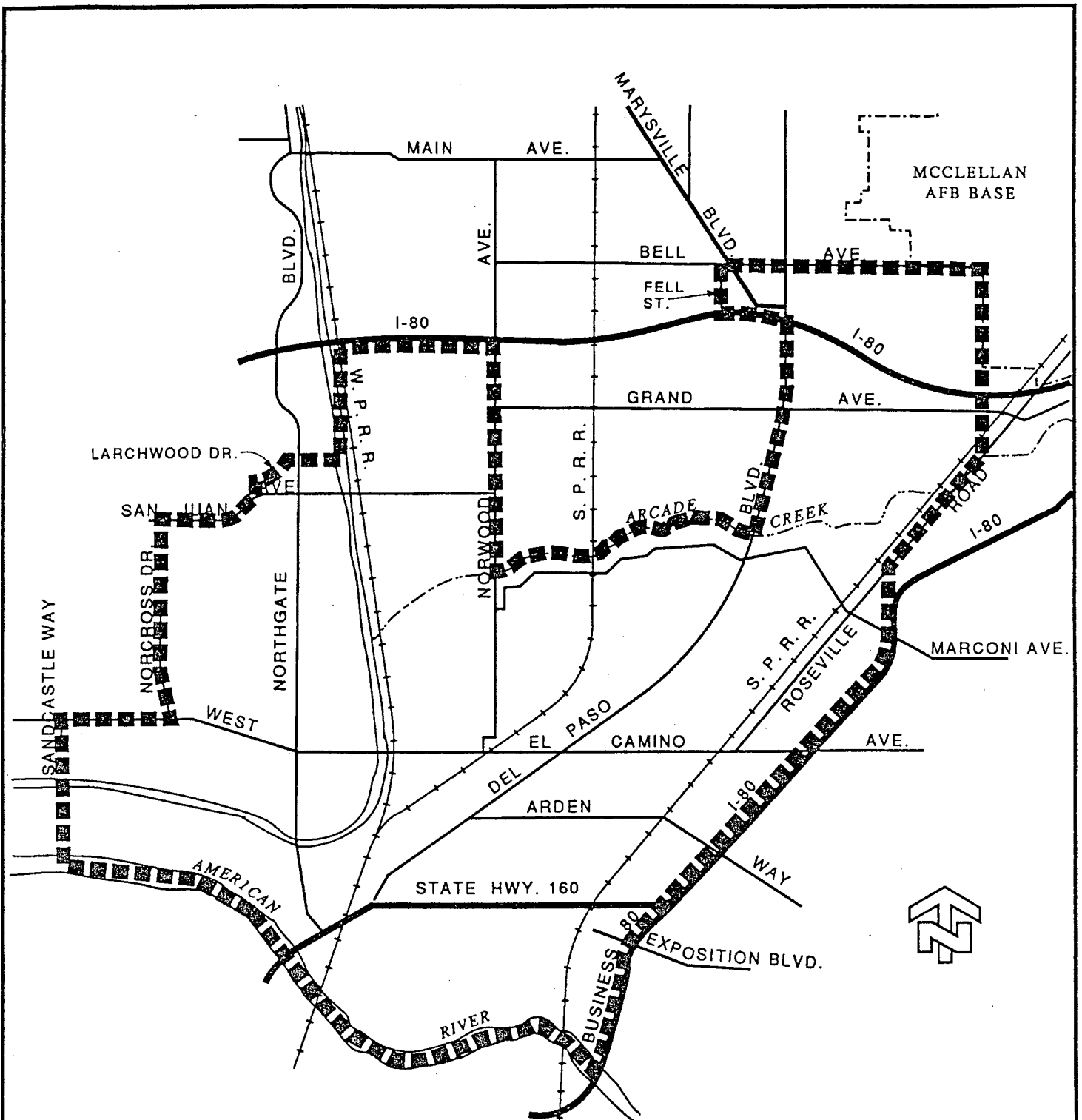
CITY CLERK

U:\SHARE\RESO\HOUSE

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



NORTH SACRAMENTO REDEVELOPMENT SURVEY AREA

APPROVED
BY THE CITY COUNCIL

JUN 30 1992

OFFICE OF THE
CITY CLERK

ORDINANCE NO. 92-028

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

AN ORDINANCE OF THE CITY OF SACRAMENTO APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA

WHEREAS, the City Council of the City of Sacramento has received from the Redevelopment Agency of the City of Sacramento the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area, a copy of which is on file at the office of the City Clerk, 915 I Street, Second Floor, Sacramento, California, and at the Office of the Redevelopment Agency at 600 I Street, Sacramento, California, together with the Redevelopment Agency's Report to City Council including the reasons for the selection of the Project Area, a description of the physical, social and economic conditions existing in the Project Area, a description of specific projects proposed by the Agency, the proposed method of financing the redevelopment of the Project Area, a plan for the relocation of families and persons who may be temporarily or permanently displaced from housing facilities in the Project Area, an analysis of the Preliminary Plan, the report and recommendations of the Planning Commission of the City of Sacramento, a summary of the Project Area Committee record, an environmental impact report on the Redevelopment Plan, a neighborhood impact report, the report of the county fiscal officer and the Redevelopment Agency's analysis thereof, a summary of consultations with taxing agencies, the report of the fiscal review committee on the financial impact of the project upon the members thereof, and the Agency's analysis of and response to the report of the fiscal review committee; and

WHEREAS, the Planning Commission of the City of Sacramento has submitted to the City Council its report and recommendations concerning the Redevelopment Plan and its certification that the Redevelopment Plan conforms to the General Plan for the City of Sacramento; and

WHEREAS, the Sacramento Housing and Redevelopment Commission on March 18, 1992, held a duly noticed public hearing on the Draft Environmental Impact Report ("EIR"), in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) the Guidelines for implementation of the California Quality Act (14 Cal. Adm. Code Section 15000 *et seq.*) and environmental procedures adopted by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant thereto and the Draft EIR was thereafter revised and supplemented to incorporate comments received and responses thereto, during the public comment period, and, as so revised and supplemented a Final EIR was prepared by the Agency; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

WHEREAS, on June 16, 1992 the Agency certified the adequacy of the Final Environmental Impact Report, submitted pursuant to Public Resources Code Section 21151 and Health and Safety Code Section 33352; and

WHEREAS, the Agency has determined that, for certain significant effects identified by the Environmental Impact Report, mitigation measures and a monitoring program therefor have been required in or incorporated into the project which avoid or substantially lessen such effects; and

WHEREAS, the Agency has adopted a Statement of Overriding Considerations for the remaining significant effects identified by the Environmental Impact Report, for which remaining significant effects there are no reasonable or feasible measures available to mitigate them to a level of insignificance; and

WHEREAS, the North Sacramento Redevelopment Project Area Committee has reviewed the Redevelopment Plan and, at its meeting of April 6, 1992, voted to approve the Plan; and

WHEREAS, the City Council and the Agency held a joint public hearing on June 23, 1992, on adoption of the Redevelopment Plan in Sacramento City Council Chambers, 915 I Street, Sacramento, California; and

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

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

WHEREAS, each assessee in the Project Area whose property would be subject to acquisition by purchase or condemnation under the provisions of the Redevelopment Plan was sent a letter to such effect attached to the notice of the joint public hearing, including a map and legal description of the Project Area; and

WHEREAS, copies of the notice of 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 in the Project Area; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

WHEREAS, the City Council has considered the report and recommendation of the Planning Commission, the Project Area Committee's action, the report of the Agency, the Redevelopment Plan and its economic feasibility, and the Final Environmental Impact Report, has provided an opportunity for all persons to be heard, has received and considered all evidence and testimony presented for or against any and all aspects of the Redevelopment Plan, and has made written findings in response to each written objection of an affected property owner and taxing entity.

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

Section 1: The purposes and intent of the City Council with respect to the Project Area are to accomplish the following:

1. Reduce local unemployment through the development of local job opportunities and the preservation of the Project Area's existing employment base by encouraging office development and labor intensive industrial uses and by capitalizing on local skill training programs and City policies regarding local hiring.
2. Promote private and public sector cooperation and involvement in sustaining existing businesses and encouraging new private investment in the Project Area's commercial sector.
3. Expand commercial uses which are convenient to and meet the daily needs of North Sacramento's residents by strengthening and supporting community shopping facilities in the Del Paso-El Camino business district and at the same time encourage commercial activities servicing the City and surrounding areas.
4. Conserve, rehabilitate and redevelop the area in accord with the General Plan, the Community Plan, the Redevelopment Plan and local codes and ordinances, including controlling unplanned growth by guiding revitalization activities and new development in such a manner as to meet the needs of the Project Area, the City and its citizens.
5. Increase, improve and preserve the Project Area's housing stock to encouraging a mix of housing types and densities available to a range of households (elderly, low and moderate income, special needs) through a variety of mechanisms, such as rehabilitation, market incentives, and subsidies.
6. Increase access to and circulation within the North Sacramento community through a variety of traffic improvements and transportation modes.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

7. Conserve and build upon the positive qualities of the North Sacramento community and at the same time eliminate and prevent the spread of blight and deterioration, which engender negative perceptions of the area.
8. Retain and promote community services and facilities that support and enhance neighborhood cohesiveness, stability and pride.
9. Encourage the generation of increased sales, business license, hotel occupancy and other fees, taxes, and revenues to the City.
10. Reduce the City's annual costs for the provision of local services to and within the Project Area.
11. Provide new and improve existing public improvements and facilities, the absence or inadequacy of which constitute an economic liability of the City and cannot be remedied by private or governmental action without redevelopment.

Section 2: The City Council hereby finds and determines, based on the evidence in the record, including but not limited to, the Redevelopment Agency's Report to City Council on the proposed Redevelopment Plan for the North Sacramento Redevelopment Project Area, and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Redevelopment Plan held on June 23, 1992, that:

(a) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*). The finding is based on the following conditions which characterize the Project Area:

(1) The existence of buildings and structures used or intended to be used for living, commercial, industrial or other purposes which are characterized by deterioration, age and obsolescence, mixed character, defective design and character of physical construction, shifting uses, and faulty exterior spacing; and

(2) The existence of properties which suffer from deterioration and disuse because of: inadequate public improvements, facilities and utilities, which cannot be remedied by private or governmental action without redevelopment, particularly deficiencies in the circulation system including street and freeway interchanges, street and infrastructure systems, storm drainage, water and sewer systems, public utilities; and the existence of parcels that are of irregular form, shape, or size for proper usefulness and development; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(3) A prevalence of impaired investments, and social and economic maladjustment. Such conditions are causing and will increasingly cause a reduction and lack of proper utilization of the area to such an extent that it constitutes a serious physical, social and economic burden on the City which cannot reasonably be expected to be reversed or alleviated by private enterprise acting alone, requiring redevelopment in the interest of the health, safety and general welfare of the people of the City and the State. This finding is based on the fact that governmental action available to the City without redevelopment would be insufficient to cause any significant correction of the blighting conditions, and that the nature and costs of the public improvements and facilities and other actions required to correct the blighting conditions are beyond the capacity of the City and cannot be undertaken or borne by private enterprise acting alone or in concert with available governmental action.

(b) The Project Area is an urbanized area. This finding is based upon the fact that not less than eighty percent (80%) of the privately owned property in the Project Area has been or is developed for urban uses, as demonstrated by the Redevelopment Agency's Report to City Council. In addition, as demonstrated by the Agency's Report to City Council, the Project Area is part of an area developed for urban uses.

(c) The Redevelopment Plan will redevelop 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 fact that the purposes of the Community Redevelopment Law would be attained by the Project: by eliminating areas suffering from economic dislocation or disuse; by replanning, redesigning and/or redeveloping areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; by protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through appropriate means; and by installing new, or replacing existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities.

(d) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based on the fact that under the Redevelopment Plan, the Agency will be authorized to seek and utilize a variety of potential financing resources, including property tax increments; that the nature and timing of public redevelopment assistance will depend on the amount and availability of such financing resources, including tax increments, generated by new investment

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

in the Project Area; that under the Redevelopment Plan, no public redevelopment activity can be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; and that the financing plan included within the Redevelopment Agency's Report to City Council demonstrates that sufficient public and private financial resources will be available to carry out the Project.

(e) The Redevelopment Plan conforms to the General Plan of the City of Sacramento. This finding is based on the finding of the Planning Commission that the Redevelopment Plan conforms to the General Plan for the City of Sacramento.

(f) The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of Sacramento and will effectuate the purposes and policies of the Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the economic, social and physical conditions of the Project Area, and by increasing employment opportunities within the City.

(g) The condemnation of real property, as provided for in the Redevelopment Plan, is necessary to the execution of the Redevelopment Plan, and adequate provisions have been made for the payment for property to be acquired as provided by law. This finding is based upon the need to ensure that the provisions of the Redevelopment Plan will be carried out and to prevent the recurrence of blight and the fact that no property will be acquired until adequate funds are available to pay full compensation therefor.

(h) The Agency has a feasible method and plan for the relocation of families and persons who might be displaced, temporarily or permanently from housing facilities in the Project Area. The Agency also has a feasible method and plan for its relocation of businesses. This finding is based upon the fact that the Redevelopment Plan provides for relocation assistance according to law and the fact that such assistance, including relocation payments, constitutes a feasible method for relocation.

(i) There are, or are being provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons who might be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment. This finding is based upon the fact that no person or family will be required to move from any dwelling unit until suitable replacement housing is available for occupancy, and that such housing must meet the standards established in State law and regulations.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(j) The Project Area does not include any non-contiguous areas. Inclusion of any lands, building, or improvements which are not detrimental to the public health, safety or welfare is necessary for the effective redevelopment of the entire area of which they are a part, and any such area is not included solely for the purpose of obtaining the allocation of tax increment revenues from such area pursuant to Section 33670 of the Community Redevelopment Law without other substantial justification for its inclusion. This finding is based upon the fact that all properties within Project Area boundaries were included because they were underutilized because of blighting influences, or were affected by the existence of blighting influences, or were necessary either to accomplish the objectives and benefits of the Redevelopment Plan or because of the need to impose uniform requirements on the Project Area as a whole. Such properties will share in the benefits of the Project.

(k) The elimination of blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based upon the existence of blighting influences, including the lack of adequate public improvements and facilities, and the inability of individual owners and developers to economically remove these blighting influences without substantial public assistance.

(l) The effect of tax increment financing will not cause a significant financial burden or detriment to any taxing agency deriving revenues from the Project Area. This finding is based upon the fact that all affected taxing agencies were consulted with or had the opportunity to be consulted, both individually and through the fiscal review committee created for the project, regarding the fiscal effects of the Redevelopment Plan, and the fact that with regard to certain taxing agencies, the Agency has or will enter into fiscal detriment alleviation agreements under which it will make payments to such agencies to alleviate identified financial burden or detriment.

Section 3: The City Council is satisfied that permanent housing facilities will be available within three years from the time residential occupants of the Project Area are displaced, and that pending the development of such facilities, there will be available to any such displaced residential occupants temporary housing facilities at rents comparable to those in the City of Sacramento at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable housing unit available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Section 4: Written objections to the Redevelopment Plan filed with the City Clerk before the hour set for hearing and all written and oral objections presented to the City Council at the hearing having been considered, and, in the case of written objections received from Project Area property owners and affecting taxing agencies, having been responded to in writing, are hereby overruled.

Section 5: That certain document entitled "Final Environmental Impact Report for the North Sacramento Redevelopment Project Area", a copy of which is on file in the office of the Agency, and in the office of the City Clerk, having been duly reviewed and considered, is hereby incorporated into this Ordinance by reference and made a part hereof. All activities undertaken by the Agency and/or the City of Sacramento pursuant to or in implementation of the Redevelopment Plan shall be undertaken in accordance with the mitigation measures and monitoring program set forth in said Final Environmental Impact Report, and the Agency shall undertake such additional environmental reviews as necessary at the time of implementation of such activities.

Section 6: That certain document entitled "Redevelopment Plan for the North Sacramento Redevelopment Project Area" the map contained therein, and such other reports as are incorporated therein by reference, copies of which are on file in the office of the Agency and the office of the City Clerk, having been duly reviewed and considered, is hereby incorporated in this Ordinance by reference and made a part hereof, and as so incorporated is hereby designated, approved and adopted as the official "Redevelopment Plan for the North Sacramento Redevelopment Project Area."

Section 7: In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, this City Council hereby: (a) pledges its cooperation in helping to carry out the Redevelopment Plan, (b) requests the various officials, departments, boards, and agencies of the City 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 redevelopment of the Project Area, (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan, and (d) declares its intention to undertake and complete any proceeding, including the expenditure of monies, necessary to be carried out by the City under the provisions of the Redevelopment Plan.

Section 8: The City Clerk is hereby directed to sent a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Redevelopment Plan.

Section 9: The City Clerk is hereby directed to record with the County Recorder of Sacramento County a description of the land within the Project Area and a statement that proceedings for the redevelopment of the Project Area have been instituted under the Community Redevelopment Law.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Section 10: The Building and Safety Department of the City of Sacramento is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 11: The City Clerk is hereby directed to transmit a copy of the description and statement recorded by the City Clerk pursuant to Section 9 of this Ordinance, a copy of this ordinance, ad a map or plat indicating the boundaries of the Project Area, 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 in the Project Area, and to the State Board of Equalization, within thirty days following the adoption of the Redevelopment Plan.

Section 12: The City Clerk is hereby ordered and directed to certify the passage of this Ordinance and to cause the same to be published in the Daily Recorder, a newspaper of general circulation, published and circulated in the City of Sacramento.

Section 13: If any part of this Ordinance or the Redevelopment Plan which approves is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance or of the Redevelopment Plan, and this Council hereby declares that it would have passed the remainder of the Ordinance or approved the remainder of the Redevelopment Plan if such invalid portion thereof had been deleted.

Section 14: This Ordinance shall be in full force and effect thirty (30) days after passage.

ATTEST:

MAYOR

CITY CLERK

u:\share\reso\temp

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RULING ON WRITTEN AND ORAL OBJECTIONS TO THE PROPOSED REDEVELOPMENT PLAN FOR THE NORTH SACRAMENTO REDEVELOPMENT PROJECT AREA

WHEREAS, a Redevelopment Plan for the North Sacramento Redevelopment Project Area has been prepared by the Redevelopment Agency of the City of Sacramento; and

WHEREAS, on June 23, 1992, a duly noticed joint public hearing on the proposed Redevelopment Plan was conducted by the City Council of the City of Sacramento and the Redevelopment Agency of the City of Sacramento; and

WHEREAS, any and all persons having any objections to the proposed Redevelopment Plan or who deny the existence of blight in the Project Area, or the regularity of the prior proceedings, were given an opportunity to submit written comments prior to the commencement of the joint public hearing, or to give oral testimony at the joint public hearing, and show cause why the proposed Redevelopment Plan should not be adopted; and

WHEREAS, the City Council has heard and considered all evidence, both written and oral, presented in support of and in opposition to the adoption of the Redevelopment Plan for the North Sacramento Redevelopment Project Area.

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

Section 1: The City Council finds on the basis of evidence contained within the Report to the City Council submitted by the Redevelopment Agency and other evidence in the record that conditions of blight exist within, and characterize, the North Sacramento Redevelopment Project Area and that written and oral evidence in opposition received prior to and at the joint public hearing is not persuasive to the contrary.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 2: The City Council and Redevelopment Agency have duly compiled with all the provisions, requirements, and procedures of Section 33202 and Articles 4 through 6.5 (commencing with Section 33330) of Chapter 4 of the California Community Redevelopment Law (Health and Safety Code, Section 33000 *et seq.*) relating to the preparation and adoption of the Redevelopment Plan for the North Sacramento Redevelopment Project Area.

Section 3: The City Council, accordingly, overrules any and all objections to the adoption of the Redevelopment Plan for the North Sacramento Redevelopment Project Area.

MAYOR

ATTEST:

CITY CLERK

u:\share\reso\reso6239.ns

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the Sacramento Housing and Redevelopment Agency pursuant to Resolution Number, SHRC-94-039, and pursuant to City of Sacramento Environmental Procedures, the Environmental Coordinator of the Sacramento Housing and Redevelopment Agency of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration. The Project is described as follows:

1. **PROJECT TITLE AND SHORT DESCRIPTION: OAK PARK REDEVELOPMENT PLAN FOURTH AMENDMENT.**
The proposed project is the amendment and continued implementation of the Redevelopment Plan for the Oak Park Redevelopment Project ("Redevelopment Plan" or "Plan") Area in accordance with the California Community Redevelopment Law ("CRL"). To further the Redevelopment Agency's ("Agency") efforts in eliminating blighting conditions in the Project Area, the Agency is proposing to amend the Oak Park Redevelopment Plan to extend, as permitted, the time limits and financial limits of the redevelopment plan and extend the limit for commencement of eminent domain proceedings to the maximum permitted by the law.
2. **PROJECT LOCATION AND ASSESSOR'S PARCEL NUMBERS:** The Project Area is located in the Oak Park community of the City of Sacramento, southeast of the Central City. The Project Area is roughly bounded by State Highway 99 on the west, Y Street on the north, Stockton Boulevard on the east, and 14th Avenue and Fruitridge Road on the south. APN: Various
3. **PROJECT PROPONENTS:** Redevelopment Agency of the City of Sacramento
4. **SAID PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT FOR THE FOLLOWING REASONS:**
 - a) It does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
 - b) It does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c) It will not have impacts which are individually limited, but cumulatively considerable.
 - d) It will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.
5. As a result thereof, the preparation of an Environmental Impact Report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
6. This Initial Study has been performed by the Sacramento Housing and Redevelopment Agency in support of this Negative Declaration. For additional information, contact the Agency at 630 I Street, Sacramento, California 95814, (916) 440-1330.

DATE RECEIVED FOR FILING:SACRAMENTO HOUSING AND REDEVELOPMENT
AGENCY, Sacramento County, State of California

By: _____

GAIL M. ERVIN, Acting Environmental Coordinator

Date: 5/28/98

OAK PARK REDEVELOPMENT PLAN FOURTH AMENDMENT
INITIAL STUDY

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
for the

REDEVELOPMENT AGENCY
OF THE
CITY OF SACRAMENTO

Prepared for:

Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, California 95814
916/440-1330

Prepared By:

Gail Ervin Consulting
8561 Almond Bluff Court
Orangevale, California 95662-4419
916/989-0269

May 29, 1998

TABLE OF CONTENTS

SECTION

I.	Description of the Proposed Project	I-1
A.	The Project	I-1
B.	Project Location	I-2
C.	Project Objectives	I-2
D.	Project Technical, Economic and Environmental Characteristics	I-5
E.	Project Development Characteristics	I-6
1.	Existing Development	I-6
2.	Anticipated New Development	I-8
F.	Proposed Projects, Public Improvements and Public Facilities	I-8
1.	Developer Assistance Program	I-9
2.	Rehabilitation Program (Commercial)	I-10
3.	Public Improvement Program	I-10
4.	Housing Program	I-10
5.	Other Redevelopment Activities	I-11
G.	Intended Uses of the Initial Study/Negative Declaration	I-11
H.	Documents Incorporated by Reference	I-12
II.	Environmental Analysis	II-i
A.	CEQA Checklist	II-1
B.	Discussion	II-7

LIST OF FIGURES

Figure

1.	Regional Location	I-3
2.	Project Area Boundary	I-4
3.	Land Use Changes	II-8

I. DESCRIPTION OF THE PROPOSED PROJECT

A. The Project

The proposed project is the amendment and continued implementation of the Redevelopment Plan for the Oak Park Redevelopment Project Area ("Redevelopment Plan" or "Plan") in accordance with the California Community Redevelopment Law ("CRL"). To further the Redevelopment Agency's ("Agency") efforts in eliminating blighting conditions in the Project Area, the Agency is proposing to amend the Oak Park Redevelopment Plan to 1) extend the time limits for debt establishment, debt repayment, Plan duration, and the exercise of eminent domain authority; 2) increase the tax increment and bond debt limits; 3) provide that land uses permitted in the Project Area shall be the same as permitted under the City's General Plan; and 4) replace the existing amended Redevelopment Plan with an "Amended and Restated Redevelopment Plan" in order to update the Plan's provisions to current legal requirements and terminology. The Fourth Amendment does not add territory to the Project Area or alter the existing boundaries in any way.

The Agency is within approximately \$6.9 million of reaching the established \$34 million tax increment cap. To allow the Agency to implement additional programs through the collection of additional tax increment, the Agency is proposing to increase the tax increment limit to \$172 million. The Agency is also proposing to increase the bond debt limit to \$59 million to allow the Agency adequate bonding capacity relative to the increased tax increment limit. Extending the Redevelopment Plan's time limits for incurring debt and collecting tax increment will provide the Agency the ability to issue bonds for a longer period of time. This will result in additional resources to fund and complete redevelopment projects and programs.

Extending the duration of the Redevelopment Plan will provide additional time for the Agency to employ land use controls to facilitate blight elimination. The proposed Fourth Amendment, by providing additional resources, will preserve and increase the availability of low- and moderate-income housing within the Project Area and the City of Sacramento. In addition, extending the Agency's eminent domain authority will provide the Agency with the ability to acquire land at a fair market value in instances where the assembly of parcels is necessary to facilitate development which will benefit the larger community.

The Redevelopment Plan establishes a set of guidelines and provides the Agency with the authority and tools to eliminate conditions of blight by revitalizing and upgrading the commercial and residential properties and public properties/facilities within the Project Area. Since Project adoption in 1973, a major focus of the Redevelopment Agency was to rehabilitate the housing stock and correct public infrastructure deficiencies, and more than \$31.1 million of tax increment and federal Community Development Block Grant (CDBG) funds were invested in projects and programs to eliminate blighting conditions in the Project Area. By 1985, the Agency had achieved its initial goals, rehabilitating a significant segment of the housing stock, and completing a number of public improvements such as areawide street improvements. Since 1985, the Agency's efforts have also moved toward economic development in addition to continued residential rehabilitation and public

infrastructure improvements. In 1996, the Agency adopted the Oak Park Five-Year Investment Strategy, which outlines the Agency's focus of activities in the Project Area for the next five years. The primary focus of the Agency activities will be to continue to encourage economic development throughout the revitalization of existing commercial corridors, as well as provide incentives for the private sector to rehabilitate existing dwelling units and construct new housing on infill sites in the Project Area.

The proposed Fourth Amendment is intended to facilitate the removal of remaining blight and assist the Agency in continuing these efforts to improve the neighborhoods and the economic base of Oak Park. Over the life of the redevelopment plan, continuing redevelopment activities could include: removal or rehabilitation of buildings characterized by deterioration and dilapidation, faulty or inadequate utilities, defective design and character of physical construction; elimination of parcels of irregular form, shape or inadequate size which make development problematic; incompatible uses; improvements to the circulation system, streets, sidewalks, curbs, and gutters; upgrading the sewer, storm drain, and water distribution systems; and construction of public facilities, such as parking facilities.

The Sacramento Housing and Redevelopment Agency, for the Redevelopment Agency of the City of Sacramento (herein called "Agency"), is responsible for the preparation of amendments to the Owner Participation and Preference Rules, the Redevelopment Plan, the environmental documentation, and other materials that document the need for redevelopment and the financial feasibility of amending the redevelopment plan.

B. Project Location

The Project Area is located in the Oak Park community of the City of Sacramento, southeast of the Central City (**Figure 1**). The Project Area is roughly bounded by State Highway 99 on the west, Y Street on the north, Stockton Boulevard on the east, and 14th Avenue and Fruitridge Road on the south. The Project Area encompasses approximately 1,305 acres, and is illustrated in **Figure 2**.

C. Project Objectives

A redevelopment plan provides an agency with powers, duties, and obligations to implement and further a redevelopment program for the redevelopment, rehabilitation, and revitalization of a project area. It is long-term in nature, thus there is the need to maintain the flexibility to respond to market conditions, property owner and developer interests, and other opportunities as they arise. Therefore, a redevelopment plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of a project area.

OAK PARK REDEVELOPMENT PLAN AMENDMENT LOCATION MAP



 **FOOTHILL ASSOCIATES**
ENVIRONMENTAL CONSULTANTS
© 1997

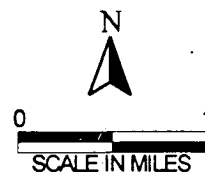
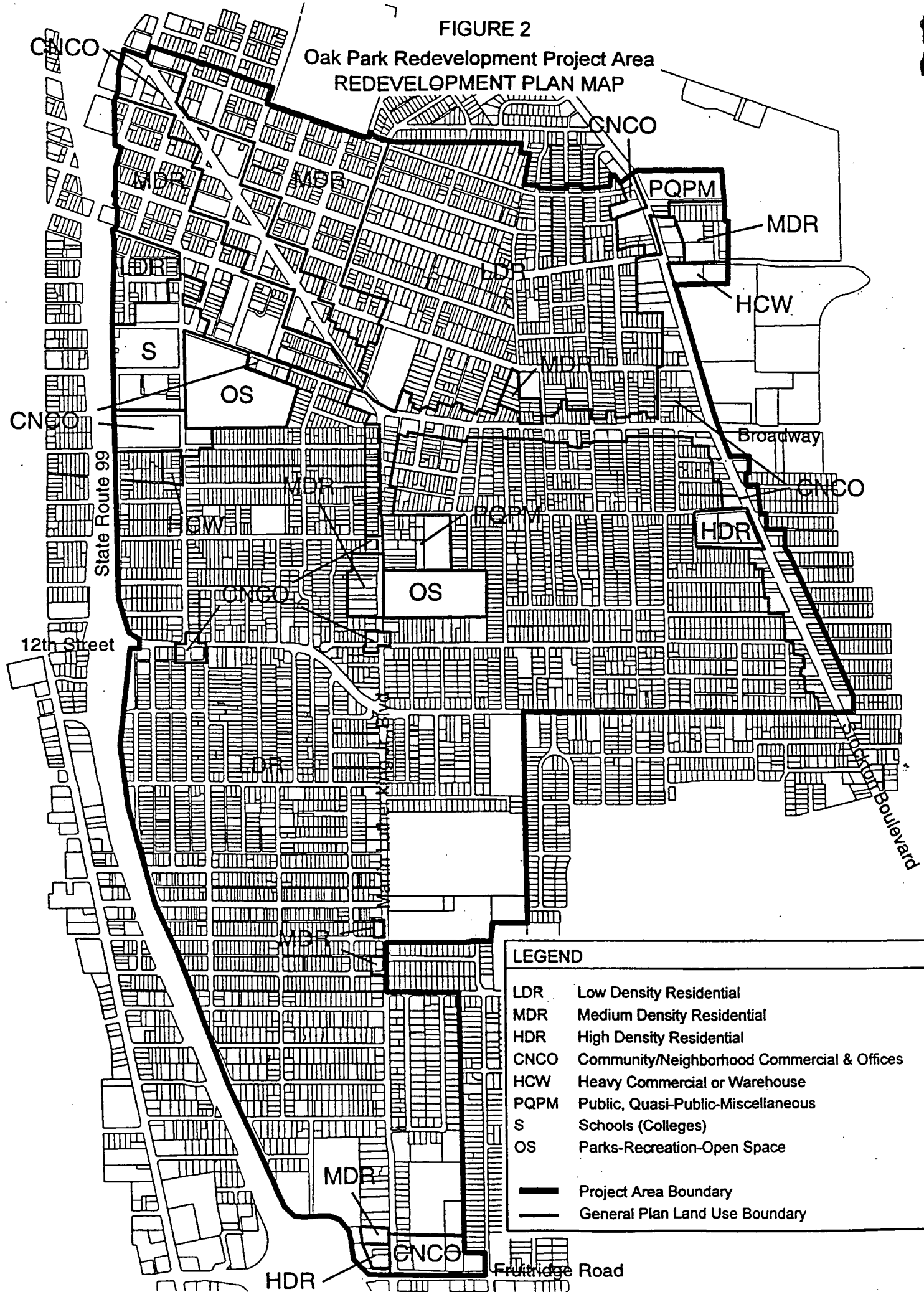


FIGURE 1

FIGURE 2

Oak Park Redevelopment Project Area
REDEVELOPMENT PLAN MAP



LEGEND

- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- CNCO Community/Neighborhood Commercial & Offices
- HCW Heavy Commercial or Warehouse
- PQPM Public, Quasi-Public-Miscellaneous
- S Schools (Colleges)
- OS Parks-Recreation-Open Space
- Project Area Boundary
- General Plan Land Use Boundary

Rather, a redevelopment plan represents a process and a basic framework within which specific plans are presented, specific projects are established and specific solutions are proposed, and by which tools are provided to a redevelopment agency to fashion, develop and proceed with such specific plans, projects and solutions.

Certain goals and objectives, as defined in the Amended and Restated Redevelopment Plan and the existing five-year implementation plan, have been identified in connection with the Project. The accomplishment of these goals and objectives will achieve the purposes of the California Community Redevelopment Law. In general, the goals and objectives of redevelopment in the Project Area are as follows:

1. **Housing Goals:** To provide quality housing for all families presently residing in the Oak Park area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.
2. **Social Goals:** To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.
3. **Environmental Goals:** To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.
4. **Economic Goals:** To increase and develop economic activity in the area by attracting new business (thereby increasing employment opportunities for Oak Park residents), assisting exist(ing) business and enhancing property values. To provide for new housing within the means of the majority of area residents. To enforce a strong affirmative action program with all contractors working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.

D. Project Technical, Economic and Environmental Characteristics

The Amended and Restated Redevelopment Plan for the Oak Park Redevelopment Project (as contained in the proposed Fourth Amendment) identifies the redevelopment implementation mechanisms available to the Agency to eliminate and prevent the spread of remaining blight and blighting influences. In addition to extending the Agency's ability to collect tax increment for the repayment of debt until 2023, the proposed Redevelopment Plan Amendment authorizes the Agency to continue to undertake in the Project Area, through the year 2013, the redevelopment actions and activities listed below:

1. The acquisition of real property (until 2010 by eminent domain if necessary) as may be needed to carry out the Plan throughout the Project Area;
2. The management and operation of such property under the ownership and control of the Agency until it's resold;
3. The relocation and re-housing of displaced occupants and displaced businesses;
4. The demolition, clearance and site preparation for the construction of buildings and public improvements;
5. The rehabilitation and preservation of buildings and structures;
6. The installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities and other public improvements and public facilities;
7. The execution of agreements with existing owners and occupants of property desiring to remain and participate in the project in accordance with the Redevelopment Plan;
8. The disposition of land to private developers and public agencies for the construction of new improvements in accordance with the Redevelopment Plan;
9. The establishment and retention of controls, restrictions, and covenants running with the land so that property will continue to be used in accordance with the Redevelopment Plan;
10. The construction and enhancement of low- and moderate-income housing; and
11. Other actions as appropriate.

In addition to the above, the Agency is required to replace on a one-for-one basis within four years any low- and moderate-income housing units destroyed or removed from the market by redevelopment actions, and to expend 20 percent of all tax increment revenues received from the Project Area on preserving, improving and increasing the supply of low- and moderate-income housing in the community.

E. Project Development Characteristics

1. Existing Development

Oak Park started out in the 1850s as a sparsely developed agricultural area occupied with moderate to substantial sized owner operated farms. Between the 1880s and 1920s, there was an influx of new residents which transformed the rural agricultural district into Sacramento's first suburban community. Residential growth was characterized by modest single-family homes, with commercial development around 35th Street, 4th Avenue and Broadway. The area started deteriorating during the Great Depression, and shifts to rental units during the housing

shortages after World War II contributed to continued substantial decline due to deferred housing maintenance. By the late 1960s Oak Park had become characterized by deteriorated housing and commercial properties, a high rate of absentee ownership, a high number of rental units, an excessive number of vacant lots and buildings, inadequate public infrastructure, and economic and social unrest. These conditions were exacerbated by the construction of the freeway system that served to physically and psychologically isolate Oak Park from the City.

Oak Park is a predominately residential neighborhood. Approximately 785 acres (60 percent) of the total Project Area is developed with mostly single-family residential uses, and some multi-family development. There are over 5,490 housing units in the Oak Park Project Area. Of the 272 residential structures surveyed in the Residential Survey Area (Draft Preliminary Report), 77 (28 percent) are in need of moderate to extensive rehabilitation, and only 16.5 percent were considered sound. In addition, many of the structures suffer from inadequate design such as inadequate setbacks from the street. In the total Project Area, 158 residential structures are boarded and vacant, or over two percent of the total housing stock.

The residential uses are served by major commercial corridors along Broadway and Stockton Boulevard, and to a lesser extent, Martin Luther King, Jr. Boulevard. Remaining commercial development is either scattered in small clusters in the Project Area or adjacent to Broadway. The recent expansion of the U.C. Davis Medical School in the north part of the Project Area and related developments have attracted new development to Stockton Boulevard north of 4th Avenue. A new grocery store and retail building are under construction at the northwest corner of Stockton Boulevard and Broadway. However, physical blighting conditions remain along the Broadway and Stockton Boulevard commercial corridors. Broadway and Stockton Boulevard (south of 4th Avenue) form a continuous commercial strip that transverses the Project Area from Y Street to 14th Street ("Broadway/Stockton Boulevard Corridor" or "Corridor"). Commercial properties on the far northern end of Martin Luther King, Jr. Boulevard form an extension of the commercial strip along Broadway and are therefore considered part of the Broadway/Stockton Boulevard Corridor.

There are 323 commercially zoned parcels within the Broadway/Stockton Boulevard Corridor totaling 1,891,607 square feet, or 43.4 acres. Of this, only 28.2 percent of the commercially zoned land is used for commercial purposes. A substantial portion, 24.7 percent, is occupied with residential structures, 17.6 percent is owned by non-profit corporations, and 33.4 percent is vacant. Of the 78 buildings surveyed within the Corridor for the Draft Preliminary Report, 24 (31 percent) are in need of moderate to extensive rehabilitation, and only 32 percent were determined to be sound. Parcels of inadequate size for new commercial development constitute approximately 55 percent of the commercially zoned parcels within the Corridor. A lack of parking is also prevalent throughout the Corridor, where 28 parcels had either no parking or the parking facilities were inadequate. There are only eight parcels being utilized as parking lots (with an estimated 113 spaces) serving the tenants on the Corridor.

A brief windshield survey of Martin Luther King, Jr. Boulevard disclosed that many of the commercial buildings in this section of the Project Area have either outlived their economic usefulness

or require substantial rehabilitation. Commercial uses consist of automobile repair and a service station, small markets, and small retail stores. At the corner of 12th Avenue are three abandoned gas stations and a vacant automobile repair shop. These properties, in addition to being physically blighted, pose potential environmental hazards to the neighborhood.

The Project Area is served by several parks and public facilities. McClatchy Park and the Oak Park Community Center are part of approximately 15 acres devoted to public park and recreation uses. Private and public schools include McGeorge School of Law, Christian Brothers High School, Oakridge Elementary School, Keith B. Kenny Elementary School and the American Legion School. The U.C. Davis Medical Center is located just outside the Project Area to the northeast on Stockton Boulevard.

2. Anticipated New Development

The proposed Redevelopment Plan Amendment, both by the continued removal of barriers to development and by continued direct assistance, may encourage additional development in residential and commercial sectors to the extent allowed under the City's General Plan. The greatest amount of new development that may be encouraged by redevelopment activities is anticipated to occur within the Broadway/Stockton Boulevard Corridor, where there are 13.15 acres of vacant land, and where there is the potential to consolidate substandard parcels for new development. All anticipated development which may occur as a result of redevelopment activities in the Project Area would be consistent with development levels anticipated in the City's General Plan and Central City Community Plan. Anticipated Agency engendered new development, which includes the recycling of existing properties, is assumed to include 131,166 square feet of new commercial space, 222 new infill housing units, and 158 rehabilitated vacant and boarded structures.

F. Proposed Projects, Public Improvements and Public Facilities

The central purpose of a redevelopment project is the elimination of blighting conditions and the overall revitalization of the Project Area. The ongoing redevelopment projects, programs and activities of the Agency, identified in the Redevelopment Plan for the Project Area, include: 1) property owner, tenant and business owner participation; 2) construction, reconstruction, and installation of public improvements and facilities; 3) demolition, clearance and site preparation for the construction of buildings and public improvements; 4) relocation assistance; 5) construction and enhancement of low- and moderate- income housing; 6) property acquisition; 7) property disposition; 8) public and private cooperation; 9) establishment of restrictions and enforcement programs; and 10) other actions as appropriate.

The projects and programs identified in the Implementation Plan, adopted in November 1994 and implemented over a five-year period, will remain consistent with the projects, programs and activities discussed below. However, since the Implementation Plan covers only the two years following adoption of the Amended and Restated Redevelopment Plan, additional activities within each of the

programs have been included and will be implemented in later years of the Amended and Restated Redevelopment Plan.

Redevelopment activities in the Project Area, including public improvements and facilities, will be financed through: tax increment revenues allocated to the Agency pursuant to the Redevelopment Plan; costs borne by private developers; City and County general fund revenues; federal revenue sharing; and any other funding becoming available to the Agency. The Report to the City Council on the proposed Fourth Amendment to the Redevelopment Plan, of which this Initial Study/Negative Declaration will be a part, will include detailed explanations of the method of financing and the economics of the project.

1. Development Assistance Program

The Agency intends to a) rehabilitate and where necessary eliminate the most blighted structures and promote new economic activity, primarily within the Broadway/Stockton Boulevard Corridor; and b) continue to encourage commercial development within the Project Area by providing incentives to encourage business to locate in the Project Area. As part of this program, the Agency enters into agreements with developers or property owners which call for the redevelopment of developed sites or new development of vacant sites in the Project Area. The Agency assists with land assembly, site preparation, off-site improvements, and provides relocation assistance to existing property owners and tenants.

The Agency also assists new development activity in the Project Area by providing low interest or deferred payment loans. The recruitment and retention of existing businesses is a part of this program as well. Programs have or may include: business outreach programs, promotional programs for businesses, assistance to spur a business incubation program and other programs of this nature.

The Agency is currently working on a number of specific projects as part of the Development Assistance Program. One of the major projects is construction of a grocery store and neighborhood serving retail at the intersection of Broadway and Stockton Boulevard. Other projects being considered for assistance under the Development Assistance Program include:

- ▶ Post office site developer assistance loan.
- ▶ Grey Victorian developer assistance loan. Broadway @ 5th Avenue.
- ▶ Broadway/Martin Luther King Jr. site developer assistance loan.
- ▶ Additional funds for grocery store project.
- ▶ Possible acquisition of vacant/boarded commercial properties.
- ▶ 12th/Martin Luther King Jr. developer assistance loans, 3 corners.
- ▶ Possible financial assistance for the Made Rite site and adjacent building.

2. Rehabilitation Program (Commercial)

This program is designed to eliminate blighting conditions resulting from defective design, deterioration and dilapidation. The program encourages existing property owners/businesses to substantially upgrade deteriorated storefronts, correct code violations, and renovate the interiors of stores in order to upgrade the appearance of commercial properties. This program provides deferred payment and low interest loans to property owners in the Project Area for these types of upgrades. Expenses are also reimbursed to business property owners and tenants for facade improvements. Projects being considered for assistance under the Commercial Rehabilitation Program include:

- ▶ Woodruff Hotel tenant improvement loan, Broadway @ 35th.
- ▶ 10 to 15 facade improvements on Broadway Corridor.
- ▶ Dunlap Dining Room historic rehabilitation loan, 4th Ave./44th Street.

3. Public Improvements Program

The focus of redevelopment activities in Oak Park in the initial years following Project adoption was the installation of public improvements. Many of the deficiencies in the Project Area's infrastructure have been remedied. Two final public improvements are proposed to be completed over the extended term of the Project. These include assisting in the provision of adequate parking, and traffic circulation improvements including medians and the installation of street lights along the Broadway/Stockton Boulevard Corridor. Projects being considered for assistance under the Public Improvements Program include:

- ▶ Public Parking lot, Broadway @ 35th.
- ▶ Public improvement project, Stockton Boulevard and Broadway.

4. Housing Program

The Agency's housing program includes both a rehabilitation component and assistance for housing construction designed to increase and preserve the supply of low- and moderate-income housing.

The Agency's rehabilitation loan program focuses on preserving existing housing. Loans are available both for units housing low-income households (80 percent of area median income) and those housing very low-income (50 percent of median income) households. Typical repairs that can be made with these loans include: roof repair or replacement; new plumbing; replacement of water heaters, heating and air conditioning systems; repair of termite and pest damage; and interior or exterior painting of the units. General property improvement such as new appliances and carpeting may be permitted, if accompanied by all structural repairs necessary to bring the unit(s) to community standards.

The Agency also participates in the rehabilitation of vacant and boarded homes in the Project Area. The rehabilitation of such units can follow a self help model in which the future owners assist in the actual rehabilitation of the units. The Agency has also utilized the service of individuals who receive job training in all aspects of residential construction as part of the rehabilitation effort.

The Agency also has worked with Habitat for Humanity to assist in the construction of new housing on infill sites in the Project Area. The use of the self help model or the construction of units in conjunction with the job training program described above may also occur as part of this element of the housing program. Other housing programs include the First Time Homebuyer program designed to encourage homeownership and the paint plus program designed to assist property owners in maintaining their properties. Projects being considered for assistance under the Housing Program include:

- ▶ Developer Incentive Program to build-out residential infill lots.
- ▶ Preapprenticeship Construction Training Program.
- ▶ Multi-Family acquisitions, rehabilitations.
- ▶ Boarded Homes Program (acquisition, rehabilitation).
- ▶ Oak Park Partnership Housing Program (down payment assistance).
- ▶ New infill construction, assistance to non-profit housing developers.

5. Other Redevelopment Activities

The above summary of proposed projects and public improvements may not be complete in that other projects may be proposed by the Agency to eliminate blighting conditions, facilitate rehabilitation and development, or to otherwise carry out the Agency's purposes in the Project Area. In addition, the Agency will continue to have various administration and operational requirements associated with carrying out the above programs and activities. These will include program staff, conducting planning and other studies, and securing legal and other technical assistance.

G. Intended Uses of the Initial Study/Negative Declaration (IS/ND)

The IS/ND will be used by the following public agencies in the adoption of the proposed Redevelopment Plan Fourth Amendment and approval of implementation activities thereunder:

1. City Council of the City of Sacramento;
2. Redevelopment Agency of the City of Sacramento;
3. Sacramento Housing and Redevelopment Commission;
4. Planning Commission of the City of Sacramento;

5. Design Review and Preservation Board;
6. All Departments of the City of Sacramento who must approve implementation activities undertaken in accordance with the Redevelopment Plan; and
7. All other public agencies who may approve implementation activities undertaken in accordance with the Redevelopment Plan.

The IS/ND will be used in the adoption of the Redevelopment Plan Amendment and the adoption of and approval of any Project implementation activities that may be necessary, as listed below. As individual projects are brought forward over the life of the Amended Redevelopment Plan, they will be subject to further environmental review. Per CEQA Guidelines section 15180, actions in furtherance of the Amended Redevelopment Plan are deemed approved at the time of plan adoption, subject to the subsequent review requirements of Guidelines sections 15162 and 15163.

1. Approval of Disposition and Development Agreements;
2. Approval of Owner Participation Agreements;
3. Approval and funding of public facilities and improvements projects;
4. Sale of tax increment and/or other bonds, certificates of participation and other forms of indebtedness;
5. Acquisition and demolition of property;
6. Rehabilitation of property;
7. Relocation of displaced occupants;
8. Approval of certificates of conformance;
9. Approval of development plans, including zoning and other variances and conditional use permits; including those low- and moderate-income housing units; and
10. Issuance of permits and other approvals necessary for implementation of the Redevelopment Plan.

H. Documents Incorporated by Reference

This Initial Study has been compiled from a variety of sources, including published and unpublished studies, applicable maps, aerial photographs, and independent field investigations. The State CEQA Guidelines recommend that previously completed environmental documents, public plans, and reports directly relevant to a proposed project be used as background information to the greatest extent possible and, where this information is relevant to findings and conclusions, that it be incorporated by reference in the environmental document. The following

documents are incorporated herein by reference and are listed with numbers which correspond to those in () in the attached CEQA checklist:

1. *Redevelopment Plan for the Oak Park Redevelopment Project No. 7 (Amended Plan)*, Redevelopment Agency of the City of Sacramento, March 27, 1985.
2. *Oak Park Redevelopment Plan Amendment Draft Environmental Impact Report*, Sacramento Housing and Redevelopment Agency, City of Sacramento, January 1985.
3. *City of Sacramento General Plan*, City of Sacramento, January 19, 1988.
4. *City of Sacramento Zoning Code*, City of Sacramento.
5. *Draft and Final Environmental Impact Report, City of Sacramento General Plan*, City of Sacramento, Draft EIR is dated March 2, 1987 and Final EIR is dated September 30, 1987.
6. *Air Quality Thresholds of Significance*, Sacramento Metropolitan Air Quality Management District, 1994, First Edition.
7. *Sacramento County Hazardous Materials Toxsite Report*, August, 1995; *Cortese List*; *National Priority List*; *CalEPA List*; and *CALSITES List*.
8. *2010 Sacramento City/County Bikeway Master Plan*, Environmental Impact Report, County of Sacramento, September 1992.
9. Airport CLUPs for Sacramento County: Mather, McClellan, Metro and Executive Airports.
10. *Official Register Containing Structures of Architectural or Historical Significance*, City of Sacramento, October 6, 1983.
11. *Draft Environmental Impact Report, Land Use Planning Policy Within the 100-Year Flood Plain in the City and County Of Sacramento*, City of Sacramento, September 18, 1989.
12. *Draft Preliminary Report on the Proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, July 1997.
13. *Draft Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, August 1997.
14. *Broadway/Stockton Supermarket Project, Mitigated Negative Declaration and Addendum*, City of Sacramento and Sacramento Housing and Redevelopment Agency, November 21, 1997.

The documents incorporated by reference are available for review at the Sacramento Housing and Redevelopment Agency, 630 I Street, and the City of Sacramento, Neighborhoods, Planning and Development Services Division, 1231 I Street, Suite 300, Sacramento, California 95814.

ENVIRONMENTAL ANALYSIS**A. Environmental Factors Potentially Affected**

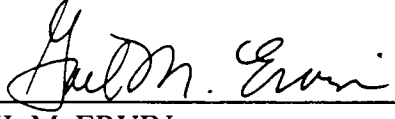
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Public Services	<input type="checkbox"/> Biological Resources
<input type="checkbox"/> Population and Housing	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Utilities and Service Systems	<input type="checkbox"/> Geological Problems
<input type="checkbox"/> Energy and Mineral Resources	<input type="checkbox"/> Aesthetics/Urban Design
<input type="checkbox"/> Water	<input type="checkbox"/> Noise
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Hazards	<input type="checkbox"/> Mandatory Findings of Significance

B. CEQA Determination

On the basis of the initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described on an attached sheet have been incorporated into the proposed project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT or MITIGATED NEGATIVE DECLARATION is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is "a potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.


GAIL M. ERVIN,
Acting Environmental Coordinator
Sacramento Housing and Redevelopment Agency

5/28/98
DATE

	Potentially	Potentially	Significant	Less Than
	Significant	Significant	Unless	Significant
	Impact	Mitigation	Impact	No
	Incorporated			Impact

CEQA Initial Study Checklist

Source Documentation is listed above with numbers corresponding to those in (), below.

I. LAND USE AND PLANNING. Would the proposal:

- | | | | | |
|---|---|---|----------|----------|
| a) Conflict with general plan designation or zoning?
(source #(s): 4-Section D) See Section 1 discussion. | — | — | — | <u>X</u> |
| b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?
(1,2,3,4,5,7,8,9,12) See Section 1 discussion. | — | — | — | <u>X</u> |
| c) Be incompatible with existing land use in the vicinity?
(1,2,3,4,8,9,11) See Section 1 discussion. | — | — | <u>X</u> | — |
| d) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?
(1, 4-Sections D,T) | — | — | — | <u>X</u> |
| e) Disrupt or divide the physical arrangement of an established community? (including a low-income or minority community)? (1,2,3) | — | — | — | <u>X</u> |

II. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|--|---|---|----------|----------|
| a) Cumulatively exceed official regional or local population projections? (4-Section E) | — | — | — | <u>X</u> |
| b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? (4-Section E) | — | — | — | <u>X</u> |
| c) Displace existing housing, especially affordable housing?
(1,4-Section F) | — | — | <u>X</u> | — |

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- | | | | | |
|--|---|---|----------|----------|
| a) Fault rupture? (4-Section T) | — | — | — | <u>X</u> |
| b) Seismic ground shaking? (4-Section T) See Section 3 discussion. | — | — | <u>X</u> | — |
| c) Seismic ground failure, including liquefaction? (4-Section T) See Section 3 discussion. | — | — | <u>X</u> | — |
| d) Seismicity: seiche, tsunami or volcanic hazard? (4-Section T) | — | — | — | <u>X</u> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Landslides or mudflows? (4-Section T)	—	—	—	<u>X</u>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? (1,4-Section T) See Section 3 discussion.	—	—	<u>X</u>	—
g) Subsidence of the land? (4-Section T)	—	—	—	<u>X</u>
h) Expansive soils? (4-Section T)	—	—	<u>X</u>	—
i) Unique geologic or physical features? (4-Section T)	—	—	—	<u>X</u>
IV. WATER. <i>Would the proposal result in:</i>				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (4-Sections J & W) See Section 3 discussion.	—	—	<u>X</u>	—
b) Exposure of people or property to water related hazards such as flooding? (4-Section W,12) See Section 3 discussion.	—	—	<u>X</u>	—
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperatures, dissolved oxygen or turbidity)? (4-Sections J & W) See Section 3 discussion.	—	—	<u>X</u>	—
d) Changes in the amount of surface water in any water body? (4-Section W)	—	—	—	<u>X</u>
e) Changes in currents, or the course or direction of water movements? (4-Section W)	—	—	—	<u>X</u>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through substantial loss of groundwater recharge capability? (4-Section W)	—	—	—	<u>X</u>
g) Altered direction or rate of flow of groundwater? (4-Section W)	—	—	—	<u>X</u>
h) Impacts to groundwater quality? (4-Section W)	—	—	—	<u>X</u>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (4-Section W)	—	—	—	<u>X</u>
V. AIR QUALITY. <i>Would the proposal:</i>				
a) Violate any air quality standard or contribute to an existing or projected air quality violation?(4-Section Z,5) See Section 5 discussion.	—	—	<u>X</u>	—

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose sensitive receptors to pollutants? (4-Section Z) See Section 5 discussion.	—	—	<u>X</u>	—
c) Alter air movement, moisture, or temperature, or cause any change in climate? (4-Section Z)	—	—	—	<u>X</u>
d) Create objectional odors? (4-Section Z)	—	—	<u>X</u>	—

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

a) Increased vehicle trips or traffic congestion? (4-Section Y,10) See Section 6 discussion.	—	—	<u>X</u>	—
b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (4-Section Y) See Section 6 discussion.	—	—	<u>X</u>	—
c) Inadequate emergency access or access to nearby uses: See Section 6 discussion.	—	—	<u>X</u>	—
d) Insufficient parking capacity on-site or off-site? (10) See Section 6 discussion.	—	—	<u>X</u>	—
e) Hazards or barriers for pedestrians or bicyclists? (7,10) See Section 6 discussion.	—	—	<u>X</u>	—
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?(4-Section Y,7,10)	—	—	<u>X</u>	—
g) Rail, waterborne or air traffic impacts? (4-Section Y)	—	—	—	<u>X</u>

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (4-Section U) See Section 7 discussion.	—	—	<u>X</u>	—
b) Locally designated species (e.g. heritage trees)? See Section 7 discussion.	—	—	<u>X</u>	—
c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)? (4-Section U)	—	—	—	<u>X</u>
d) Wetland habitat (e.g. marsh, riparian and vernal pool)? (4-Section U)	—	—	—	<u>X</u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

e) Wildlife dispersal or migration corridors? (4-Section U)	—	—	—	<u>X</u>
---	---	---	---	----------

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

a) Conflict with adopted energy conservation plans? (4-Section R)	—	—	—	<u>X</u>
b) Use non-renewable resources in a wasteful and inefficient manner? (2,4-Section R)	—	—	—	<u>X</u>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?(4-Section R)	—	—	—	<u>X</u>

IX. HAZARDS. *Would the proposal involve:*

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? (6, 4-Section X) See Section 9 discussion.	—	—	<u>X</u>	—
b) Possible interference with an emergency response plan or emergency evacuation plan? (4-Sections L,M,O,W,X)	—	—	—	<u>X</u>
c) The creation of any health hazard or potential health hazard? (6) See Section 9 discussion.	—	—	—	<u>X</u>
d) Exposure of people to existing sources of potential health hazards? (6,4-Section X) See Section 9 discussion.	—	—	<u>X</u>	—
e) Increased fire hazard in areas with flammable brush, grass, or trees? (4-Sections U&M)	—	—	—	<u>X</u>

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels? (4-Section AA) See Section 10 discussion.	—	—	<u>X</u>	—
b) Exposure of people to severe noise levels? (4-Section AA) See Section 10 discussion.	—	—	<u>X</u>	—

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

a) Fire protection? (4-Section M) See Section 11 discussion.	—	—	<u>X</u>	—
b) Police protection? (4-Section L) See Section 11 discussion.	—	—	<u>X</u>	—

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools? (4-Section P) See Section 11 discussion.	—	—	<u>X</u>	—
d) Maintenance of public facilities, including roads? (4-Section Y)	—	—	<u>X</u>	—
e) Other governmental services? (12) See Section 11 discussion.	—	—	<u>X</u>	—

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

a) Power or natural gas? (4-Section R) See Section 12 discussion.	—	—	<u>X</u>	—
b) Communications systems? See Section 12 discussion.	—	—	<u>X</u>	—
c) Local or regional water treatment or distribution facilities? (4-Section H)	—	—	<u>X</u>	—
d) Sewer or septic tanks? (4-Section I) See Section 12 discussion.	—	—	<u>X</u>	—
e) Storm water drainage? (4-Section J) See Section 12 discussion.	—	—	<u>X</u>	—
f) Local or regional water supplies? See Section 12 discussion.	—	—	<u>X</u>	—
g) Solid waste disposal? (4-Section K) See Section 12 discussion.	—	—	<u>X</u>	—

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (4-Section S) See Section 13 discussion.	—	—	—	<u>X</u>
b) Have a demonstrable negative aesthetic effect? (10) See Section 13 discussion.	—	—	—	<u>X</u>
c) Create light or glare? See Section 13 discussion.	—	—	<u>X</u>	—

XIV. CULTURAL RESOURCES. *Would the proposal:*

a) Disturb paleontological resources? (4-Section V) See Section 14 discussion.	—	—	<u>X</u>	—
b) Disturb archaeological resources? (4-Section V) See Section 14 discussion.	—	—	<u>X</u>	—
c) Affect historical resources? (11, 4-Section V) See Section 14 discussion.	—	—	<u>X</u>	—
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?(4-Section V)	—	—	—	<u>X</u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Restrict existing religious or sacred uses within the potential impact area? (4-Section V)	—	—	—	<u>X</u>
XV. RECREATION. <i>Would the proposal:</i>				
a) Increase the demand for neighborhood or regional parks or other recreational facilities? (4-Section Q) See Section 15 discussion.	—	—	<u>X</u>	—
b) Affect existing recreational opportunities? (4-Section Q) See Section 15 discussion.	—	—	<u>X</u>	—
XVI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	—	—	<u>X</u>	—
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	—	—	<u>X</u>	—
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	—	—	<u>X</u>	—
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	<u>X</u>	—

DISCUSSION

Section I: Land Use and Planning

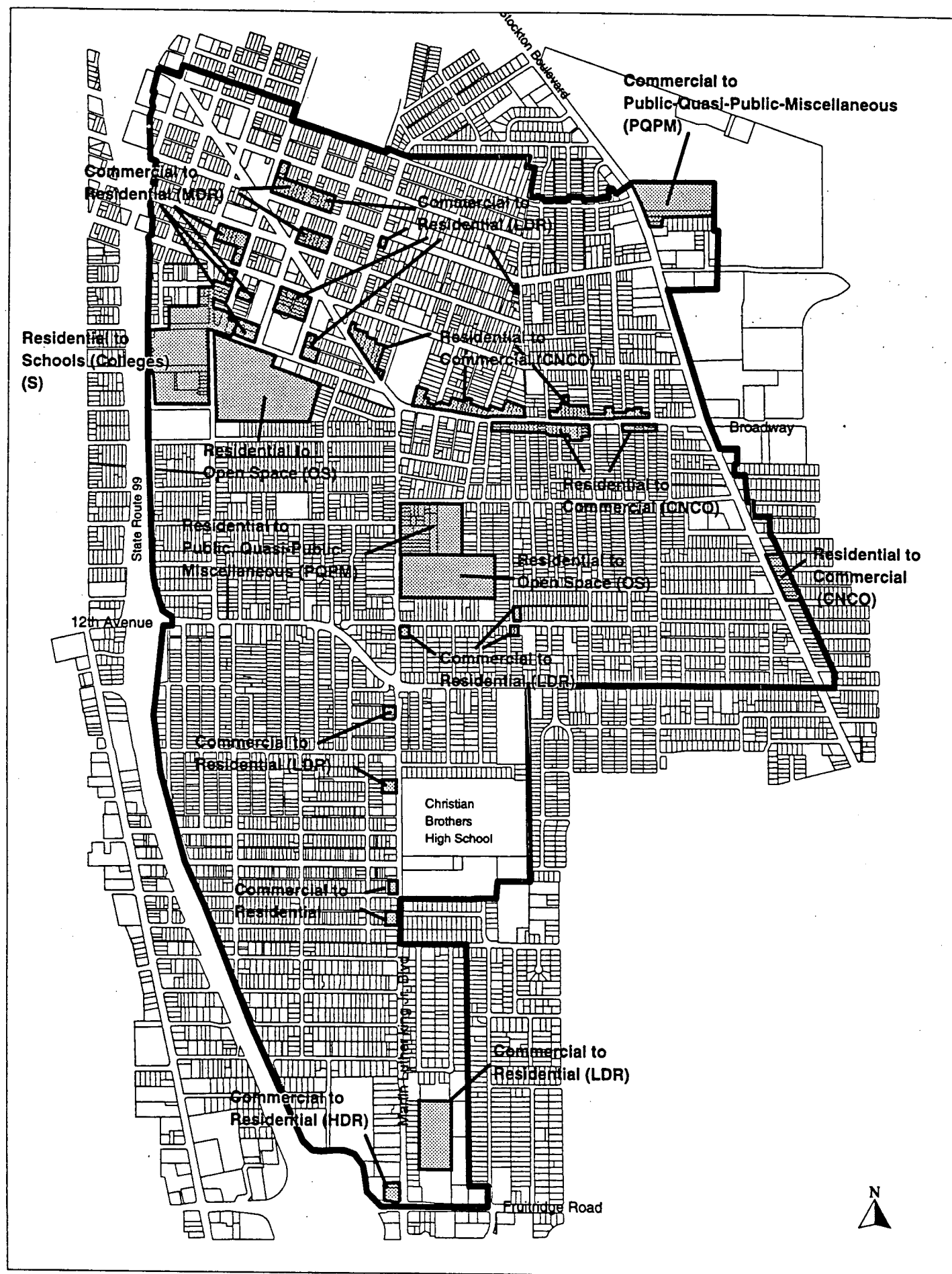
The City of Sacramento treats the discussion of land use and planning effects differently from technical environmental issues. Any indirect physical impacts associated with development that may be encouraged by proposed redevelopment activities would be addressed in the appropriate environmental sections of this Initial Study.

a,b) Generally, development encouraged by redevelopment activities will not result in a substantial alteration of the present or planned use of an area. On sites which are currently vacant, development in accordance with existing land use regulations will alter the undeveloped nature of that given site. Some intensification of existing land uses within the Project Area may also occur, especially adjacent to areas opened up by improved circulation. Any intensification that may occur must be consistent with adopted land use policy in place at the time of project approval.

The City of Sacramento General Plan is a twenty-year policy guide for physical, economic, and environmental growth and renewal of the City. The General Plan is comprised of goals, policies, programs and actions that are based on an assessment of current and future needs and available resources. The document is the City's principal tool for evaluating public and private projects and municipal service improvements. The Fourth Amendment to the Redevelopment Plan provides that the major and other land uses to be permitted within the Project Area must be consistent with the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws.

The currently effective version of the Oak Park Redevelopment Plan specified land uses pursuant to an attached, 1985 General Plan land use map, and did not provide for consistency with the City's General Plan as it may from time to time be amended. The General Plan was adopted in January 1988, and is an update that replaces the previous 1974 General Plan. Since the 1985 Redevelopment Plan land use map was adopted, the City has amended General Plan land use designations for numerous parcels in the Project Area. Therefore, to the extent the land use maps in the 1985 Redevelopment Plan and the current General Plan disagree, land use changes are being made by the Fourth Amendment. These land use changes were previously approved by the City as General Plan amendments with appropriate CEQA review and compliance. A new map reflecting current General Plan land use designations is included in the proposed Fourth Amendment (**Figure 3**). Adoption of the map will bring the current General Plan into consistency with the Redevelopment Plan. No other land use changes are proposed by the Fourth Amendment.

Major General Plan land use designations for the Project Area include:



LAND USE CHANGES
Sacramento Redevelopment Agency
Oak Park Park Redevelopment Project

FIGURE 3

- ▶ Community/Neighborhood Commercial & Offices
- ▶ Low Density Residential
- ▶ Medium Density Residential
- ▶ High Density Residential
- ▶ Public, Quasi-Public-Miscellaneous
- ▶ Parks-Recreation-Open Space
- ▶ Schools
- ▶ Heavy Commercial or Warehouse

All construction in the Project Area must also comply with all applicable state and local laws in effect from time to time, including the City of Sacramento Comprehensive Zoning Ordinance. The purpose of the City's Zoning Ordinance is to regulate the use of land, building, or other structures for residences, commerce, industry, and other uses required by the community. Additionally, it regulates the location, height, size of buildings or structures, yards, courts, open spaces, amount of building coverage permitted in each zone, and population density. The Ordinance also divides the City of Sacramento into zones of such shape, size, and number best suited to carry out these regulations, and to provide for their enforcement, and ensure the provision of adequate open space for aesthetic and environmental amenities. All proposed redevelopment activities generally conform to the Zoning Ordinance. *The proposed Redevelopment Plan Fourth Amendment would provide for activities which would be consistent with general plan designations, zoning, and adopted plans and policies.*

c,e) The Project Area includes a broad mix of land uses, including commercial, residential and warehouse. The Broadway/Stockton Boulevard Corridor is the most active commercial strip in the Project Area, but still contains a mix of uses with only 33 percent commercial use. A substantial portion, 23 percent, is occupied with residential structures, and 24 percent is owned by non-profit corporations. There are also a high number of vacant parcels along the Broadway/Stockton Boulevard Corridor, and vacant lots are scattered in the residential portions of the Project area. Vacant lots are for the most part concentrated in the area bounded by Broadway, 14th Street, Stockton Boulevard, and Martin Luther King Jr. Boulevard. Vacant, boarded residential buildings also continue to be an issue in Oak Park.

Proposed redevelopment activities include commercial and housing rehabilitation and new construction, and public improvements such as parking and street improvements. These projects must be consistent with the City's general plan and zoning requirements prior to construction, which are designed to ensure compatibility of projects with existing land uses. *The proposed Redevelopment Plan Fourth Amendment would be compatible with existing land uses in the Project Area, and would not impact the physical arrangement of the Oak Park community.*

d) Agricultural resources are not located within the Project Area, *thus the proposed Redevelopment Plan Fourth Amendment would have no effect on agricultural resources or operations.*

Section II: Population and Housing

Population and housing is considered a socio-economic, rather than a physical impact on the environment. CEQA does not require review of socio-economic impacts, except where a clear chain of cause and effect results in physical impacts. The City has developed policies and plans to provide for long-term population and housing needs, with documents such as the General Plan and the Oak Park Redevelopment Plan. Socio-economic needs such as low-income housing are addressed by the Amended Plan through the use of at least 20% of all increased property taxes (tax increment) generated to provide for housing in the project vicinity. In addition, individual development projects are required to pay into the Housing Trust Fund, which provides funding for the development of low- and moderate-income housing in the City.

a,b) Redevelopment activities and development encouraged by redevelopment has the potential to encourage localized daytime population growth in the Project Area's employment market area by providing additional jobs that would otherwise locate elsewhere. Residential infill development and rehabilitation occurring within the Project Area could incrementally increase the permanent population of the area. Increases in population are expected to occur gradually over time as public improvements and development progresses, and be within the anticipated population levels identified in the City's General Plan. There is no change in zoning proposed as part of the Redevelopment Plan amendment, nor any major new infrastructure improvements/extensions. *The proposed Redevelopment Plan Fourth Amendment would not result in changes in population beyond those identified in regional and local population projections, nor induce substantial growth.*

c) The proposed Fourth Amendment is expected to have a beneficial impact on existing housing by assisting in the reconstruction or rehabilitation of dilapidated structures. Providing housing for persons of low- and moderate-incomes is an objective of the proposed Fourth Amendment. Some relocation of residents may be required in areas of severely deteriorated housing which may be beyond rehabilitation. The Amended Plan provides that no persons or families of low- and moderate-income will be displaced unless and until there is a suitable housing unit available and ready for occupancy at rents comparable to those at the time of their displacement. The Amended Plan further provides that permanent housing facilities must be made available within three years from the time occupants are displaced.

Within 30 days of executing an agreement for acquisition and/or disposition of property that would result in the destruction or removal of dwelling units, the Agency must adopt a replacement housing plan. This plan must identify the location of such housing, a financing plan for rehabilitation, development or construction, the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, and a timetable for replacing the units on a one for one basis.

The Amended Plan proposes several residential programs to increase the supply of low- and moderate-income housing. These include the a) Developer Incentive Program to build-out residential infill lots; b) Preapprenticeship Construction Training Program; c) Multi-Family acquisitions,

rehabilitations; d) Boarded Homes Program (acquisition, rehabilitation); e) Oak Park Partnership Housing Program (down payment assistance); and f) New infill construction, assistance to non-profit housing developers. In addition, the Agency uses several programs such as the First Time Homebuyers Program to encourage home ownership for low- and moderate-income households.

Community Redevelopment Law requires that not less than 20 percent (20%) of all tax increment be set aside for preserving, improving and increasing the City's supply of low- and moderate-income housing. The Project Area will also benefit from the Sacramento Housing Trust Fund Ordinance (also known as Section 33, Housing Requirements for Non-Residential Development Projects) as non-residential development is encouraged in the area. The Agency requires that a project developer pay in-lieu funds for housing as a condition of an OPA or DDA. The funds are paid to the Redevelopment Agency for use as allowed by the Ordinance. The fee structure and amount is negotiated between the Agency and the project proponent during preparation of the OPA or DDA.

The proposed Redevelopment Plan Fourth Amendment is not anticipated to alter the location, distribution, density or growth rate of the human population or reduce the supply of low- and moderate-income housing. All low- and moderate-income housing stock removed due to Agency involvement will be replaced through Agency programs. *Therefore, no significant impacts on population or housing would occur as a result of the proposed Plan Amendment.*

Section III: Geology

a,b,c,d,g) Development encouraged by redevelopment activities could be exposed to potentially damaging seismically-induced ground shaking. However, no known active faults occur in or adjacent to the City of Sacramento. During the past 150 years, there has been no documented movement on faults within Sacramento County. However, the region has experienced numerous instances of ground shaking originating from faults located to the west and east. According to the *Preliminary Map of Maximum Expectable Earthquake Intensity in California*, prepared by the California Department of Mines and Geology, Sacramento is located near the border between the "low" and "moderate" severity zones, representing a probable maximum earthquake intensity of VII on the Modified Mercalli Scale. In Sacramento, the greatest intensity earthquake effects would come from the Dunnigan Hills fault, Midland fault, and the Foothill Fault System. The maximum credible earthquake for those faults is estimated at 6.5 on the Richter-scale. Currently, the City requires that all new structures be designed to withstand this intensity level.

Additional development encouraged by redevelopment activities in the Project Area could be exposed to impacts from liquefaction of subsurface soils. Liquefaction of soils could result in partial or complete loss of support which could damage or destroy buildings or facilities. Liquefaction is the loss of soil strength due to seismic forces acting on water-saturated, granular material which leads to a "quicksand" condition generating various types of ground failure. The potential for liquefaction must account for soil types, soil density, and groundwater table, and the duration and intensity of ground shaking. Earthquakes of the magnitude expected to emanate from any of several nearby faults

would be strong enough in the Project Area to induce liquefaction in susceptible sand layers. Per local building requirements, however, site-specific geologic investigations would be required to evaluate liquefaction potential and to recommend appropriate designs in order to avoid major structural damage, thus reducing this impact to less-than-significant.

The City of Sacramento has adopted policies as a part of the General Plan Health and Safety Element which consider seismic related hazards, including liquefaction. These policies require that the City: 1) protect levees and property from unacceptable risk due to seismic and geologic activity or unstable soil conditions to the maximum extent feasible; 2) prohibit the construction of structures for permanent occupancy across faults; 3) require reports and geologic investigations for multiple story buildings; and 4) ensure the use of Uniform Building Code requirements that recognize State and federal earthquake protection standards in construction. Development in the Project Area would not occur across any currently identified fault. In addition, the City requires soils reports and geological investigations for determining liquefaction, expansive soils and subsidence problems on sites for new multiple-story buildings as a condition of approval, and that such information be incorporated into the project design and construction to eliminate hazards. *The policies listed above are required for new construction projects and reduce potential seismic impacts to less than significant levels.*

e,h,i) Soils in the Project Area are categorized as Urban Land and consists of areas covered by up to 70 percent impervious surfaces. Topography is flat, and there are no outstanding topographic or ground surface relief features in the Project Area which would be disturbed as a result of the proposed redevelopment activities.

The Project Area is underlain by the Victor Formation (SGPU EIR, T-2) which forms a broad plain between the Sacramento River and the foothills of the Sierra Nevada mountains. It is a complex mixture of consolidated, ancient river-borne sediments of all textures. Weathering subsequent to formation during the Ice Ages has typically caused a hardpan layer to develop near the surface, generally allowing only a moderate to low rate of rainwater infiltration (SGPU EIR, T-1). Exhibit T-4 of the SGPU EIR further indicates that the subject site correlates with the San Joaquin soil type, a moderately deep, well-drained soil underlain by cemented hardpan. These soils are characterized as nearly level to gently rolling on low terraces and in basins of low terraces. Soils that have limitations for structural loading, i.e. weak or expansive soils, are scattered throughout the City. These limitations can usually be overcome through soil importation or specially engineered design for specific project construction. Adequate engineering studies will be required at the project level. *The proposed Redevelopment Plan Fourth Amendment would not result in impacts relative to landslides or mudflows, erosion or changes in topography, expansive soils, or unique geologic or physical features.*

f) New development in the Project Area encouraged by the redevelopment activities could result in the excavation, displacement, backfill and compaction of a minor amount of soil. Redevelopment activities may also result in the removal of dilapidated structures to accommodate new development on currently vacant land which will result in additional grading, compaction, and overcovering of exposed soils. Minor increases in the volume and rate of water runoff from development encouraged

by redevelopment activities may increase offsite soil erosion during future construction periods. Adequate on-site drainage facilities will be required at the project level. Soil erosion would be limited to the construction period of any future development or improvement. This impact would be temporary and would be controlled by standard grading practices.

All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. These requirements ensure that development sites are graded such that new topography makes a smooth transition to existing adjacent topography. City Ordinance includes grading requirements that control excessive runoff during construction. Developers are required to carry out dust and soil erosion and sediment control measures before, during, and after the construction phase of development. This general permit requires the permittee to employ "Best Management Practices" (BMP's) before, during, and after construction. The City has a list of BMP's necessary to accomplish the goals of this permit, approved by the City's Department of Utilities, Engineering Services Division before beginning construction. *No impact is anticipated to occur due to required compliance with the City's Grading, Erosion, and Sediment Control Ordinance.*

Section IV: Water

a,d,e) Much of the Project Area is served by the City of Sacramento's Combined Sewer Service System (CSS). The Combined Sewer System (CSS) area is bounded by the Sacramento River on the west, 65th Street on the east, the American River on the north, and Sutterville Road on the south.

This system consists of a single network of pipelines that collect both storm water drainage and sanitary sewer discharges from the downtown area. Drainage from redevelopment supported development activities would have a potentially significant effect on the City's Combined Sewer System if it exceeded the screening criteria provided by the City of Sacramento Department of Utilities (Brent, 1997). This criteria would be exceeded if the proposed project or project alternatives would increase the impervious surface area by greater than 0.25 acre.

If a proposed project would exceed City stormwater screening criteria, the City would require the project developers to develop and implement a mitigation plan, or enter into an Impact Mitigation Agreement with the City. The mitigation plan could include such measures as on-site storage and/or detention of site-generated storm water flows, CSS pipe up-sizing, and replacement of pipes. The Impact Mitigation Agreement would include, but is not limited to, the following:

1. Agreement to pay associated CSS impact fees and a waiver of all rights to protest fees, assessment districts, or Mello Roos districts.

2. Consent to all conditions by any lienholder.
3. Indemnification of the City in implementing the Agreement.

The mitigation plan or Impact Mitigation Agreement is required by local regulations to be reviewed and approved by the City of Sacramento Department of Utilities prior to the issuance of building permits. The City prefers the use of drainage mitigation. The Impact Mitigation Agreement is to be used only if mitigation is not feasible (Dave Brent, August 13, 1997).

In the southern portion of the Project Area that is not served by the CSS, drainage is carried in a series of swales and creeks to the Sacramento River. Additional development encouraged within the Project Area may increase the amount of land covered with impervious surfaces. This overcovering of the land will increase the speed and amount of runoff during storms. Any increase in runoff would be minor and would not be expected to significantly change the amount of surface water in any water body. The City Utilities Department encourages all new construction to include such measures as on-site storage and/or detention of site-generated storm water flows. Adequate drainage facilities will be required at the project level. *The proposed Redevelopment Plan Fourth Amendment would not result in significant changes in absorption rates, drainage patterns, increase in the amount of surface runoff or change in the amount of surface water or direction of flow within local water bodies.*

b) The Project Area is mostly in Zone X of the Federal Emergency Management Agency's Flood Insurance Rate Maps, an area protected by levees from a 100-year flood event. During preparation of this document, the remainder of the Project Area was located within an area of the 100-year floodplain currently designated as an A99 Flood Hazard Zone on the Sacramento Community's Official Flood Insurance Rate Map (FIRM), dated November 15, 1989 (Map Numbers 060266 0010E and 060266 0025E). This A99 floodplain is a broad swath that runs diagonally through the Project Area from southwest to northeast. The A99 zone is defined by the Federal Emergency Management Agency (FEMA) as a "special flood hazard area (SFHA), where enough progress has been made on a protective system such as dikes, dams, and levees, to consider it complete for insurance rating purposes." The A99 Flood Hazard Zone does not designate flood elevations, and there are no FEMA regulations restricting development in the zone. However, development within the A99 zone is subject to certain construction design regulations and flood insurance is required for any development that includes federal financing.

In recent years, the Sacramento Area has been subjected to numerous storm events resulting in high flows in the American and Sacramento rivers. In response to these flood events, the U.S. Army Corps of Engineers (COE) has revised flow frequency curves that indicate that portions of the area are only protected against a 77-year flood event. Even when additional levee protection that would be constructed along the American River in 1998 is considered, the level of protection is less than the 100-year level.

FEMA has a congressional mandate to establish a SFHA to deal with flood control systems that no longer provide 100-year protection. Based on the refined COE hydrologic calculations, FEMA has issued a final flood elevation determination letter and revised FIRM for portions of the Sacramento area. FEMA intends to issue new FIRMs on July 6, 1998 that would redesignate the A99 zones to a more restrictive "AR" zone ("A" denoting that the area is a SFHA, and the "R" denoting that restoration of a levee system to a level of base flood protection is underway). The area affected includes large areas of the City south of the American River, and smaller parts of the City north of the river and east of the Natomas East Main Drain Canal (NEMDC), generally contiguous with the area of the existing A99 flood zone. The AR zone is intended for communities such as Sacramento, where a previously certified 100-year or greater flood protection system has been de-certified due to updated hydrologic or other data.

The AR zone allows development to continue with some restriction while progress is being made toward restoring a 100-year flood protection level. Like the A99 zone, the AR zone is also temporary and will expire ten years from the date of classification or when certification of 100-year flood protection is obtained. The FEMA letter established the base flood elevations and initiated a six month compliance period that will end in July 1998, at which time the AR restrictions will be imposed. During the compliance period, the City is required to amend the existing floodplain management ordinance to incorporate and implement the AR zone requirements based on the flood hazard information shown on the maps.

The AR zone contains two categories: "Developed" and "Undeveloped". The Project Area is anticipated to be categorized as "Developed", or areas adjacent to existing public infrastructure or infill areas that are currently surrounded by existing development pursuant to FEMA definition. All new residential and non-residential development in the AR zone will be required to be constructed with the lowest floor including the basement at or above the base flood elevation, or three (3) feet above the highest adjacent grade, whichever is lower. Commercial projects will have the option of flood proofing in lieu of the elevation requirements.

Development in the Project Area would be required to comply with federal regulations imposed on the site whether it be a A99 or AR designation. At this time, no significant environmental impact will result since development would not be allowed unless it complies with the federal regulations regarding development in areas subject to this particular flood hazard. The City is currently preparing environmental review for amendments to sections 9.26 and 9.27 of the City Code relating to Flood Management.

Under applicable provisions of the Sacramento City Code, which will not be modified until July 1998, new development is permitted in the Project Area, provided building permit applicants, by agreement with the City, a) assume the risk of all flood-related damage to any permitted new construction; b) agree to notify subsequent purchasers of the flood risk; and c) ensure that any new construction complies with City-imposed design restrictions aimed at reducing the risk of flood-related property damage and personal injury. A project applicant, as part of standard City approval procedures, will

be required to execute an agreement that acknowledges the flood risk of the project and that requires compliance with the provisions of the Sacramento City Code.

The City has evaluated the impacts of approving development within the flood zone in the Environmental Impact Report (EIR) prepared in connection with the Land Use Planning Policy Within the 100-Year Floodplain (M89-054) adopted by the City Council on February 6, 1990. That document serves as a program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City. Flood-related risks created by activities encouraged by the Redevelopment Plan Fourth Amendment fall within the scope of the program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the program EIR and its adoption of the Policy are applicable to the Project. These findings are set forth in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento ("Findings"). That document is appended to the Program EIR available through the Department of Planning and Development.

The Project Area is also served by the City's combined storm/sanitary sewer system which has been subject to localized flooding. The terrain in the City is flat and many of the sewers and facilities are undersized and in need of rehabilitation. As a result, localized flooding occurs during large storm events. Local flooding occurs when the CSS is full and storm water runoff cannot enter the system. An objective of the CSS Rehabilitation and Improvement Plan is to reduce localized flooding problems. *All development assisted by the proposed Redevelopment Plan Fourth Amendment would be required, by City regulations, to provide adequate on-site drainage or sign a mitigation agreement, and would not expose people or property to water-related hazards such as localized flooding.*

c) Redevelopment activities and development encouraged by redevelopment will contribute additional runoff to these systems on a case by case basis over the life of the Redevelopment Plan. Construction activities may contribute organic pollutants during the construction of infrastructure and improvements. Additional contamination may occur from increased traffic as a result of redevelopment activities which may contribute grease, oils, and other materials that may contaminate runoff from streets and parking lots.

Construction encouraged by redevelopment would include temporary earth disturbing activities. This could result in a minor increase in soil erosion leading to increased sediment loads in storm runoff, which could adversely affect receiving water quality. All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. The GESC includes grading requirements that control excessive runoff during construction. Developers are required to carry out dust and soil erosion and sediment control measures before, during, and after the construction phase of development. Implementing accepted dust control practices, revegetating or covering exposed soils with straw or other materials,

constructing ingress/egress roads and adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways, covering trucks containing loose and dry soil, and providing interim drainage measures during the construction period are measures intended to minimize soil erosion and fugitive dust emissions.

This general permit requires the permittee to employ "Best Management Practices" (BMP's) before, during, and after construction. The City has a list of BMP's necessary to accomplish the goals of this permit, approved by the City's Department of Utilities before beginning construction. The primary objective of the BMP's is to reduce nonpoint source pollution into waterways. These practices include structural and source control measures for residential and commercial areas, and BMP's for construction sites. Components of the BMP's include:

- Maintenance of structures and roads
- Flood control management
- Comprehensive development plans
- Grading, erosion and sediment control ordinances
- Inspection and enforcement procedures
- Educational programs for toxic material management
- Reduction of pesticide use
- Specific structural and non-structural control measures

BMP mechanisms minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the stormwater drains. BMP's are approved by the Department of Utilities before beginning construction (the BMP document is available from the Department of Utilities Engineering Services Division, 5770 Freeport Boulevard, Suite 100, Sacramento). *Soil erosion would be limited to the construction period of the project. Minor increases in the volume and rate of water runoff from infrastructure improvements and development would be temporary and would be controlled by standard grading practices and the required BMPs, resulting in a less than significant impact.*

f,g,h,i) Redevelopment activities in the Project Area would not affect the direction or rate of flow of groundwater. Water supplies are provided by the City of Sacramento through a system of pipelines that currently exist within the streets. Development within the Project Area will not require new withdrawals from groundwater sources or affect aquifers by cuts or excavations. The proposed Redevelopment Plan Fourth Amendment also would not be expected to result in development that requires excavations to a depth that typically require continuous dewatering. The City does not rely on groundwater in this area for its source of public water supply. *As such, the project has no effect on groundwater used for public water supplies.*

Section V: Air Quality

a,b) The Project Area is located within the Sacramento metropolitan area which is considered a non-attainment area for selected pollutants. The 1986-2006 SGPU DEIR identified urban emission

sources as the primary source for existing air quality problems (SGPU DEIR, Z-6). The federal air quality standards for ozone and particulate matter (PM_{10}) are being exceeded several times per year in Sacramento City and County.

Ozone is a secondary pollutant produced over time by a complicated series of chemical reactions involving nitric oxide, nitrogen dioxide, various organic compounds, ultraviolet light, and normal components of the atmosphere. Ozone problems have been identified as the cumulative result of regional development patterns, rather than the result of a few incremental significant emissions sources (SGPU DEIR, Z-9).

The Sacramento Metropolitan Air Quality Maintenance District (SMAQMD) collects ambient air quality data through a network of air monitoring stations. This data is summarized annually and published in the California EPA CARB's California Air Quality Data Summaries. Table V-1 is a five year summary listing the highest annual concentration observed in the SUA for non-attainment designated criteria pollutants for the years 1992-1996. This data was collected at the SMAQMD's 13th & T Street gaseous and particulate monitoring station located in downtown Sacramento. This station was selected because it is the closest gaseous and particulate monitoring station to the Project Area. The CARB has not yet released monitoring data for the full 1997 calendar year.

The Redevelopment Plan Fourth Amendment would continue to eliminate barriers to development within the Project Area, allowing development to proceed up to General Plan densities. Development activities would result in additional emissions relating to both construction and operations. Each development project as it is proposed over the life of the Redevelopment Plan Fourth Amendment will be assessed against the following SMAQMD recommended significance criteria:

- Criteria Pollutants: Construction and operation impacts are considered potentially significant if the project would result in a net increase of 85 pounds per day (lbs/day) of ROG_s, 85 lbs/day of NO_x , 275 lbs/day of PM_{10} or 150 lbs/day of SO_2 . Operational impacts for CO are considered potentially significant if CO "hot spots" exceeding state 1-hour and 8-hour SAAQS are generated near major thoroughfares and congested surface streets.

With future development of the Project Area air pollutants would be emitted by construction equipment, and fugitive dust would be generated during interior grading and site preparation. Construction activities are regulated by the City and County, as well as the Air Quality Management District. Construction in the Project Area over the life of the Redevelopment Plan Fourth Amendment will include demolition of some structures and grading preparation for all new construction. PM_{10} emissions in the form of fugitive dusts would vary from day to day, depending on the level and type of construction activity (demolition and grading), silt content of the soil, and prevailing weather. Phase I emissions from construction equipment (i.e. graders, back hoes, haul trucks etc.) would generate PM_{10} , NO_x , and ROG emissions.

TABLE V-1
AIR QUALITY DATA SUMMARY (1992-1996) FOR THE PROJECT AREA

Pollutant	Monitoring Data By Year /a/					
	Std. /b/	1992	1993	1994	1995	1996
Ozone (O ₃):						
Highest 1-hour average, ppm/c/	0.09	0.12	0.13	0.11	0.13	0.12
Days/Hours /d/		11/21	4/9	3/3	7/16	5/12
Carbon Monoxide (CO): /e/						
Highest 1-hour average, ppm	20.0	11	12	11	10	9
Number of excesses		0	0	0	0	0
Highest 8-hour average, ppm	9.0	8.6	9.4	6.4	6.5	6.8
Number of excesses		0	1	0	0	0
Particulate Matter (PM ₁₀): /e/						
Highest 24-hour average, ug/m ³ /c/	50	72	77	99	85	75
Days/Samples /f/		8/71	11/97	6/79	14/82	4/77
Annual Geometric Mean, ug/m ³	30	29.1	25.3	26.1	26.3	22.2

Note: **Bold** values are in excess of applicable standards

na not available

/a/ All data are from the 13th and T streets monitoring station in downtown Sacramento.

/b/ State standard, not to be exceeded.

/c/ ppm = parts per million; ug/m³ = micrograms per cubic meter.

/d/ Days/Hours refers to the number of days during which excesses of the state standard were recorded in a given year and the total number of hours in which the standard was exceeded during that year.

/e/ Particulate is usually measured every sixth day (rather than continuously like the other pollutants). "Days/Samples" indicates the number of excesses of the state standard that occurred in a given year and the total number of samples that were taken that year, respectively.

SOURCE: California Air Resources Board, *California Air Quality Data Summaries*, 1992, 1993, 1994, 1995, 1996.

The largest source of construction-related PM₁₀ emissions would be associated with the demolition of existing structures. Demolition activities are required to conform to the rules and guidelines outlined in the SMAQMD Rule 403 concerning fugitive dusts associated with construction activities, including demolition. Rule 403 requires the application of water or chemicals for the control of fugitive dust associated with demolition, clearing of land, construction of roadways, and any other construction operation that may potentially generate dust, including the stockpiling of dust-producing materials. Although PM₁₀ emissions associated with demolition can be quite large, these emissions will be reduced by Rule 403, and will take place over a very short period of time.

Phase II construction emissions are primarily associated with construction employee commute vehicles, asphalt paving operations, mobile construction equipment (i.e., bull dozers, fork lifts, etc.), stationary construction equipment, and architectural coatings. Phase II construction emissions will principally be generated from diesel-powered mobile construction equipment as well as architectural coatings. Phase II construction emission mitigation measures involve the routine maintenance and tuning of all mobile and stationary powered construction equipment, as well as construction employee commute vehicle trip reductions. Construction paving materials and coatings are required to conform to the rules outlined in the SMAQMD's Rule 453 and Rule 442 governing the manufacture and use of asphalt and architectural coatings.

Resident, employee, customer and/or delivery vehicle trips associated with new development would generate NO_x and ROG emissions, contributing to regional ambient O_3 concentrations, and would generate vehicular dust emissions that would contribute to regional ambient PM_{10} concentrations. Additionally, the combustion of natural gas for space heating will contribute NO_x and ROG emissions.

SMAQMD requires site-specific potential air quality impacts be assessed and mitigated to the extent feasible at the project level, as new development is proposed over time in the Project Area. However, all development anticipated under the Redevelopment Plan Fourth Amendment must be consistent with the City's General Plan. Therefore, air quality impacts associated with development occurring as a result of redevelopment activities have already been considered in the SGPU EIR. At the time of General Plan adoption, the EIR identified a regional unavoidable significant adverse impact, and the City Council adopted findings of overriding considerations. *The Redevelopment Plan Fourth Amendment would not encourage development beyond that considered in the SGPU EIR.*

c) Due to the small scale of proposed and typical redevelopment activities, changes in local or regional climate conditions are not expected as a result of the Redevelopment Plan Fourth Amendment.

d) Development encouraged by redevelopment activities is expected to be commercial, residential or light manufacturing development typical of the area and is not expected to create objectionable odors.

Section VI: Transportation/Circulation

Major public streets within the Project Area include Alhambra Boulevard, Broadway, Martin Luther King, Jr. Boulevard, Stockton Boulevard, 33rd Street, 2nd Street, 12th Avenue, 14th Avenue, 21st Street, and 5th Avenue. Over the life of the Redevelopment Plan Fourth Amendment, additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. It is anticipated that Project development may entail abandonment and/or realignment of certain streets, alleys, and other rights-of-way. Any changes in the existing street layout would be in accord with the General Plan, the objectives of the Redevelopment Plan, and the City's design standards. At this time, proposed street improvements include off-street parking on

Broadway and Stockton Boulevard, installation of street medians, improved street lighting and landscaping, and other traffic calming measures. The diagonal orientation of Broadway tends to impede traffic flow in the northern portion of the Project Area. In order to correct this deficiency, selected streets that intersect Broadway between Y Street and 5th Avenue will need to be converted to one-way or partially vacated.

a) Redevelopment activities within the Project Area will encourage a general intensification of commercial, residential and other development. In 1989, the UCDMC adopted their Long Range Development Plan which allowed for new growth and expansion of medical facilities in the area. This growth coupled with regional growth has resulted in increased traffic along the Stockton Boulevard and Broadway corridors. As a result of increased traffic, the level of service (LOS) has degraded along Stockton Boulevard and some portions of Broadway. Traffic encroachment has begun to occur in the adjacent residential neighborhoods (Stockton Boulevard and Broadway Area Circulation Study - Summary and Strategy Guide).

Redevelopment activities within the Project Area will encourage a general intensification of commercial, residential and other development. This additional development will generate additional vehicular movements throughout the Project Area and the City/County over existing conditions. However, build-out of the Project Area is anticipated to be consistent with General Plan densities, and generate the same number of average daily trips anticipated with the General Plan.

Traffic service is generally characterized by examining peak period operations. Operations are described in terms of the peak hour Volume to Capacity (V/C) ratio, as well as Level of Service (LOS). The V/C ratio indicates the amount of capacity utilized, with 1.0 representing 100 percent utilization. The LOS provides a letter grade that describes the quality of flow, ranging from the best conditions (LOS A) through extreme congestion associated with at or over-capacity conditions (LOS F).

Traffic conditions are best characterized by the peak hour LOS at signalized intersections, since signalized intersections generally have more limited capacity than midblock roadway sections. Intersection LOS is usually computed using the "Planning Methodology" from Transportation Board Circular 212, which is commonly used in EIRs and is the method currently preferred by the City. This method provides generally conservative estimates of intersection capacity.

The City of Sacramento has a current policy to maintain LOS C conditions where possible. This policy is more conservative than other jurisdictions, which may accept LOS D conditions (or LOS E at intersections affected by regional traffic such as freeway ramps). The most congested freeway segments serve the eastern suburbs of Sacramento along I-80 and U.S. 50. Both of these freeways are operating at or near their designated capacity. Currently, the Stockton/Broadway intersection operates at LOS A in the am peak hour, and LOS B in the pm peak hour. Under future 2010 roadway network operating conditions, the intersection LOS for Stockton Boulevard and Broadway has been estimated to be at LOS D in the pm peak hour. In addition, the future 2010 roadway network is anticipated to experience pm peak hour LOS E at the intersection of Martin Luther King,

Jr. Boulevard and Broadway (Broadway/Stockton Supermarket Project Negative Declaration). At General Plan buildout all other Project Area intersections and roadway segments are anticipated to maintain LOS of C or better except for Stockton Boulevard and Broadway (SGPU). The City of Sacramento has adopted a Findings of Fact and Statement of Overriding Considerations for the Adoption of the Sacramento General Plan Update for impacts to City streets and the freeways. The Redevelopment Plan Fourth Amendment will eliminate barriers to General Plan growth in the Project Area, as anticipated in the SGPU DEIR. *The Fourth Amendment will not generate any impacts not previously considered in the SGPU EIR.*

b-f) Additional development encouraged by redevelopment activities will result in an increased demand in parking. Parking in some areas is already constrained, and additional development may exacerbate this situation. Lack of parking can also interfere with pedestrian and vehicular circulation, creating disruptions in traffic flow as drivers are forced to circle blocks in search of a space and block traffic entering and exiting inadequately sized and poorly designed parking lots. The Stockton Broadway Corridor has inadequate parking facilities that contribute to the stagnation of the area's development and, more specifically, limit the use and reuse of the Project Area (*Preliminary Report*, pg. 13). The Agency intends to assist in the provision of adequate parking in the Project Area.

The Project Area is well served by alternative transportation modes. Seven bus routes, Routes 38, 50, 51, 67, 68, 83, and 115 serve Oak Park. There are existing bikeways through the Project Area along Martin Luther King, Jr. Boulevard, 34th and 32nd streets, and 9th and 12th avenues. The 2010 Bikeway Master Plan identifies proposed bikeways running north-south on Broadway, 43rd and 44th streets and Stockton Boulevard, and east-west along 2nd, 5th, 7th, 8th, 9th, 21st and 27th Avenues and Broadway. Light Rail is available about one-half mile north of the Project Area, with the closest stations at 29th, 39th and 48th streets. The proposed South Area Light Rail Extension would parallel the UP Rail Line approximately one half to three quarter miles west of the Project Area.

The Redevelopment Plan Fourth Amendment would also assist in the construction of medians, traffic circulation improvements, and street lights to upgrade the appearance and safety of the Broadway/Stockton Boulevard Corridor. As development occurs in the Project Area, site design, including parking and driveway locations, and alternative transportation modes will be subject to review by the City's Public Works Department. All city departments, including fire and police, review the site design to ensure safe and adequate access. *The Redevelopment Plan Fourth Amendment is expected to have a beneficial impact on Project Area parking, circulation, alternative transportation modes, and pedestrian and cyclist safety.*

g) The proposed Redevelopment Plan Fourth Amendment does not affect rail, waterborne or air traffic.

Section VII: Biological Resources

a-e) The proposed Project Area is in Urban Land Habitat (SGPU U-14). There are no wetlands or water features in the Project Area. Urban Land Habitat does not support foraging or nesting habitat

for any animal species on the State or Federal Threatened or Endangered Species lists. The Project Area is currently developed with existing structures, and vacant areas where buildings have been previously demolished.

The dominant vegetation consists of artificially irrigated ornamental plantings. Most of the vacant parcels in the Project Area support non-native annual grassland habitat. Most of the developed parcels support a variety of non-native ornamental species including street trees, shrubs, herbaceous flower beds, and lawns. Native trees and shrubs are occasionally interspersed in native landscapes. No records of special state plant species in the Project Area are included in the California Natural Diversity Data Base (CNDDDB, 1997). However, potential habitat exists in the Project Area for the valley oak (*Quercus lobata*), a special status plant.

Development that may be encouraged through redevelopment activities would be required to assess any potential project specific construction impacts to trees, in coordination with the City Arborist. Heritage trees in the Project Area would be protected by the City of Sacramento Heritage Tree Ordinance. Heritage trees are defined by the Ordinance as trees of any species having a trunk circumference of 100 inches or more measured 4.5 feet above ground level, which are of good quality in terms of health, vigor of growth, and conformity to generally accepted horticultural standards of shape for its species.

The proposed Redevelopment Plan Fourth Amendment will encourage new landscaping in the Project Area. As a result, new species of plants could be introduced to the area. City policies encourage revegetation and landscaping with native plant species, avoidance of non-indigenous species and protection of native trees and oaks. Landscaping plans are subject to review and approval by the Design Review Board.

A variety of trees and shrubs used for landscaping of urban areas provides nest sites and cover for wildlife. In general, the density and diversity of urban wildlife depend on the extent and type of landscaping and open space, as well as the proximity to natural habitats. Records of the CNDDDB indicate that the burrowing owl (*Athene cunicularia*) and the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) are known to occur near the Project Area. The longhorn beetle has been observed along the American River Parkway. Elderberry plants are frequently associated with riparian habitats, and no riparian habitat has been observed in the Project Area. As such, the valley elderberry longhorn beetle is not expected to occur in the Project Area.

The nearest record for the burrowing owl is approximately ½ mile east of the Project Area at the old Fairgrounds, and just north at the UCD Medical Center. The owl is a California Department of Fish and Game species of special concern, and is a year-round resident in the Central Valley. This species prefers open annual or perennial grasslands, including heavily disturbed areas with existing burrows, elevated perches, large areas of bare ground or low vegetation, and few visual obstructions. Burrows are typically located near water where large numbers of prey species, primarily insects, are found. Redevelopment activities may encourage development that could impact burrowing owls. All such development must go through the City of Sacramento entitlement process prior to construction,

which includes site-specific environmental review and mitigation of potential burrowing owl impacts in this area. Therefore, the potential for the Redevelopment Plan Fourth Amendment and subsequent activities to have an adverse impact on burrowing owls, or any other special status species or habitat is considered low. *Therefore, the Redevelopment Plan Fourth Amendment and subsequent activities would have a less than significant impact on biological resources.*

Section VIII: Energy and Mineral Resources

a) The proposed Redevelopment Plan Fourth Amendment would not require the expansion of energy-supply infrastructure. Both PG&E and SMUD have adequate infrastructure in place to serve the Project Area. In addition, the proposed Redevelopment Plan Fourth Amendment would not conflict with applicable energy conservation plans or exceed the maximum energy consumption threshold set by Title 24, State Building energy Efficiency Standards. *No impacts to energy conservation plans would occur.*

b) As development occurs within the Project Area, non-renewable energy, water, and materials resources will be consumed by increased vehicle travel, heating and cooling of living and working spaces, and electrical power generation. New construction will involve the use of additional building material and natural resources. In a regional and statewide context, this level of consumption of materials and energy resources is not considered significant.

The proposed Redevelopment Plan Fourth Amendment would result in the loss of those natural resources associated with the construction activities. New development in the Project Area is not anticipated to significantly accelerate the use of natural resources or deplete non-renewable resources. *Therefore, this impact is considered to be less-than-significant.*

c) The proposed Redevelopment Plan Fourth Amendment would not result in the loss of availability of a known mineral resource in the Project Area. Please refer to the discussion under "III. Geology", item "e,h,i".

Section IX: Hazards

a) Some designated uses within the Project Area may use, store, or transport hazardous substances to a limited degree. The Redevelopment Plan Fourth Amendment itself would not result in an increase in unusual or unique risks of explosion or release of hazardous substances beyond that risk typical of commercial or business land uses that may be assisted with redevelopment. State law requires detailed planning to ensure that hazardous substances are properly handled, used, stored, and disposed of, and to prevent or minimize injury to human health or the environment in the event such substances are accidentally released. Federal laws, such as the Emergency Planning and Community-Right-to-Know Act of 1986 (also known as Title IH of the Superfund Amendments and Reauthorization Act, or SARA Title III) impose similar requirements.

The Hazardous Materials Release Response Plans and Inventory Law of 1985 (or the Business Plan Act) requires that a business that uses, handles, or stores hazardous substances prepare a plan, which must include: 1) details, including floor plans, of the facility; 2) an inventory of hazardous substances handled or stored; 3) an emergency response plan; and 4) a training program in safety procedures and emergency response for new employees, including annual refresher courses.

In addition, under the terms of State legislation passed in 1989, AB 3777-LaFollette, the responsible local agency is to be provided with a Risk Management and Prevention Plan (RMPP). A RMPP is the sum total of programs aimed at minimizing acutely hazardous substance incident risks. This can include, but is not limited to: 1) systems safety review of design for new and existing equipment; 2) safety evaluation of standard operating procedures; 3) system review for reliability, both human and equipment/facility; 4) preventive maintenance procedures; 5) risk assessment for failure of specific pieces of equipment or operating alternatives; 6) emergency response planning; and 7) internal or external auditing procedures to ensure that safety programs and safety engineering controls are being executed as planned.

In general, this law requires that users of hazardous chemicals include in their RMPPs a hazards operations analysis (HAZOP) to be performed if specified quantities of approximately 30 acutely hazardous chemicals are used. In particular, the HAZOP must consider the off-site consequence of the release of any acutely hazardous substance, as defined. Should any toxic and/or flammable materials be proposed for any new commercial uses in the Project Area, a disclosure statement must be filed with the Sacramento County Environmental Management Department (SCEMD) which includes a list of these materials, the maximum amounts anticipated and how and where these materials are stored and used. *The Fire Department prepares an emergency plan which contains this information, thereby minimizing the release of hazardous substances in the event of an explosion or fire, and reducing potential impacts to a less than significant level.*

b) Future development in the Project Area and/or redevelopment activities would not interfere with either an adopted emergency response plan or an emergency evacuation plan. *No routes used for emergency access and response would be adversely affected by the Redevelopment Plan Fourth Amendment.*

c,d) Implementation of the Redevelopment Plan Fourth Amendment does not involve unique or unusual human health concerns. Redevelopment activities are not expected to result in the exposure of people to additional health hazards such as disease or exposure to hazardous materials.

Development in the Project Area may involve the recycling of properties, thus future development may be subject to hazards created by contamination resulting from existing or past land uses on a development site or adjacent site. Prior to development on any project sites that have the potential to be contaminated, applicants must coordinate with and obtain approval from the SCEMD. This procedure is required to assure that a proposed development does not interfere with the cleanup of potential groundwater or soil contaminants.

The Redevelopment Agency thoroughly investigates any proposed acquisition sites for the possible presence of hazardous substances in soil or groundwater. In the event contamination is discovered, a site remediation plan is prepared and implemented prior to any property transfer and construction. *Existing federal, state and local laws and requirements would mitigate any potential impacts in the Project Area to a less than significant level.*

The demolition of older buildings could expose construction workers and the public to carcinogenic asbestos fibers. Asbestos may be present in a variety of forms in the existing structures. If "friable," it could become loose and airborne where it can be inhaled. Loose insulation, ceiling panels, and brittle plaster could be sources of friable asbestos. Non-friable asbestos is generally bound to other substances such that it does not become airborne under normal conditions. In most cases, asbestos in older structures is contained in linoleum, insulation, and similar building materials. These non-friable materials do not present an intrinsic health hazard by their mere presence, because the asbestos is encapsulated in another material. However, any activity that involves manipulation of these materials (i.e., cutting, grinding, or drilling) could release hazardous airborne asbestos fibers.

The City requires that if asbestos fibers are suspected or identified in soils or existing building materials, then additional sampling must be performed prior to any demolition activities to identify asbestos-containing materials that may be contained in building materials or obscured behind walls, above ceilings, and beneath floors. Demolition activities affecting asbestos-containing material shall be performed by a licensed asbestos abatement contractor with properly trained personnel in accordance with all applicable federal, state and local regulations. *Existing federal, state and local regulations would mitigate any potential impacts in the Project Area to a less than significant level.*

e) The proposed Redevelopment Plan Fourth Amendment would not create an increased fire hazard in areas with flammable brush, grass or trees.

Section X: Noise

a, b) Increased vehicular traffic resulting from roadway improvements and development encouraged by redevelopment activities may incrementally increase ambient noise levels on arterial streets and freeways. Construction related noise impacts may exceed acceptable levels and will have potentially significant short-term impacts on adjacent residential development. Construction noise represents a temporary impact on ambient noise which will terminate upon completion of an individual project.

A change in noise levels of less than three dBA is not discernible to the general population. An increase in average noise levels from three to five dBA is clearly discernible to most people, and an increase greater than 5 dBA is considered subjectively substantial and constitutes a significant noise impact.

The City of Sacramento Noise Control Ordinance sets limits for exterior noise levels on designated agricultural and residential property. The ordinance states that noise shall not exceed 55 dBA during

any cumulative 30-minute period in any hour during the day (7:00 a.m. to 10:00 p.m.), and 50 dBA during any cumulative 30 minute period in any hour during the night (10:00 p.m. to 7:00 a.m.). The ordinance sets somewhat higher noise limits for noise of shorter duration; however, noise shall never exceed 75 dBA in the day and 70 dBA at night.

Construction activities, including the erection, excavation, demolition, alteration or repair of any building or structure, are conditionally exempt from the Noise Ordinance. Construction activities are exempt from the noise standard from 7:00 a.m. to 6:00 p.m. Monday through Saturday, and from 9:00 a.m. to 6:00 p.m. on Sunday. Internal combustion engines that are not equipped with suitable exhaust and intake silencers that are in good working order are not exempt.

The City of Sacramento monitored existing ambient noise for Oak Park surface streets at a normalized distance of 75 feet from the center of the roadway (SGPU Exhibit AA-47). The existing noise levels monitored were identified as 67 dBA on Stockton Boulevard between Highway 50 and 14th Avenue; 66 dBA on Broadway from Franklin to MLK, Jr. Boulevard, then 62 dBA to Stockton Boulevard; and 64 dBA on 12th/14th Avenue from SR 99 to Stockton Boulevard. The City's land use noise compatibility guidelines identifies a "normally acceptable" range up to 65 dBA for commercial buildings and up to 60 dBA for residential. A "conditionally acceptable" range for commercial is up to 80 dBA. The SGPU estimates that at General Plan buildout, anticipated noise levels along major roadways in the Project Area would increase 1 dBA on Stockton and Broadway, and actually decrease 3 dBA on MLK, Jr. Boulevard. With conventional construction, such an increase would still be within acceptable levels for commercial areas, and the decrease would put MLK, Jr. Boulevard close to acceptable levels for residential. However, most ambient noise levels in the Project Area would require mitigation (i.e. soundwalls) to protect new residential development along major streets.

Noise generated by the redevelopment activities and development encouraged by redevelopment will include temporary noise from construction activities and long term operational noise from vehicles accessing and exiting Project Area land uses. The Project Area is located in an urbanized environment which is subject to noise from traffic corridors, trucks, and other noise sources typical of a location near major arterials and commercial activities such as auto repair. Surface traffic noise is the dominant noise source in the City. The Redevelopment Plan Fourth Amendment would eliminate barriers to and encourage development in the Project Area consistent with the City's General Plan. In addition, proposed rehabilitation activities would decrease interior noise levels for many existing Project Area homes and commercial structures. *No increases in noise levels beyond those anticipated in the General Plan and already considered in the SGPU EIR would occur as a result of the Redevelopment Plan Fourth Amendment.*

b) Proposed redevelopment activities are not expected to expose people to severe noise levels greater than incremental increases in traffic noise that were previously considered in the SGPU EIR.

Section XI: Public Services

a-e) The City's General Fund and other special collections such as Measure G, state school funds and developer fees provide the financial support to achieve basic safety, school, library and park services. The City does not recognize the level of provision of these services as physical environmental impacts. The City views police, fire, school, maintenance of public facilities, library and park services as basic social services to be provided by the City. The level of service is based in part on the economic health of the service provider, in this case, the City of Sacramento.

Police/fire personnel, schools, libraries and parks provide a wide range of services that are affected by population increases. These services, however, are not impacted by physical environmental effects created by the proposed Redevelopment Plan Fourth Amendment. Section 15382 of the California Environmental Quality Act Guidelines defines a significant effect on the environment as a substantial or a potentially substantial adverse change in any of flora, fauna, ambient noise, and/or objects of historic or aesthetic significance. An economic or social change is not by itself considered a significant effect on the environment.

Any proposed new development in the Project Area will be required to incorporate design features identified in the Uniform Building Code and the Uniform Fire Code. Both the Police Department and the Fire Department are given the opportunity to review and comment on the design of any proposed new development that could affect public or fire safety. The Redevelopment Plan Fourth Amendment would result in elimination of barriers to General Plan growth, thus potentially increasing Project Area population over existing conditions. It would also provide private and public improvements such as housing and commercial rehabilitation, street improvements and job training programs. The need for fire and emergency services, however, should not be substantially increased because the Project would reduce existing fire hazards through the rehabilitation of substandard residential and commercial buildings. In addition, efforts to eliminate blight in the Project Area and public service programs may have a beneficial impact on police service levels. *The incorporation of fire safety measures required by the Uniform Building Code and the Uniform Fire Code and City permitting requirements and Crime Prevention through Environmental Design Program are expected to reduce any physical public safety impacts associated with the redevelopment activities to a less than significant level.*

By removing barriers to growth, the proposed Redevelopment Plan Fourth Amendment could result in an incremental increase in new housing construction in the Project Area. Such increases could result in an increase in student demand on local schools. All schools within the Sacramento City Unified School District are considered by the SCUSD to be currently at or over capacity. Any new students added to the District as an indirect result of the Project would increase existing local school capacity problems. It is important to note, though, that new residential development must be consistent with the City General Plan, and could eventually develop in the Project Area in the absence of the Redevelopment Plan.

The policies and implementation measures outlined below are contained in the City's General Plan (1988). These policies are expected to be sufficient to provide adequate school facilities to accommodate General Plan growth within the Project Area.

Goal A: Continue to assist school districts in providing quality education facilities that will accommodate projected student enrollment growth.

Policy 1: Assist school districts with school financing plans and methods to provide permanent schools in existing and newly developing areas in the City.

Policy 2: Involve school districts in the early stages of the land use planning process for the future growth of the City.

Policy 3: Designate school sites on the General Plan and applicable specific plans of the City to accommodate school district needs.

Policy 5: Continue to assist in reserving school sites based on each district's criteria, and upon the City's additional locational criteria as follows:

- ▶ Locate elementary schools on sites that are safely and conveniently accessible, and free from heavy traffic, excessive noise and incompatible land uses.
- ▶ Locate schools beyond the elementary level adjacent to major streets. Streets that serve as existing or planned transit corridors should be considered priority locations.
- ▶ Locate all school sites centrally with respect to their planned attendance areas.

Goals and Policies adopted as mitigation measures for the City's General Plan Update (1988) were determined to mitigate impacts of growth on schools to less than significant levels. These policies and measures are the responsibility of the City to implement for the Project Area.

Under Assembly Bill 1290 that amended California Redevelopment Law, the State recognized the potential adverse impact on schools from redevelopment, and mitigated that effect by specifically providing a net increase in funding for school capital improvements. The impact of any new residential development on impacted schools in the Project Area would nevertheless be significant, since the District lacks sufficient funds to alleviate existing overcrowding. However, the legislature specifically found in Article 16.5, Section 31, amending Section 33607.5 (g)(2) of the Health and Safety Code, that "(n)otwithstanding any other provision of law, a redevelopment agency shall not be required, either directly or indirectly, as a measure to mitigate a significant environmental effect or as part of any settlement agreement or judgment brought in any action to contest the validity of a redevelopment plan pursuant to Section 33501, to make any other payments to affected taxing entities, or to pay for public facilities that will be owned or leased to an affected taxing entity."

Section XII: Utilities and Service Systems

In the context of energy service, a significant impact is defined as capacity demand that cannot be met by existing or presently programmed supply, transmission and distribution facilities, and that requires the construction of significant amounts of additional facilities.

a) Natural Gas/Electrical. Increased demands on natural gas resources are met either by current PG&E infrastructure or upgraded/new facilities if the demand is increased beyond existing local infrastructure capacity. Project developers would be assessed the cost of upgraded/new facilities on a case-by-case basis if required because of the increased demand. New developments are required to coordinate through PG&E to assure that gas is efficiently supplied. The proposed Redevelopment Plan Fourth Amendment would not generate a demand that would require PG&E to secure a new gas source beyond their current suppliers.

As is the case with gas supply, increased electrical demands are met either by current infrastructure or upgraded/new facilities if the demand is increased beyond existing local infrastructure capacity. Project developers would be assessed the cost of upgraded/new facilities if required because of the increased demand. A significant environmental impact would result if a project resulted in the need for a new electrical source (e.g., hydroelectric and geothermal plants).

The proposed Redevelopment Plan Fourth Amendment will eliminate barriers to growth, and thus increase the electrical demand in the Project Area. SMUD has a standard set of measures it requires for approval of new developments:

1. Contact the SMUD Electric System Design Department and consult with SMUD through project planning, development, and completion. Early notification and consultation will be required, since there is a lead time of 12 to 18 months for acquisition of equipment and extension or modification of facilities.
2. Work closely with SMUD during the design stage of the project to ensure that energy conservation and load management measures recommended by SMUD are implemented to the maximum extent feasible.
3. Work with SMUD to locate a vault for electrical transformers with the project as required.
4. Pay to SMUD costs associated with any relocation of SMUD's electrical facilities due to project development.
5. Cooperate fully with SMUD in disclosing information concerning existing and proposed electrical facilities in the Project Area to those parties involved on acquisition of property within the area or the development, maintenance, or regular use of facilities located within the area.

The design of adequate electrical facilities is part of the normal development process and is not considered a physical environmental impact. Implementation of the proposed Redevelopment Plan Fourth Amendment will require compliance with SMUD standards. The proposed Redevelopment Plan Fourth Amendment would not generate a demand that would require SMUD to secure a new

electrical source beyond their current suppliers. *Therefore, the physical environmental impact of increased electrical and natural gas demand by the proposed Redevelopment Plan Fourth Amendment is considered less-than-significant.*

Besides the direct consumption of energy mentioned above, construction projects also consume indirect energy. For example, indirect energy is consumed through construction related services that use raw materials/natural resources to manufacture the construction materials. A steel beam used in construction indirectly represents energy consumed through mining and extraction of raw materials, the manufacturing process, and the transportation of the material. This indirect energy typically represents about three-quarters of the total construction energy consumption. There is no threshold established by which the impact of indirect energy consumption can be evaluated since it is so widespread throughout the national economic structure.

The City of Sacramento has adopted an energy conservation review checklist and development guidelines for all projects and site plan reviews. The intent of the guidelines is to encourage consideration of energy conservation measures in the preliminary development stages so that project-related energy consumption is minimized. In addition to the checklist, Plan Review of the energy facilities for development occurs during the design review stage of the planning process. *Energy consumption anticipated by the proposed Redevelopment Plan Fourth Amendment would be less-than-significant.*

b) Communication systems. Many federal, state, and local government agencies, as well as private entities, use radio and microwave repeaters mounted on building rooftops. Radar dishes are also mounted on regional mountaintops. Most radar energy is receivable within a certain arc, or range, from the sending point to the receiving point. Obstacles such as tall buildings sometimes block communications within this range. Some systems require a clear line of sight for dependable communications, and any obstacle located between the sending point and the receiving point, including buildings, could block communications or create a "blind spot" in the communications system.

Sacramento County uses a radio system to allow communication between remote stream and rain gauges and the County Administration Building at 700 H Street. The County Administration Building is also linked to the University of California, Davis Medical Center (UCDMC), just north of the Project Area, by radio and microwave communications systems. The UCDMC is the major hub of the entire County radio communications system.

The Project Area is a suburban, mostly residential area where buildings are rarely over two stories. It is not anticipated that any buildings over four stories or with floors below ground level would be assisted by redevelopment activities. If the City were to approve land use and zoning changes that would allow more intensive development that may be assisted by redevelopment activities, mitigation measures are easily available and would be required by the City as part of any discretionary approval process, thus *interference with communication systems would be a less than significant impact.*

c,f) The City of Sacramento provides water service to areas within the City limits from both surface and ground water sources. The City has water rights to 326,800 acre feet of water per year (AFY). Of this, Sacramento Municipal Utility District (SMUD) has rights to 15,000 AFY. About 100,000 acre-feet or 32 percent of available supplies were consumed by the city water users during 1990.

The City's Department of Utilities, Division of Water has a policy of serving all planned developments within the City boundary that are part of the City's General Plan, thereby allowing the City to plan future treatment facilities in advance of the required demand. Eventually, the City's water rights to the Sacramento and American Rivers may be the limiting factor of future development beyond the year 2035; however, treatment capacity is currently the deciding factor in determining a level of significant impact on the City's Water System. The City has adequate water rights to supply anticipated demand within the Project Area at buildout. New water supply system infrastructure would be coordinated with development as it occurs throughout the City, and all necessary infrastructure would be put in place to serve projects on a case by case basis. *All development within the proposed Redevelopment Plan Fourth Amendment Project Area would be required to contribute towards its share of expanding the water treatment facility to accommodate increases in flow through the system, thus water supply impacts would be less-than-significant.*

d,e) Sewage treatment for the City of Sacramento is provided by the Sacramento Regional County Sanitation District (SRCSD). The SRCSD is responsible for the operation of all regional interceptors and wastewater treatment plants, while local collection districts maintain the systems that transport sewage to the regional interceptors. From the collection system and regional interceptors, sewage flows ultimately reach the Sacramento Regional Wastewater Treatment Plant (SRWTP), which is located south of the City of Sacramento east of Freeport Boulevard. The SRWTP has an existing treatment capacity of approximately 181 million gallons per day (mgd) of seasonal dry-weather flow and 392 mgd of peak wet-weather flow (SRWTP Master Plan Draft Update, 1995). This expanded capacity is anticipated to serve a projected year 2005 service area population of approximately 1.6 million people.

Approximately 7,000 acres of the downtown area and approximately 2,200 acres encompassing River Park, California State University, and the eastern Sacramento area, including the Project Area, are served by the City of Sacramento's Combined Sewer Service System (CSS). This system consists of a single network of pipelines that collect both storm water drainage and sanitary sewer discharges. The CSS conveys flows from the City south to the SRWTP.

The City has a contract with Sacramento Regional Wastewater Treatment Plant for the delivery of 60 million gallons per day (mgd) from the CSS (Atchley, 1996). When CSS flows are greater than 60 mgd, CSS flows are diverted to the City's Combined Wastewater Treatment Plant (CWTP), located near South Land Park Drive and 35th Avenue, which only provides primary treatment. Wet weather flows are known to exceed system capacity during heavy storm events. Flows during heavy storm events which are in excess of the 190 mgd combined capacities of the SRWTP (60 mgd) and CWTP (130 mgd) result in a combined sewer overflow (CSO). During CSO events, the City diverts excess flows to the Pioneer Reservoir for storage, which has a capacity of 28 mgd. When the Pioneer

Reservoir reaches capacity, excess flows are directly discharged into the Sacramento River without treatment. The City has directly discharged into the Sacramento River an average of 6 times a year for the past 5 years (Atchley, 1996). When the pipeline system and treatment plant capacities are surpassed, the excess flows flood local streets through manholes and catch basins.

On June 22, 1990, the California Regional Water Quality Control Board, Central Valley Region (RWQCB) adopted Cease and Desist Order No. 90-179, requiring the City of Sacramento to cease and desist CSS discharges into the Sacramento River in violation of RWQCB Order No. 85-342. The Cease and Desist Order (and amendments 91-199 and 92-217) required the City to undertake operational improvements on the CSS, and perform a risk assessment on the known and potential health impacts of CSOs (City of Sacramento, 1996).

In compliance with the Order, the City submitted numerous alternatives to improve the CSS, as well as performed a public health risk assessment from outflows of the CSS. The City concluded that completely separating the sewer and storm water systems and conducting rehabilitation of the CSS would have adverse effects to City streets and would be economically infeasible. Thus the City identified a long-term control plan (CSS Improvement Program) which includes system improvements to reduce CSO events. The CSS Improvement Program consists of \$84.5 million in improvements during the first five years (phase I) of the program with rehabilitation of the CWTP and the remaining sewers occurring over a ten to fifteen year period (City of Sacramento, 1996). On March 22, 1996, RWQCB rescinded the Cease and Desist Order and issued a new National Pollutant Discharge Elimination System (NPDES) permit (Order No. 96-090) that includes a schedule for implementing the initial phase of the CSS Improvement Program.

An impact is considered potentially significant if a development project represents an increase in flow of wastewater in excess of 40 Equivalent Single Family Dwelling Units (esd) to the Combined Wastewater Control System. An esd is equal to 400 gallons per day. To convert gallons per day (gpd) to esd, the gpd calculation is divided by 400. Projects which exceed this threshold are required to submit an engineering analysis of the impact using the Sacramento Storm Water Management Model (SSWMM) to identify system impacts more precisely, and provide the necessary facilities and mitigation to accommodate the project demands. *The proposed Redevelopment Plan Fourth Amendment will eliminate barriers to growth and encourage development within the City's CSS service area, within the development levels anticipated in the General Plan. City policies and regulations are adequate to mitigate site specific impacts on the CSS system on a case by case basis.*

g) The City of Sacramento, Department of Public Works, Solid Waste Division currently collects most of the solid waste in the project vicinity. Most commercial establishments, however, hire private collectors to dispose of their dry solid waste. Waste generated within the City is disposed of in the County of Sacramento landfill located near the Cosumnes River at 12071 Keifer Boulevard, southeast of the intersection of Keifer and Grant Line Road.

The annual capacity of the County's Keifer Boulevard Facility (landfill) is 1,000,000 tons per year. Recently, the discovery of wetlands and endangered species at the County landfill site has impacted

estimates of remaining capacity and life span. The County landfill had an estimated life span of 25 to 30 years before wetlands were discovered. The estimated life span is now 5-7 years due to approximately 350 acres having been removed from the total landfill size to avoid destroying wetlands. This projected life span is based upon the generation of 1,000,000 tons of solid waste per year, and does consider the addition of the City's solid waste production. The County of Sacramento Public Works Department is proceeding with acquiring another 430-acre site next to the County landfill. Use of this acreage would result in a total of 730 acres and would prolong the landfill life span of the landfill to 25 to 30 years. Before any additional acreage can be used as landfill, a new operating permit must be submitted and approved by the Regional Water Quality Control Board and the State Integrated Waste Management Board. This permit process is estimated to take more than one year. It is anticipated that interim recycling efforts will reduce the amount of waste disposed of at the County's landfill.

State Assembly Bill 939 (AB 939) requires all cities to develop a source reduction and recycling program to achieve a 25 percent reduction of solid waste by 1995 and a 50 percent reduction by the year 2000. To comply with the AB 939 requirements, the City of Sacramento amended its comprehensive Zoning Ordinance to include a Recycling and Solid Waste Disposal Regulations section. The Recycling and Solid Waste Disposal Regulations call for all commercial, office, industrial, public/quasi-public, and 5-unit or more multiple family residential developments to create a recycling program which includes a flow chart depicting the routing of recycled materials and a site plan specifying the designing components and storage locations associated with recycling efforts.

The County Landfill is regulated to assure that environmental impacts to groundwater, soil, and air are minimized. The landfill has adequate capacity for future growth and is completing expansion plans, and recycling programs in the City are reducing demand. No disposal of hazardous wastes are anticipated with this project. *The proposed Redevelopment Plan Fourth Amendment would result in less than significant solid waste impacts.*

Section XIII: Aesthetics/Urban Design

a,b) There are no designated scenic highways located within the Project Area that could be affected by redevelopment activities. A major objective of the Amended Redevelopment Plan is to eliminate blight and blighting influences within the Project Area that contribute to the disjointed and degraded visual quality of the Project Area. *This is considered a beneficial impact of the Project.*

b) The Project Area has been identified in the SGPU and Oak Park Redevelopment Plan as an appropriate location for urban development. The proposed Amended Plan would assist in the upgrading of existing properties and new development, as well as public improvements along Stockton Boulevard and Broadway.

All redevelopment actions must also comply with the Art in Public Places Program. In 1979, SHRA adopted Resolutions 1750 and 2863, pledging itself "to promote the aesthetic improvement of the

City of Sacramento to the fullest extent possible." The Art in Public Places Program requires that development projects with SHRA assistance expend a minimum of two percent of the total project construction costs on aesthetic improvements. Such improvements may be decorative or functional, landscape items, or architectural features. The SHRA currently has an existing memorandum of understanding with the City of Sacramento that designates the Sacramento City Department of Community Services, Metropolitan Arts Division to administer the Art in Public Places Program (Bloom, 1996). *Therefore, the Redevelopment Plan Fourth Amendment would result in a beneficial impact on aesthetics in the Project Area.*

c) Development encouraged by redevelopment activities will result in some increases in light and glare from domestic, commercial, and public lighting. Because the area is already urbanized, the incremental increase in lighting associated with new development will be less-than-significant.

Solar glare created by the reflection of light off building surfaces has the potential to create impacts if it causes distracting glare for drivers on city streets or on nearby freeways. As the sun travels from east to west, areas of glare may be produced as the sun hits the surface of a building and reflects from that surface. The height and width of a structure affects the area of glare. All new lighting in the Project Area must be installed in compliance with the City's Comprehensive Zoning Ordinance (Section 6-D-8) standards. These standards ensure that all new lighting reduces light and glare in the project vicinity and that all exterior lighting would be directed away from properly shielded to eliminate glare on existing land uses and roadways. *Light and glare impacts are therefore not considered to have an impact with adherence to City requirements.*

Section XIV: Cultural Resources

a) The physical environment of the Project Area has been greatly altered by human modification over the past 150 years. Specifically, the urbanization of the City of Sacramento has greatly altered the pre-1850 environment. On a larger scale, the deposition of deep alluvial soils over the past 10,000 years has buried any early archaeological resources.

The Project Area is located in an existing urbanized area, which was previously developed with both commercial and residential uses. The Project Area is not located in a Primary Impact Area as defined by the SGPU EIR (Page V-5). There are no recorded pre-historic sites in the Project Area. The City has a standard construction requirement that should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but are not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code requires that in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be

immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. *The proposed Redevelopment Plan Fourth Amendment is therefore not anticipated to have an impact on prehistoric resources.*

b) Oak Park started out in the 1850s as a sparsely developed agricultural area occupied with moderate to substantial sized owner operated farms. Between the 1880s and 1920s, there was an influx of new residents which transformed the rural agricultural district into Sacramento's first suburban community. For a time, Oak Park's business district, with 225 stores, was Sacramento's largest outside the downtown area. Residential growth was characterized by modest single-family homes, with commercial development around 35th Street, 4th Avenue and Broadway. The community fell into a long decline in the years following WWII.

Buildings within the Project Area listed on the National Register of Historic Places include the Historic Dunlap Dining Room, Citizens/Sacramento Bank, and the Oak Park Fire Station. Many other Oak Park structures are listed on the City's Official Register of Historic Structures.

Under Chapter 32 of the City Code, the Design Review and Preservation Board reviews demolition requests of buildings listed in the City's Official Register. The Board has the authority to suspend demolition activities for 180 days, and the City Council can extend this suspension for another 180 days (Sacramento Housing and Redevelopment Agency, 1987). The purpose of this suspension period is to provide the City and the developer an opportunity to explore alternatives to building demolition.

Under Section 2.98 of the City's Zoning Ordinance, the City sets forth the following policies related to historic preservation:

The highest priority is to encourage restoration and sensitive renovation of listed structures. Restoration of listed structures in the City's Official Register entitles the development to all benefits provided in the Incentive Zone established under Section 2.3 of the Urban Design Plan. These benefits include, but are not limited to, one-meeting Planning review and priority building permit processing. Eligible projects may also receive public financial assistance.

Secondarily, an alternative design solution to demolition of a listed structure is to encourage harmonious incorporation of an existing listed structure into the design of a new development. A project that incorporates this design approach will also be eligible for the same Incentive Zone benefits found in Section 2.3 of the Urban Design Plan.

Thirdly, when demolition of a listed structure is requested, the applicant must prepare an environmental evaluation which addresses the following criteria pursuant to Chapter 32, Design Review Process:

1. Demonstrate infeasibility of rehabilitation;
2. Demonstrate financial capability of new project prior to issuance of demolition permit;
3. Address architectural design and quality of new project and compliance with Urban Design and Architectural Guidelines;
4. Demonstrate community benefits which may be incorporated into a portion of a new project as compensation for loss of listed structure;
5. Demonstrate economic benefit of new project to the City. (City of Sacramento, 1995).

All Project Area structures listed in the City's Official Register are subject to the protections outlined above. Redevelopment activities include rehabilitation of historic properties, and the Agency has a strong history of historic preservation in the Project Area. *The proposed Redevelopment Plan Fourth Amendment is therefore not anticipated to have an adverse impact on historic resources.*

d) The Redevelopment Plan Fourth Amendment would not result in any physical changes in the Project Area that may have an impact on unique ethnic cultural values.

e) The Project Area is not known to have been used for religious or sacred purposes.

Section XV: Recreation

a,b) The City's General Fund and other special collections provide the financial support to achieve basic park and recreational services. The City does not recognize the level of provision of these services as physical environmental impacts. The City views park services as basic social services to be provided by the City. The level of service is based in part on the economic health of the service provider, in this case, the City of Sacramento.

Parks provide a wide range of services that are affected by population increases. These services, however, are not impacted by physical environmental effects created by the proposed Redevelopment Plan Fourth Amendment. Section 15382 of the California Environmental Quality Act Guidelines defines a significant effect on the environment as a substantial or a potentially substantial adverse change in any of flora, fauna, ambient noise, and/or objects of historic or aesthetic significance. An economic or social change is not by itself considered a significant effect on the environment. *The proposed Redevelopment Plan Fourth Amendment would not result in any impacts upon the quality or quantity of recreational facilities. Any population growth resulting from redevelopment activities would be consistent with that anticipated in the City's General Plan and previously considered in the SGPU EIR.*

References

1. *Airport CLUPs for Sacramento County: Mather, McClellan, Metro and Executive Airports.*
2. *Air Quality Thresholds of Significance*, Sacramento Metropolitan Air Quality Management District, 1994, First Edition.
3. *Broadway/Stockton Supermarket Project, Mitigated Negative Declaration and Addendum.* City of Sacramento and Sacramento Housing and Redevelopment Agency, November 21, 1997.
4. *Ching, John.* Sacramento Metropolitan Air Quality Management District. Personal communication. June 11, 1997.
5. *City of Sacramento General Plan*, City of Sacramento, January 19, 1988.
6. *City of Sacramento Zoning Code*, City of Sacramento.
7. *Clarke, Pelle.* City of Sacramento Transportation Planning Division, personal communication, August 1997.
8. *Draft and Final Environmental Impact Report, City of Sacramento General Plan*, City of Sacramento, Draft EIR is dated March 2, 1987 and Final EIR is dated September 30, 1987.
9. *Draft Environmental Impact Report, Land Use Planning Policy Within the 100-Year Flood Plain in the City and County Of Sacramento*, City of Sacramento, September 18, 1989.
10. *Draft Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, August 1997.
11. *Draft Preliminary Report on the Proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, July 1997.
12. *Melko, David M.* City of Sacramento Neighborhoods, Planning and Development Division, personal communication, August 1997.
13. *Official Register Containing Structures of Architectural or Historical Significance*, City of Sacramento, October 6, 1983.
14. *Redevelopment Plan for the Oak Park Redevelopment Project No. 7 (Amended Plan)*, Redevelopment Agency of the City of Sacramento, March 27, 1985.
15. *Sacramento County Hazardous Materials Toxsite Report*, August, 1995; *Cortese List*; *National Priority List*; *CalEPA List*; and *CALSITES List*.
16. *Tholen, Greg.* Sacramento Metropolitan Air Quality Management District. Personal communication. June 11, 1997.
17. *2010 Sacramento City/County Bikeway Master Plan*, Environmental Impact Report, County of Sacramento, September 1992.

October 1, 1998

City Council of the City of Sacramento
Sacramento City Hall
Sacramento, California

Honorable Mayor and Members of the City Council:

The attached binder contains documents you will be considering or may wish to refer to at the joint City Council/Redevelopment Agency public hearing on the proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project, scheduled for October 1, 1998. If written objections are received from affected project area property owners or taxing agencies, no actions can be taken on the proposed Fourth Amendment on October 1, 1998. If such objections are not received, the City Council and Redevelopment Agency may adopt the resolutions and proceed with the first reading of the ordinance on October 1.



Written objections from affected project area property owners and/or taxing agencies require written responses no earlier than one week following the joint public hearing. Therefore, if such written objections are received, you may also want to refer to this binder at a continued joint City Council/Redevelopment Agency public meeting that would be held on October 20, 1998.

Please refer to the attached Table of Contents for a list of the documents included in the binder. If you have any questions, please call John Dangberg at 440-1399 ext. 1357.

Sincerely,

Anne M. Moore
Acting Executive Director
Redevelopment Agency of the City of Sacramento

P.O. Box 1834

S a c r a m e n t o

CA 95812-1834

Attachment: Public Hearing Document Binder

916-444-9210

CITY COUNCIL OF THE CITY OF SACRAMENTO
AND REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE
OAK PARK REDEVELOPMENT PROJECT

PUBLIC HEARING DOCUMENT BINDER
October 1, 1998

TABLE OF CONTENTS

Document

Tab No.

Transmittal Letter, Table of Contents and Staff Report

Supplemental Agenda for Joint Public Hearing	1
Supplemental Agenda for Continued Meeting if Written Objections are received	2
Procedural Outline for Public Hearing.....	3
Procedural Outline for Continued Meeting	4
(Left intentionally blank).....	5
Proposed Fourth Amendment to the Redevelopment Plan	6
Existing Redevelopment Plan.....	7
Agency's Report to City Council on Proposed Fourth Amendment.....	8
Negative Declaration	9
Agency Resolution Adopting Owner Participation Rules.....	10
Agency Resolution Approving and Adopting Negative Declaration	11
Agency Resolution Regarding Remaining Blight and Approving Fourth Amendment to the Redevelopment Plan	12
Council Resolution Approving Negative Declaration	13
Council Resolution Adopting Written Findings in Response to Written Objections.....	14
Ordinance Approving and Adopting Fourth Amendment to the Redevelopment Plan	15

Note: The above Agency and City Council actions will be considered at the close of the joint public hearing on October 1, 1998, if no written objections have been received from affected project area property owners or taxing agencies prior to or at the public hearing. *If any such objections have been received, then the hearing will be closed and the meeting will be continued to October 20, 1998, to respond to such objections.* All Agency and City Council actions will be considered either after the public hearing has been closed (October 1st) or after written objections have been responded to (October 20th).

SUPPLEMENTAL AGENDA

JOINT PUBLIC HEARING
ON PROPOSED FOURTH AMENDMENT TO
THE REDEVELOPMENT PLAN FOR THE
OAK PARK REDEVELOPMENT PROJECT

October 1, 1998

A Joint Public Hearing of the City Council of the City of Sacramento and the Redevelopment Agency of the City of Sacramento is scheduled to consider and act upon the proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project and related documents. The City Council also serves as the Redevelopment Agency board.

The purpose of the hearing is to hear evidence and comments concerning the adoption of the proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project.

The law requires certain formal procedures for this public hearing. The City Clerk will be responsible for a transcript of the hearing. Following presentations by staff and consultants, members of the public and interested persons may speak.

Comments and statements from the public on any matter should be as brief as possible and must pertain to the subject under consideration.

The agenda for the public hearing will be as follows:

1. Introduction and Opening of Public Hearing
2. Statement of Procedures
3. Staff and Consultant Presentations
4. Public Questions, Statements and Comments
 - a. Written Questions, Statements and Comments
 - b. Oral Questions, Statements and Comments
5. Closure of Hearing
6. Agency and Council Deliberations and Actions;
or
Continuation of joint meeting to October 20, 1998, to respond to written objections (if necessary).

**SUPPLEMENTAL AGENDA
CONTINUED JOINT MEETING
ON PROPOSED FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE
OAK PARK REDEVELOPMENT PROJECT**

October 20, 1998

A Continued Joint Meeting of the City Council of the City of Sacramento and the Redevelopment Agency of the City of Sacramento is scheduled for the purpose of receiving written responses to written objections received from affected Project Area property owners and taxing agencies prior to or at the joint City Council/Redevelopment Agency public hearing held on October 1, 1998. After such responses have been received and considered by the City Council, the City Council and Agency will consider adoption of the proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project and other related actions.

The law requires certain formal procedures for this joint session. The City Clerk will be responsible for a transcript of the joint session. Following the presentation of written responses by the staff, the City Council and Redevelopment Agency will take actions regarding adoption of the proposed Fourth Amendment to the Redevelopment Plan.

The agenda for the joint meeting will be as follows:

1. Opening of Continued Joint Meeting
2. Statement of Procedures
3. Staff and Consultants Presentations/Responses to Written Objections
4. Close of Continued Joint Meeting
5. Agency and Council Deliberations and Actions
6. Adjournment

PROCEDURAL OUTLINE

Joint Public Hearing

OF THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL OF THE CITY OF SACRAMENTO ON THE FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT

October 1, 1998

I. Introduction and Opening of Hearings

- A. Mayor calls to order the City Council. [Roll call of Council Members.]
- B. Chairperson of the Agency calls to order the Agency. [Roll call of the Agency.]
- C. Mayor explains to public that Council and Agency are composed of the same members; that they sit in a dual capacity for the hearing; and that the Mayor will serve as Chair of the hearings.
- D. Mayor opens the joint public hearing ("Joint Public Hearing") and explains the purpose of the hearing is to discuss the proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project ("Fourth Amendment").
- E. Mayor explains to public that for the purpose of the hearing, those who wish to speak should fill out a speaker card.
- F. Mayor indicates the Joint Public Hearing on Fourth Amendment will now begin.

II. Staff and Consultant Presentations

Following introductory comments, Mayor calls on Executive Director Anne Moore to describe the history of the Oak Park Redevelopment Project and the purpose of the proposed Fourth Amendment, which, among other things, extends Project Area time and financial limits. Anne Moore then calls on

[Insert appropriate SHRA staff] to introduce staff and consultants. [SHRA staff then calls on [Agency Legal Counsel] to begin staff and consultant presentations.

- A. [Agency Legal Counsel] presents legal report, including introduction of documents into the record and explanation of notice procedures for joint public hearing on Fourth Amendment. He/she then turns presentation back over to [SHRA staff]
- B. [SHRA staff] summarizes how the Fourth Amendment will facilitate redevelopment in the Project Area. S/he then turns presentation over to Don Fraser, KatzHollis Redevelopment Consulting firm.
- C. Don Fraser, describes the major elements of the Fourth Amendment; describes remaining blighting conditions in the Project Area; outlines major activities to be continued pursuant to the Fourth Amendment; and highlights other key, non-financial aspects of Report to Council (e.g., report and recommendation of Planning Commission). He then presents summary of financial aspects of Fourth Amendment and Report to Council, including: continuing need for tax increment financing authority; and inability of private sector and other governmental action to redevelop the Project Area without redevelopment assistance. He then turns presentation back to [SHRA staff].
- D. Gail Ervin, Environmental Coordinator, summarizes the Negative Declaration prepared for the proposed Fourth Amendment.
- E. [SHRA staff] summarizes consultations with taxing agencies as contained in the Report to Council. Following presentation, s/he states that this concludes staff and consultant reports.

Public Statements, Questions and Comments

requests City Clerk to summarize each letter received concerning the Fourth Amendment.

IV. Public Statements, Questions and Comments

- A. After reviewing submitted speaker forms and consulting with [Agency Legal Counsel], Mayor sets forth guidelines for public testimony, including number of minutes to be allocated to each speaker.
- B. Mayor then calls on each member of the public who has submitted a speaker card. Members of the public provide testimony.
- C. After all speakers have been heard, Mayor asks if any member of Council/Agency has any questions or seeks any clarifications. Council members, if desired, ask questions. Staff and consultants provide answers to questions by Council members if appropriate, and respond to any other questions or objections raised during public testimony.

V. Closure of Hearing and Continuation of Joint Meeting

- A. After Council questions have been responded to, Mayor asks if any member of the Council/Agency has any objections to closing the hearing. If not, Mayor officially closes the hearing.
- B. If written objections to adoption of the Fourth Amendment have been received from affected property owners and/or taxing entities prior to or at the joint public hearing, Mayor indicates that Council and Agency will take under advisement the Fourth Amendment and all oral and written public testimony and will tentatively schedule the matter for consideration and action at a continued joint meeting of the Council and Agency on October 20, 1998. Mayor then accepts motion for adjournment of the joint meeting.

- C. If no written objections to the Fourth Amendment have been received from affected property owners and/or taxing entities prior to or at the joint public hearing, the Council and Agency should continue with the joint meeting, following the Procedural Outline for the continued joint meeting (below), beginning with item III.

PROCEDURAL OUTLINE

Continued Joint Meeting

OF THE REDEVELOPMENT AGENCY AND THE CITY COUNCIL OF THE CITY OF SACRAMENTO ON THE FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT

October 1 or 20, 1998

I Introduction

[NOTE TO MAYOR: If no written objections to the Fourth Amendment have been received from affected property owners and taxing entities, the joint Council/Agency meeting can be continued immediately after the closure of the hearing and need not be continued until October 20th. In such event the transition from the closure of the public hearing to the continued joint meeting should be handled as seamlessly as possible, and everything before Section III of this outline may be disregarded.

- A. Mayor calls to order the City Council (if not already in session). Roll call of Council Members.
- B. Chairperson of the Agency calls to order the Agency (if not already in session). roll call of the Agency.
- C. Mayor explains that this continued joint meeting of the City Council and the Redevelopment Agency of the City of Sacramento is for the purposes of: 1) considering responses to written objections to the adoption of the Fourth Amendment received before or at the joint public hearing held on October 1, 1998; and 2) for consideration of adoption of the proposed Fourth Amendment.
- D. Mayor explains that this joint meeting does not constitute a reopening of the closed joint public hearing on the Fourth Amendment held on October 1, 1998.

- E. Mayor explains to public that Council and Agency are composed of the same members; that they sit in a dual capacity; and that the Mayor will serve as chair of the joint public meeting.
- F. Mayor indicates that the continued joint meeting on the Fourth Amendment will now begin.

II. Staff and Consultant's Responses to Written Objections

Following introductory comments, Mayor calls on [Agency Legal Counsel]. If necessary, [Agency Legal Counsel] explains that the purpose of this evening's meeting is for legal counsel, staff, and consultants to respond to written objections received at or before the October 1, 1998, hearing, and in particular to present written findings in response to the written objections received from affected Project Area property owners and taxing agencies on the Fourth Amendment; and for the City Council to consider those responses. The Agency and City Council will then proceed to consider adoption of the proposed Fourth Amendment and related actions. [Agency Legal Counsel] concludes his/her presentation by responding to comments on the amendment adoption process. Following this, he/she calls on [SHRA staff] (and consultants, as necessary) to respond to other questions/comments/objections.

III. Agency and Council Deliberations and Actions

At the conclusion of staff and consultant's responses, the Mayor indicates that property owners and other Project Area occupants, representatives of taxing agencies, as well as members of the general public, have had the opportunity to make oral and written comments and objections to adoption of the proposed Fourth Amendment, [and written objections from affected property

owners and taxing agencies have been responded to in writing and orally summarized by Agency staff and consultants]. It is now in order for the Agency and City Council members to ask any questions that they may have, and then following this, to consider taking action on the documents before them.

A. Agency Actions

1. Resolution No. - "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO ADOPTING RULES GOVERNING PARTICIPATION AND PREFERENCES BY PROPERTY OWNERS AND BUSINESS OCCUPANTS IN THE OAK PARK REDEVELOPMENT PROJECT"

[Note: See Binder Tab # 10)

2. Resolution No. - "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO APPROVING AND ADOPTING THE NEGATIVE DECLARATION ON THE PROPOSED FOURTH AMENDMENT TO THE REDVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT"

[Note: See Binder Tab # 11)

3. Resolution No. - "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO (1) FINDING THAT SIGNIFICANT BLIGHT REMAINS WITHIN THE OAK PARK REDEVELOPMENT PROJECT AREA WHICH CANNOT BE ELIMINATED WITHOUT THE ESTABLISHMENT OF ADDITIONAL DEBT, AND (2) APPROVING THE FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT"

[Note: See Binder Tab # 12)

B. City Council Actions

1. Resolution No. - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO APPROVING A NEGATIVE DECLARATION ON THE PROPOSED FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT"

[Note: See Binder Tab #13)

2. [If written objections from affected property owners and/or taxing entities are received] Resolution No. - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO ADOPTING WRITTEN FINDINGS IN RESPONSE TO WRITTEN OBJECTIONS RECEIVED FROM AFFECTED PROPERTY OWNERS AND TAXING ENTITIES".

(Note See Binder Tab # 14)

3. The Mayor entertains a motion to approve introduction and first reading of Ordinance.

Ordinance No. - "AN ORDINANCE OF THE CITY OF SACRAMENTO APPROVING AND ADOPTING THE FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT"

(NOTE: See Binder Tab #_15)

- IV. Adjournment of City Council and Agency (or return to regular agenda of City Council and/or Agency, as appropriate).

**FOURTH AMENDMENT
TO THE
REDEVELOPMENT PLAN
FOR THE
OAK PARK REDEVELOPMENT PROJECT**

**Adopted:
Ordinance No.**

**REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
SACRAMENTO , CALIFORNIA**

TABLE OF CONTENTS

	<u>PAGE</u>
Preface	ii
Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project.....	A-1
Attachment A -- Amended and Restated Redevelopment Plan for the Oak Park Redevelopment Project	

**FOURTH AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE
OAK PARK REDEVELOPMENT PROJECT**

That the Redevelopment Plan for the Oak Park Redevelopment Project be amended and restated in its entirety so as to read as shown in the "Amended and Restated Redevelopment Plan for the Oak Park Redevelopment Project," attached hereto as Attachment A.

Attachment A

**1998 AMENDED AND RESTATED
REDEVELOPMENT PLAN FOR THE
OAK PARK REDEVELOPMENT PROJECT**

**Adopted May 30, 1973
Ordinance No. 3278, Fourth Series**

**Amended March 27, 1985
Ordinance No. 85-022**

**Amended November 18, 1986
Ordinance No. 86-110**

**Amended October 4, 1994
Ordinance No. 94-046**

**Amended _____, 1998
Ordinance No. ____-_____**

**REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
SACRAMENTO, CALIFORNIA**

TABLE OF CONTENTS

	<u>Page</u>
I. [Section 100] INTRODUCTION.....	1
A. [Section 101] Project History.....	1
B. [Section 102] General	1
C. [Section 103] Project Area Committee	2
II. [Section 200] PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION	3
III. [Section 300] PROPOSED REDEVELOPMENT ACTIVITIES	4
A. [Section 301] General	4
B. [Section 302] Owner Participation and Business Reentry Preferences.....	4
1. [Section 303] Owner Participation	4
2. [Section 304] Business Reentry Preferences.....	5
3. [Section 305] Participation Agreements	5
4. [Section 306] Implementing Rules	6
C. [Section 307] Property Acquisition	6
1. [Section 308] Acquisition of Real Property	6
2. [Section 309] Acquisition of Personal Property	6
D. [Section 310] Property Management	6
E. [Section 311] Relocation of Occupants Displaced by Agency Acquisition.....	6
1. [Section 312] Relocation Housing Requirements.....	6
2. [Section 313] Replacement Housing Plan.....	7
3. [Section 314] Assistance in Finding Other Locations	7
4. [Section 315] Relocation Payments	7
F. [Section 316] Payments to Taxing Agencies for in Lieu of Taxes	7
G. [Section 317] Demolition, Clearance, Public Improvements, Building and Preparation	8
1. [Section 318] Demolition and Clearance	8
2. [Section 319] Public Improvements.....	8
3. [Section 320] Preparation of Building Sites	8
H. [Section 321] Property Disposition and Development.....	8
1. [Section 322] Real Property Disposition and Development.....	8
a. [Section 323] General	8
b. [Section 324] Disposition and Development Documents.....	9
c. [Section 325] Development by the Agency or Other Public Bodies or Entities	9
d. [Section 326] Development Plans.....	10
2. [Section 327] Personal Property Disposition	10
I. [Section 328] Cooperation with Public Bodies	10
J. [Section 329] Rehabilitation, Conservation and Moving of Structures	10
1. [Section 330] Rehabilitation and Conservation	10
2. [Section 331] Moving of Structures	11

	<u>Page</u>
K. [Section 332] Low or Moderate Income Housing.....	11
1. [Section 333] Authority Generally.....	11
2. [Section 334] Replacement Housing.....	11
3. [Section 335] Increase, Improve and Preserve the Supply.....	12
4. [Section 336] Duration of Dwelling Unit Availability and Agency Monitoring.....	13
L. [Section 337] Implementation Plans.....	13
IV. [Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS.....	15
A. [Section 401] Redevelopment Plan Map and Major Project Area Land Uses.....	15
B. [Section 402] Major Land Uses.....	15
C. [Section 403] Other Land Uses.....	15
1. [Section 404] Public Rights-of-Way.....	15
2. [Section 405] Other Public, Semi-Public, Institutional and Non-Profit Uses.....	16
D. [Section 406] Conforming Properties.....	16
E. [Section 407] Interim Uses.....	16
F. [Section 408] Nonconforming Uses.....	16
G. [Section 409] General Controls and Limitations.....	17
1. [Section 410] Construction.....	17
2. [Section 411] Limitation on the Number of Buildings.....	17
3. [Section 412] Number of Dwelling Units.....	17
4. [Section 413] Limitations on Type, Size and Height of Buildings.....	17
5. [Section 414] Open Spaces, Landscaping, Light, Air and Privacy.....	17
6. [Section 415] Signs.....	17
7. [Section 416] Utilities.....	17
8. [Section 417] Incompatible Uses.....	17
9. [Section 418] Subdivision of Parcels.....	18
10. [Section 419] Minor Variations.....	18
H. [Section 420] Design Guide.....	18
I. [Section 421] Building Permits.....	18
V. [Section 500] METHODS OF FINANCING THE PROJECT.....	20
A. [Section 501] General Description of the Proposed Financing Method.....	20
B. [Section 502] Tax Increment Funds.....	20
C. [Section 503] Agency Bonds.....	21
D. [Section 504] Time Limit on Establishment of Indebtedness.....	21
E. [Section 505] Statutory Payments to Affected Taxing Entities.....	22
F. [Section 506] Time Limit on Receipt of Tax Increment.....	22
G. [Section 507] Other Loans and Grants.....	22
VI. [Section 600] ACTIONS BY THE CITY.....	23
VII. [Section 700] ENFORCEMENT.....	24
VIII. [Section 800] DURATION OF THIS PLAN.....	24
IX. [Section 900] PROCEDURE FOR AMENDMENT.....	24
X. [Section 1000] SEVERABILITY.....	24
EXHIBIT "A" REDEVELOPMENT PLAN MAP	
EXHIBIT "B" LEGAL DESCRIPTION OF PROJECT AREA	

**1998 AMENDED AND RESTATED
REDEVELOPMENT PLAN FOR THE
OAK PARK REDEVELOPMENT PROJECT**

I. [Section 100] INTRODUCTION

A. [Section 101] Project History

The Redevelopment Plan for the Oak Park Redevelopment Project was adopted by Ordinance No. 3278, Fourth Series of the City Council of the City of Sacramento ("City Council") on May 30, 1973. The Redevelopment Plan has since been amended three times.

The first amendment ("First Amendment") was adopted on March 27, 1985, by Ordinance No. 85-022, to replace the original Redevelopment Plan (adopted on May 30, 1973) with a new amended (updated) Redevelopment Plan. Pursuant to SB 690, the second amendment ("Second Amendment") was adopted on November 18, 1986, by Ordinance No. 86-110 to establish certain limits, including a tax increment limit and time limits for debt establishment and exercising eminent domain authority. A third amendment ("Third Amendment") was adopted on October 4, 1994 by Ordinance No. 94-046 to bring project time limits into compliance with amendments to the Health and Safety Code added by Chap. 942, 1993 Statutes, commonly known as AB 1290.

A fourth amendment ("Fourth Amendment") to the Redevelopment Plan as amended to date was adopted on _____¹, 1998, by Ordinance No. ____¹. The Fourth Amendment: 1) extended the debt establishment, debt repayment, Plan duration and eminent domain authority time limits; 2) increased the tax increment and bond debt limits; 3) provided that the land uses permitted in the Project Area shall be the same as permitted under the City's General Plan; and 4) adopted a revised and restated Redevelopment Plan as this Amended and Restated Redevelopment Plan for the Oak Park Redevelopment Project.

B. [Section 102] General

This is the Amended and Restated Redevelopment Plan ("Redevelopment Plan" or "Plan") for the Oak Park Redevelopment Project (the "Project") in the City of Sacramento (the "City"), County of Sacramento, State of California. This Plan consists of text (Sections 100 through 1000), the Redevelopment Plan Map (Exhibit "A"), and a Legal Description of the Project Area (Exhibit "B"). This Plan was prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 *et seq.*; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and all applicable local codes and ordinances.

The definitions of general terms which are contained in the Community Redevelopment Law govern the construction of this Plan, unless more specific terms and definitions therefor are otherwise provided in this Plan.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Project, or this Plan whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The project area (the "Project Area") includes all properties within the Project boundary shown on the Redevelopment Plan Map and described in the Legal Description of the Project Area.

The proposed redevelopment of the Project Area as described in this Plan is consistent with the General Plan for the City of Sacramento, as applied in accord with local codes and ordinances.

¹ To be inserted after adoption of the Fourth Amendment

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

The goals and objectives of the redevelopment program in the Project Area are as follows:

(1) Housing Goals

To provide standard housing for all families presently residing in the Oak Park Area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.

(2) Social Goals

To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.

(3) Environmental Goals

To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.

(4) Economic Goals

To increase and develop economic activity in the area by attracting new business, assist existing business and enhancing property values. To provide for new housing within the means of the majority of area residents. To enforce a strong affirmative action program with all contractors working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.

C. [Section 103] Project Area Committee

The Agency, through its staff, consultants, and Agency Members, shall, upon the direction of and approval of the City Council, consult with, and obtain the advice of, the Project Area Committee ("PAC") concerning those policy matters which deal with the planning and provision of residential facilities or replacement housing for those to be displaced by Project activities. The Agency shall also consult with the PAC on other policy matters which affect the residents of the Project Area. All development plans, both public and private, within the Oak Park Project Area which require City or Agency discretionary approval will be submitted to the Project Area Committee for information and comment. The provisions of this Section shall apply throughout the period of preparation of the Fourth Amendment to this Plan and for the remaining duration of the Project's Implementation Plan adopted by the Agency on November 22, 1994. Thereafter, any extensions of the PAC shall be addressed in each Implementation Plan adopted for the Project and at the mid-term public hearing held on each Implementation Plan.

II. [Section 200] PROJECT AREA BOUNDARY AND LEGAL DESCRIPTION

The boundary of the Project Area is shown on the Redevelopment Plan Map attached as Exhibit "A," and is described in the Legal Description of the Project Area attached as Exhibit "B."

III. [Section 300] PROPOSED REDEVELOPMENT ACTIVITIES

A. [Section 301] General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Project Area and the community, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Project Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or re-construction of streets, utilities, and other public facilities and improvements;
7. Disposition of property for uses in accordance with this Plan;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the Project Area and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. [Section 302] Owner Participation and Business Reentry Preferences

1. [Section 303] Owner Participation

Owners of real property within the Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Project Area if such owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and owner participation implementation rules adopted by the Agency. Owners do not, however, have an absolute right to participate in the redevelopment of their property in the Project Area.

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency or joining with another person or entity for the rehabilitation or development of the owner's property and, if appropriate, other property. An owner who participates in the same location may be required to rehabilitate or demolish all or part of his/her existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Agency buying land and improvements at fair market value from owners and offering other parcels for purchase and rehabilitation or development by such owners, or offering an opportunity for such owners to rehabilitate or develop property jointly with other persons or entities.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of public rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of potential participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of potential participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the Project Area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the Project Area; (9) the necessity to assemble areas for public and/or private development; (10) the requirements of this Plan and applicable rules, regulations, and ordinances of the City of Sacramento; (11) any Design Guide adopted by the Agency pursuant to Section 420 hereof; (12) the feasibility of the potential participant's proposal; (13) the scope of the participant's proposal; and (14) the superiority of a competing proposal with regard to implementation of the goals of this Plan.

2. [Section 304] Business Reentry Preferences

Business occupants engaged in business in the Project Area shall be extended reasonable preferences to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Redevelopment Plan and business reentry preferences implementation rules adopted by the Agency.

Whenever a business occupant will be displaced by Agency action from the Project Area, the Agency will, prior to such displacement, determine: 1) whether such business occupant desires to relocate directly to another location within the Project Area, or 2) if suitable relocation accommodations within the Project Area are not available prior to displacement, whether such business occupant would desire to reenter in business within the Project Area at a later date should suitable accommodations become available. For those business occupants who desire to relocate directly to another Project Area location, the Agency will make reasonable efforts to assist such business occupants to find accommodations at locations and rents suitable to their needs. The Agency will make reasonable efforts to assist such business occupants to find reentry accommodations at locations and rents suitable to their needs. In any event, the Agency shall not be obligated to provide financial assistance to any displaced business occupant in excess of that required by law.

Reentry preferences shall necessarily be subject to and limited by factors such as the following: (1) the extent to which suitable relocation or reentry accommodations exist or are rehabilitated or developed within the Project Area; (2) the extent to which suitable relocation or reentry accommodations are available to displaced business occupants within an acceptable time period or at rents and other terms that are acceptable to such displaced business occupants, and within their financial means; (3) the extent to which the Agency has control of the proposed reentry accommodations; (4) the compatibility of the displaced business with available relocation or reentry accommodations; and (5) the requirements of this Redevelopment Plan or any Design Guide adopted by the Agency pursuant to this Redevelopment Plan.

3. [Section 305] Participation Agreements

The Agency may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 421 hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as required by law necessary to make the provisions of this Plan and such participation agreement applicable to their properties. The rights of an owner participant under an approved participation agreement may or may not, at the Agency's option, be transferable upon sale or other disposition of the property.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

4. [Section 306] Implementing Rules

The provisions of Sections 302 through 305 shall be implemented according to the rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency. Where there is a conflict between the participation and re-entry preferences provisions in this Plan and such rules adopted by the Agency, the Plan shall prevail.

C. [Section 307] Property Acquisition

1. [Section 308] Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in the Project Area by gift, devise, exchange, lease, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area. No eminent domain proceeding to acquire property within the Project Area shall be commenced after twelve (12) years following the effective date of the ordinance approving and adopting the Fourth Amendment to this Plan. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property to be retained by an original owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not, without the consent of the original owner participant, acquire real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan or of any Design Guide adopted by the Agency pursuant to this Plan, and the owner fails or refuses to participate in the Plan or in conformance with any such Design Guide by executing a participation agreement.

2. [Section 309] Acquisition of Personal Property

Generally, personal property shall not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

D. [Section 310] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. [Section 311] Relocation of Occupants Displaced by Agency Acquisition

1. [Section 312] Relocation Housing Requirements

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there shall be made available to such displaced

occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

2. [Section 313] Replacement Housing Plan

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413(a) of the Community Redevelopment Law; (2) an adequate means of financing such rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413(a) but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

3. [Section 314] Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by Agency action in the Project Area in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business, the Agency shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. Such assistance shall be provided pursuant to the California Relocation Assistance Law (Government Code Section 7260 *et seq.*) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may also provide housing inside or outside the Project Area for displaced persons.

4. [Section 315] Relocation Payments

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced by the Agency from property in the Project Area. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 *et seq.*) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

F. [Section 316] Payments to Taxing Agencies for In Lieu of Taxes

The Agency may in any year during which it owns property in the Project Area pay directly to the City, County, or other district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the Agency-owned property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the public entity would have received if the property had not been tax exempt.

G. [Section 317] Demolition, Clearance, Public Improvements, Building and Site Preparation

1. [Section 318] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [Section 319] Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) over- and under-passes; (2) sewers; (3) storm drains; (4) electrical, natural gas, telephone and water distribution systems; (5) parks and plazas; (6) playgrounds; (7) parking and transportation facilities; (8) landscaped areas; (9) street and circulation improvements; (10) flood control improvements and facilities; and (11) other public facilities serving the needs of Project Area occupants.

3. [Section 320] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove a release of hazardous substances on, under, or from property in the Project Area in accordance with the requirements of Health and Safety Code Section 33459 *et seq.*

H. [Section 321] Property Disposition and Development

1. [Section 322] Real Property Disposition and Development

a. [Section 323] General

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in the City.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council by resolution after public hearing in conformance with Section 33433 of the Community Redevelopment Law.

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if the consideration is not less than fair reuse value. Real property may also be conveyed by the Agency to the City and, where beneficial to the Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

b. [Section 324] Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guide and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, creed, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such non-discrimination and non-segregation clauses as are required by law, including without limitation, the requirements of Sections 33435 and 33436 of the Community Redevelopment Law.

c. [Section 325] Development by the Agency or Other Public Bodies or Entities

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council of the City of Sacramento, pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Project Area or the immediate neighborhood in which the Project is located, regardless of whether such improvement is within another project area; (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community; and (3) that the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Project Area or provide housing for low or moderate income persons and is consistent with the implementation plan adopted pursuant to Section 33352 or 33490 of the Health and Safety Code. Such determinations by the Agency and the City Council shall be final and conclusive.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment of the Project Area, which indebtedness may be made payable out of taxes levied in the Project Area and allocated to the Agency under subdivision (b) of Section 33670 of the California Redevelopment Law and Section 502 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to, the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in accord with the provisions of Section 33679 of the Community Redevelopment Law.

d. [Section 326] Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes as they are or as they may be amended from time to time. All development in the Project Area must conform to City and Agency design review procedures, including any Design Guide adopted by the Agency pursuant to Section 420 hereof.

2. [Section 327] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

I. [Section 328] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Project. The Agency may seek the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in and authorized by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to the Project.

J. [Section 329] Rehabilitation, Conservation and Moving of Structures

1. [Section 330] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of retention, conservation and rehabilitation in the Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City.
- c. The conservation activities must not preclude the planned or proposed expansion of public improvements, facilities and utilities.
- d. The conservation activities must not preclude the assembly and development of areas in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area.

Within the Project Area and as part of an agreement that provides for the development and rehabilitation of property that will be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution control devices. The Agency may also establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Project Area.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible, or which do not further the purposes of this Plan.

2. [Section 331] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

K. [Section 332] Low or Moderate Income Housing

1. [Section 333] Authority Generally

The Agency may, inside or outside the Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the Housing Authority of the City of Sacramento or other nonprofit or for-profit housing developers and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 335 hereinbelow.

2. [Section 334] Replacement Housing

As of January 1, 1996, in accordance with Sections 33334.5 and 33413(a) of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health and Safety Code, within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413(a) and 33413.5 of the Community Redevelopment Law. Seventy-five

percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units.

3. [Section 335] Increase, Improve and Preserve the Supply

Pursuant to Section 33334.6 of the Community Redevelopment Law, and subject to the exceptions contained therein, not less than 20 percent of all taxes which are allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 502 of this Plan for the 1985-86 fiscal year and each succeeding fiscal year shall be used by the Agency for the purposes, set forth in Health and Safety Code Section 33334.2, of increasing, improving and preserving the City's supply of low and moderate income housing available at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health & Safety Code, to persons and families of low or moderate income, as defined in Section 50093 of the Health & Safety Code, and very low income households, as defined in Section 50105 of the Health & Safety Code, unless one of the findings permitted by Section 33334.2 is made annually by resolution.

In carrying out the purposes of Section 33334.2, the Agency may exercise any or all of its powers, including, but not limited to, the following:

- (1) Acquire real property or building sites subject to the provisions of Section 33334.16 of the Community Redevelopment Law.
- (2) Improve real property or building sites with onsite or offsite improvements, but only if either (a) the improvements are made as part of a program which results in the new construction or rehabilitation of affordable housing units for low or moderate income persons that are directly benefited by the improvements or (b) the Agency finds that the improvements are necessary to eliminate a specific condition that jeopardizes the health or safety of existing low or moderate income residents.
- (3) Donate real property to private or public persons or entities.
- (4) Finance insurance premiums pursuant to Section 33136 of the Community Redevelopment Law.
- (5) Construct buildings or structures.
- (6) Acquire buildings or structures.
- (7) Rehabilitate buildings or structures.
- (8) Provide subsidies to, or for the benefit of, very low income households, as defined by Section 50105 of the Health and Safety Code, lower income households, as defined by Section 50079.5 of the Health and Safety Code, or persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code, to the extent those households cannot obtain housing at affordable costs on the open market. Housing units available on the open market are those units developed without direct government subsidies.
- (9) Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges.
- (10) Maintain the community's supply of mobilehomes.
- (11) Preserve the availability of housing units affordable to lower income households in housing developments which are assisted or subsidized by public entities and which are threatened with imminent conversion to market rates.

The Agency may use these funds to meet, in whole or in part, the replacement housing provisions in Section 334 above. These funds may be used inside or outside the Project Area provided, however, that such

funds may be used outside the Project Area only if findings of benefit to the Project are made as required by said Section 33334.2 of the Community Redevelopment Law.

The funds for these purposes shall be held in a separate Low and Moderate Income Housing Fund until used. Any interest earned by such Low and Moderate Income Housing Fund and any repayments or other income to the Agency for loans, advances, or grants, of any kind, from such Low and Moderate Income Housing Fund, shall accrue to and be deposited in, the fund and may only be used in the manner prescribed for the Low and Moderate Income Housing Fund.

Pursuant to the requirements of Section 33334.12 of the Community Redevelopment Law, upon failure of the Agency to expend or encumber excess surplus in the Low and Moderate Income Housing Fund within one year from the date the moneys become excess surplus, within the meaning defined in Section 33334.12 of the Community Redevelopment Law, the Agency shall either disburse that excess surplus to the Housing Authority of the City of Sacramento or to another public agency in accordance with said Section 33334.12, or expend or encumber the excess surplus within two additional years. The housing authority or other public agency shall utilize the moneys for the purposes of, and subject to, the same restrictions that are applicable to the Agency under the Community Redevelopment Law, and for that purpose may exercise all of the powers of a housing authority under the Housing Authorities Law (Sections 34200 *et seq.* of the Health and Safety Code) to the extent not inconsistent with these limitations.

4. [Section 336] Duration of Dwelling Unit Availability and Agency Monitoring

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, constructed, or price-restricted pursuant to Section 334 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period set forth in Section 800 for the duration of this Plan's land use controls, except to the extent a longer or shorter period of time is permitted or required by other provisions of the law.

Pursuant to Section 33418 of the Community Redevelopment Law, the Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the Community Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

L. [Section 337] Implementation Plans

In accord with the provisions of Section 33490 of the Community Redevelopment Law, on November 22, 1994, the Agency adopted an implementation plan for the Project. Commencing with the fifth year after the first implementation plan was adopted, and each five years thereafter, the Agency shall adopt, after a public hearing, succeeding implementation plans that shall contain the specific goals and objectives of the Agency for the Project Area, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6, and 33413(a) of the Community Redevelopment Law. The Implementation Plan adopted by the Agency on November 22, 1994, constitutes the initial implementation plan for the Project. The parts of future implementation plans that address Sections 33334.2, 33334.4, 33334.6, and 33413(a) of the Community Redevelopment Law shall be adopted every five years either in conjunction with the General Plan Housing Element cycle or the implementation plan cycle. The Agency may adopt implementation plans that include more than one project area, and may amend the implementation plan after conducting a public hearing on the proposed amendment.

At least once within the five-year term of each plan adopted by the Agency, no earlier than two years and no later than three years after adoption of each plan, the Agency shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing this Redevelopment Plan and the implementation

plan and evaluating the progress of the Project. The hearing may be for two or more project areas if those project areas are included within the same implementation plan.

IV. [Section 400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [Section 401] Redevelopment Plan Map and Major Project Area Land Uses

The Redevelopment Plan Map attached hereto illustrates the location of the Project Area boundary, identifies the major streets within the Project Area, and identifies the major land uses authorized within the Project Area by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within the Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. The major land uses authorized within the Project Area by the General Plan, as it currently exists, are described below. Other uses may be authorized from time to time by General Plan amendments.

B. [Section 402] Major Land Uses

Major land uses permitted within the Project Area shall include:

Low Density Residential
Medium Density Residential
High Density Residential
Community/Neighborhood Commercial & Offices
Public, Quasi-Public-Miscellaneous
Parks-Recreational-Open Space
Schools
Heavy Commercial or Warehouse

The areas shown on the Redevelopment Plan Map for the foregoing uses, as the same may be amended from time to time by General Plan amendments, may be used for any of the various kinds of uses specified for or permitted within such areas by the General Plan and City ordinances, resolutions and other laws, as in effect from time to time.

C. [Section 403] Other Land Uses

1. [Section 404] Public Rights of Way

Major public streets within the Project Area are as shown on Map "A" attached to this Plan. Major public streets include:

Alhambra Boulevard	2nd Avenue
Broadway	12th Avenue
Martin Luther King Boulevard	14th Avenue
Stockton Boulevard	21st Avenue
33rd Street	5th Avenue

Additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development. It is anticipated that Project development may entail vacation and/or realignment of certain streets, alleys, and other rights-of-way.

Any changes in the existing street layout shall be in accord with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

1. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing developments proposed or potentially proposed to remain. Such balancing shall take

into consideration the rights of existing owners under the participation and preferences rules adopted by the Agency for the Project, and any participation agreements executed thereunder;

2. The requirements imposed by such factors as topography, traffic safety and aesthetics;
3. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project Area by providing convenient, efficient vehicular access and movement; and
4. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained, amended or created.

2. [Section 405] Other Public, Semi-Public, Institutional and Non-Profit Uses

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Project Area.

D. [Section 406] Conforming Properties

The Agency may, at its sole and absolute discretion, determine that certain real properties within the Project Area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate of conformance to this effect may be issued by the Agency and recorded. An owner of a conforming property may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the Project Area.

E. [Section 407] Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

F. [Section 408] Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area, and abatement of such uses is not required by applicable City codes. The owner of such a property may be required to enter into a participation agreement, to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding and Project Area uses and development and are permitted under applicable City codes.

G. [Section 409] General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the effective date of the ordinance adopting this Plan, except in conformance with the provisions of this Plan.

1. [Section 410] Construction

All construction in the Project Area shall comply with all applicable state and local laws in effect from time to time.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area, including property rehabilitation standards adopted pursuant to Section 330 hereof, and one or more Design Guides adopted pursuant to Section 420 hereof.

2. [Section 411] Limitation on the Number of Buildings

The approximate number of buildings in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances.

3. [Section 412] Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed the maximum number allowed under the densities permitted under the City's General Plan, as implemented and applied by local codes and ordinances. The number of dwelling units permitted in the Project Area will be approximately 6,073.

4. [Section 413] Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable federal, state and local statutes and ordinances.

5. [Section 414] Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in the Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

6. [Section 415] Signs

All signs shall conform to City requirements. Design of all proposed new signs shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures permitted by this Plan.

7. [Section 416] Utilities

The Agency shall require that all utilities be placed underground whenever physically possible and economically feasible.

8. [Section 417] Incompatible Uses

No use or structure which in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

9. [Section 418] Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the appropriate City body, and, if necessary for purposes of this Plan, the Agency.

10. [Section 419] Minor Variations

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of the Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan. Any such variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

H. [Section 420] Design Guide

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within the Project Area. These may be established by the approval of specific developments, by the adoption of general restrictions and controls by resolution of the Agency, or by the adoption of one or more Design Guides pursuant to this Section.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency unless allowed pursuant to the procedures of Section 421 hereof. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and architectural quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

I. [Section 421] Building Permits

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building or structure, or preparation of any site, or the installation of any physical improvement, including grading and landscaping, in the Project Area from the date of adoption of this

Plan until the application for such permit has been made by the owner or his agent and processed in the manner provided hereinbelow. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guide adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreement.

Upon receipt of such an application, the City's Building Department shall conduct an initial screening to determine if the proposed project is incompatible with this Redevelopment Plan and/or any standards adopted pursuant hereto. If the Department determines the proposed project is compatible, the permit may be issued subject to City requirements. If the Department determines that the proposed project could be incompatible, it shall refer the matter to the Community Development Director, who may in his/her discretion, indicate that the proposed project is compatible, that the proposed project is incompatible, that the proposed project can be made compatible by granting the permit with conditions, or refer the matter to the Agency. The Community Development Director shall review the matter and take one of the foregoing actions.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

V. [Section 500] METHOD OF FINANCING THE PROJECT

A. [Section 501] General Description of the Proposed Financing Method

The Agency is authorized to finance the Project with tax increment funds; interest income; Agency bonds; donations; loans from private financial institutions; the lease or sale of Agency-owned property; owner participant or developer loans; use or transient occupancy taxes; participation in development; or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of the Project may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Agency in carrying out the Project. As available, public transit sales tax funds and gas tax funds or other legally available funds from the state and county may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Tax increment financing, as authorized by Section 502 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Project activities.

B. [Section 502] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Sacramento, the City of Sacramento, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Sacramento last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and
2. Except as provided in subdivision 3 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys

thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective taxing agencies as taxes on all other property are paid; and

3. That portion of the taxes in excess of the amount identified in subdivision 1 hereof which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayment of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to and when collected shall be paid into, the fund of that taxing agency. This subdivision 3 shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

The portion of taxes mentioned in subdivision 2 above is hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The portion of the taxes divided and allocated to the Agency pursuant to subdivision 2 of this Section 502 shall not exceed \$172,000,000 except by amendment of this Plan. This limit shall not apply to, include or prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law, or any amounts required to fulfill the Agency's obligations under Section 33413(a) of the Community Redevelopment Law.

C. [Section 503] Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the Project.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the State, or any of its political subdivisions and neither the City, the State, nor any of its political subdivisions is liable on them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$59,000,000 in principal amount, except by amendment of this Plan.

D. [Section 504] Time Limit on Establishment of Indebtedness

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project beyond May 29, 2013.

Loans, advances, or indebtedness may be repaid over a period of time beyond said time limit. This above time limit shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.6 of the Community Redevelopment Law and Section 335 of this Plan, or establishing more debt in order to fulfill the Agency's obligations under Section 33413(a) of the Community Redevelopment Law and Section 334 of this Plan. The above limit shall not prevent the Agency from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended.

E. [Section 505] Statutory Payments to Affected Taxing Entities

To the extent applicable, and in the amounts and manner provided therein, the Agency shall annually pay to Project Area affected taxing entities the payments required by Section 33607.7 of the Community Redevelopment Law.

F. [Section 506] Time Limit on Receipt of Tax Increment

The Agency may not receive and shall not repay indebtedness with the proceeds from property taxes received pursuant to Section 33670 of the Community Redevelopment Law and Section 502 of this Plan beyond May 29, 2023, except to repay debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.6 of the Community Redevelopment Law and Section 335 of this Plan, or debt established in order to fulfill the Agency's obligations under Section 33413(a) of the Community Redevelopment Law and Section 334 of this Plan.

G. [Section 507] Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Project. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

VI. [Section 600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
3. Revision of the Zoning Ordinance or adoption of specific plans as appropriate within the Project Area to permit the land uses and development authorized by this Plan.
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency.
6. Provision for administrative enforcement of this Plan by the City after development.
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
8. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.
9. Provision of financial assistance in accordance with Section 500 of this Plan.
10. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

VII. [Section 700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

VIII. [Section 800] DURATION OF THIS PLAN

Except for the non-discrimination and non-segregation provisions imposed by the Agency which shall run in perpetuity, and the affordable housing covenants imposed by the Agency which shall continue in effect for a period as may be determined and specified by the Agency, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective May 29, 2013; provided, however, that, subject to the limitations and exceptions thereto set forth in Sections 504 and 506 of this Plan, the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination date, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the date of retirement of such bonds or other obligations.

IX. [Section 900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure hereafter established by law.

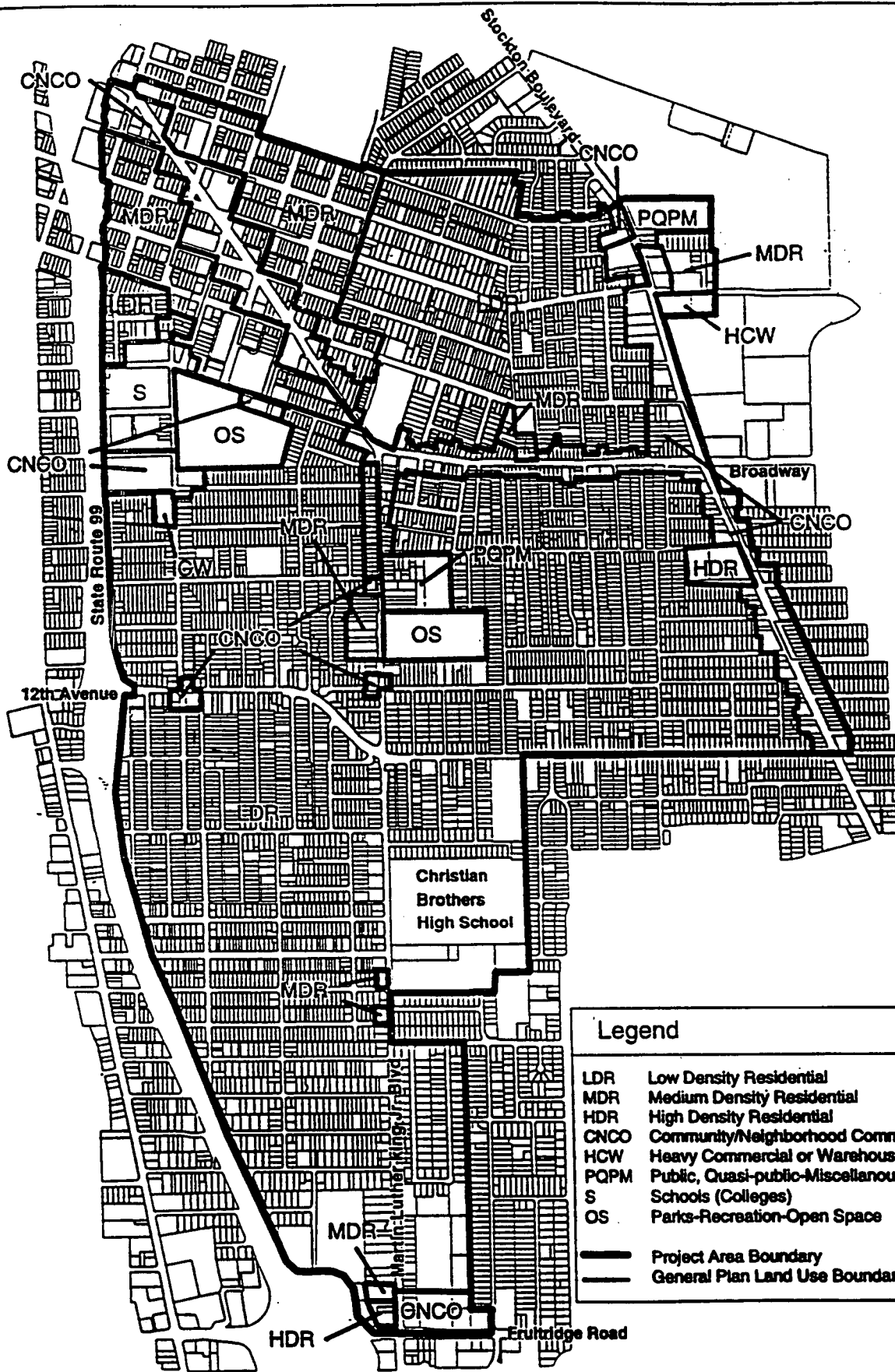
X. [Section 1000] SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of the Project Area shall be determined to have been invalidly or incorrectly included in the Project Area that is the subject of this Plan, such portion of the Project Area shall be deemed severable from the remainder of the Project Area and shall remain fully subject to the provisions of this Plan.

EXHIBIT "A"

**Oak Park Redevelopment Project
REDEVELOPMENT PLAN MAP**

EXHIBIT "A"
Oak Park Redevelopment Project Area
REDEVELOPMENT PLAN MAP



Legend

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
CNCO	Community/Neighborhood Commercial & Offices
HCW	Heavy Commercial or Warehouse
PQPM	Public, Quasi-public-Miscellaneous
S	Schools (Colleges)
OS	Parks-Recreation-Open Space

- Project Area Boundary
- General Plan Land Use Boundary

EXHIBIT "B"

**Oak Park Redevelopment Project
LEGAL DESCRIPTION OF PROJECT AREA**

EXHIBIT "B"
Jak Park Redevelopment Plan
LEGAL DESCRIPTION

Beginning at the intersection of the easterly right-of-way line of Highway 99 at the northerly right-of-way line of Broadway; thence easterly along said line of Broadway to the westerly right-of-way line of Alhambra Boulevard; thence northerly along said line of Alhambra Boulevard to the intersection with the extension of the northerly property lines of the parcels lying north of and adjacent to Y Street (said parcels lying easterly of Alhambra Boulevard); thence easterly along said northerly property line and its extensions to the easterly right-of-way line of 34th Street; thence southerly along said easterly line of 34th Street to the northerly right-of-way line of Y Street; thence easterly along said line of Y Street to the westerly right-of-way line of 36th Street; thence northerly along said line of 36th Street to the intersection with the extension of the northerly property lines of the parcels lying north of and adjacent to Y Street (said parcels lying easterly of 36th Street); thence easterly along said northerly property lines and their extensions to the westerly right-of-way line of 41st Street; thence northerly along said line of 41st Street to the intersection with the extension of the northerly property line of the second parcel lying northerly of Y Street; thence easterly along said northerly parcel line and its extension to the easterly line of an alley between 41st Street and 42nd Street; thence southerly along said line of alley to the northerly property line of the parcels of land lying northerly of and adjacent to Y Street; thence easterly along said northerly property lines to the westerly right-of-way line of Stockton Boulevard; thence northerly along said line of Stockton Boulevard to the intersection with the extension of the southerly property line of the Sacramento County Hospital property; thence easterly along said property line to the westerly line of the old State Fair Grounds; thence southerly along said line and westerly to the easterly right-of-way line of Stockton Boulevard; thence southerly along said line of Stockton Boulevard to the northerly right-of-way line of 6th Avenue; thence easterly along said line of 6th Avenue to the intersection with the extension of the easterly property lines of the parcels of land lying adjacent to and easterly of Stockton Boulevard (said parcels lying southerly of 6th Avenue); thence southerly along said parcel lines to the alley between 8th Avenue and 9th Avenue; thence easterly along said alley approximately 170 feet to a parcel line; thence southerly along said parcel line to the northerly right-of-way line of 9th Avenue; thence easterly along said line of 9th Avenue to the extension of the easterly property line of the parcels lying adjacent to and easterly of Stockton Boulevard (said parcels lying southerly of 9th Avenue); thence southerly along said parcel lines to the center line of 14th Avenue being also the City-County boundary; thence westerly and southerly along said City-County boundary to the northerly right-of-way line of Fruitridge Road; thence westerly along said line of Fruitridge Road to the easterly right-of-way of Highway 99; thence northerly along said line of Highway 99 to the Point of Beginning.

WHEN RECORDED PLEASE RETURN TO:

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

30 "I" STREET, C-21 , ATTN: KAREN DENNEY

SACRAMENTO, CA 95814

BOOK

PAGE

85 04 19 1496

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

1985 APR 19 PM 3:07

Jane Russell Smith
COUNTY CLERK-RECORDER

REDEVELOPMENT PLAN

FOR THE

OAK PARK REDEVELOPMENT PROJECT

PROJECT NO. 7

(AMENDED PLAN)

062575



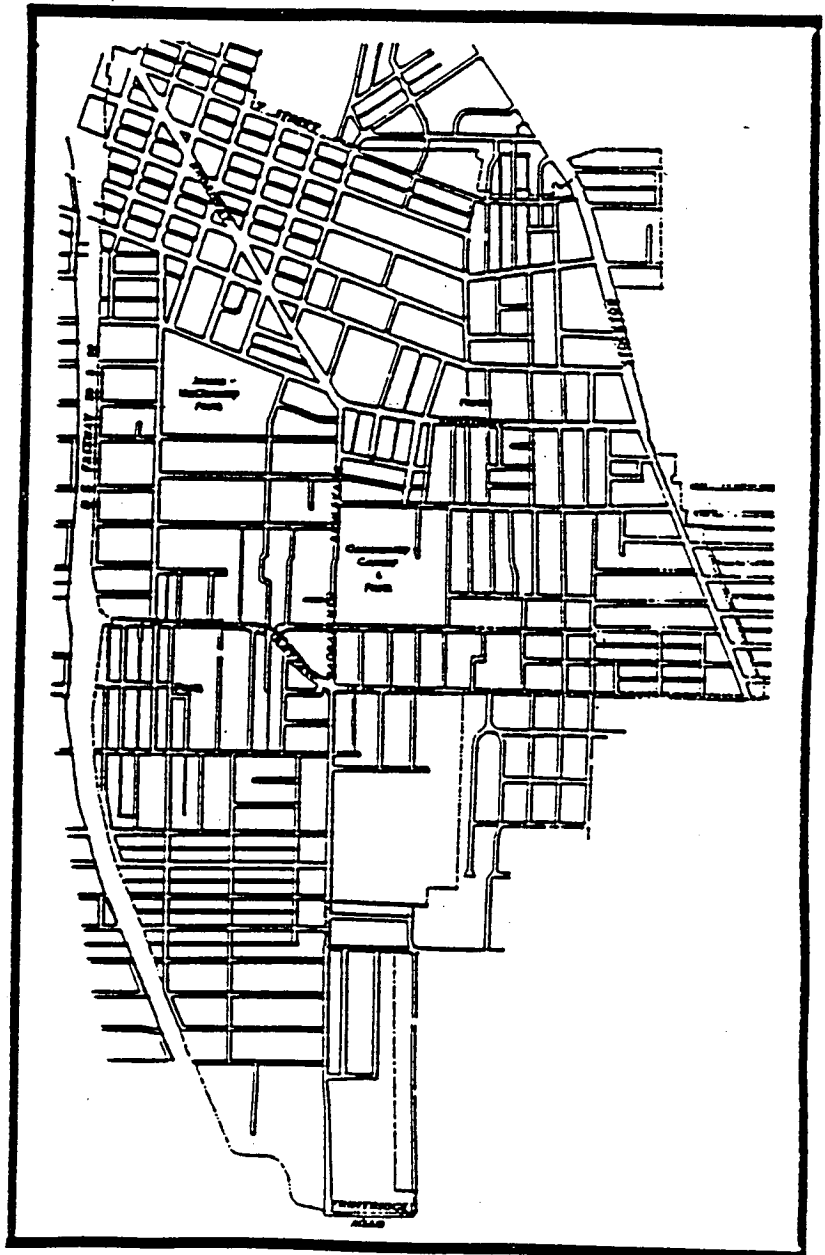
Adopted by
City Ordinance No. 85-022
March 27, 1985

Prepared by the
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

Supercedes:

"Redevelopment Plan, Oak Park Project, Project No. 7"
adopted by City Ordinance No. 3278, Fourth Series, on
May 30, 1973, and recorded on July 12, 1973 in
Book 73-07-12 of Official Records of Sacramento County,
at page 390.

OAK PARK REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN MARCH 1985



SACRAMENTO HOUSING
AND REDEVELOPMENT
AGENCY • 630 I STREET
SACRAMENTO, CALIFORNIA
WILLIAM H. EDGAR, DIRECTOR
OAK PARK PROJECT AREA
3839 4th AVE.
TO, CALIFORNIA

35 04 19 1498

CONTENTS

		<u>Page</u>
I.	[100] INTRODUCTION	1
II.	[200] GOALS	2
III.	[300] DESCRIPTION OF PROJECT AREA	2
IV.	[400] PROPOSED REDEVELOPMENT ACTIONS	3
A.	[401] Objectives	3
B.	[402] Project Area Committee	4
C.	[403] Participation Opportunities; Retention and Reentry Within Redeveloped Project Area	4
1.	[404] Opportunities for Owners and Tenants	4
2.	[405] Rules for Participation Opportunities, Priorities and Preferences	4
3.	[406] Participation Agreements	5
4.	[407] Conforming Owners	5
D.	[408] Cooperation with Public Bodies	6
E.	[409] Property Acquisition	6
1.	[410] Real Property	6
2.	[411] Personal Property	7
F.	[412] Property Management	7
G.	[413] Payments to Taxing Agencies to Alleviate Financial Burden	8
H.	[414] Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project	9
1.	[415] Assistance in Finding Other Locations	9
2.	[416] Relocation Payments	9

		<u>Page</u>
I.	[417] Demolition, Clearance, Public Improvements and Building and Site Preparation	9
	1. [418] Demolition and Clearance	9
	2. [419] Preparation of Building Sites	9
J.	[420] Property Disposition and Development	10
	1. [421] Real Property Disposition and Development	10
	a. [422] General	10
	b. [423] Disposition and Development Documents	10
	c. [424] Development by the Agency	11
	d. [425] Development Plans	12
	2. [426] Personal Property Disposition	12
K.	[427] Rehabilitation, Conservation and Moving of Structures	12
	1. [428] Rehabilitation and Conservation	12
	2. [429] Moving of Structures	12
L.	[430] Low - and Moderate - Income Housing	12
	1. [431] Replacement Housing	12
	2. [432] Increased and Improved Housing Supply	13
V.	[500] USES PERMITTED IN THE PROJECT AREA	13
A.	[501] Project Area Land Uses	13
B.	[502] Zoning	14
C.	[503] Other Land Uses	14
	1. [504] Public Rights-of-Way	14
	2. [505] Other Public, Semi-Public, Institutional and Nonprofit	15
	3. [506] Interim	16

95 04 19 1500

		<u>Page</u>
4.	[507] Nonconforming	16
D.	[508] General Controls and Limitations	16
1.	[509] Construction	16
2.	[510] Rehabilitation and Retention of Property	16
3.	[511] Limitation on the Number of Buildings	17
4.	[512] Number of Dwelling Units	17
5.	[513] Limitation on Type, Size and Height of Buildings	17
6.	[514] Open Spaces, Landscaping, Light, Air and Privacy	17
7.	[515] Signs	17
8.	[516] Utilities	17
9.	[517] Incompatible Uses	17
10.	[518] Nondiscrimination and Nonsegregation	18
11.	[519] Subdivision of Parcels	18
12.	[520] Minor Variations	18
E.	[521] Development Controls and Guidelines	19
F.	[522] Building Permits	19
VI.	[600] METHODS OF FINANCING THE PROJECT	19
A.	[601] General Description of the Proposed Financing Method	19
B.	[602] Tax Increment Funds	20
C.	[603] Other Loans and Grants	21
VII.	[700] ACTIONS BY THE CITY	21
VIII.	[800] ENFORCEMENT	23
IX.	[900] DURATION OF THIS PLAN	23
X.	[1000] PROCEDURE FOR AMENDMENT	23

35 04 19 1501

Attachments

- Attachment No. 1 Legal Descriptin of the Project Area
Attachment No. 2 Boundary Map
Attachment No. 3 Land Use Map effective through December 31, 1987
Attachment No. 4 Land Use Map effective January 1, 1988

85 04 19 1502

REDEVELOPMENT PLAN
FOR THE
OAK PARK REDEVELOPMENT PROJECT AREA

I. [100] INTRODUCTION

This is the Redevelopment Plan (the "Plan") for the Oak Park Redevelopment Project (the "Project") in the City of Sacramento (the "City"), County of Sacramento, State of California, and consists of the Text, the Legal Description of the Project Area (Attachment No. 1), the Project Area Boundary Map (Attachment No. 2), the Project Area Land Use Map, effective through December 31, 1987 (Attachment No. 3), and the Project Area Land Use Map, effective January 1, 1988 (Attachment No. 4). This Plan was prepared by the Redevelopment Agency of the City of Sacramento (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code Section 33000 et seq.), the California Constitution and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for the City of Sacramento, adopted by the City Council on August 29, 1974, as amended.

This Plan amends the Oak Park Redevelopment plan adopted by the City Council of the City of Sacramento by ordinance No. 3278, Fourth series, on May 30, 1973 as recorded on July 12, 1973 Book 73-07-12, page 390, document #67220.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project (the "Project Area"). Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the Community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop and proceed with such specific plans, projects and solutions.

II. [200] GOALS

The purpose of the Community Redevelopment Law, expressly, the elimination and prevention of the spread of blight and deterioration of the Project Area, will be attained within the context of this plan through an implementation strategy which provides programs to achieve the following goals:

(1) Housing Goals

To provide standard housing for all families presently residing in the Oak Park Area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.

(2) Social Goals

To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.

(3) Environmental Goals

To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.

(4) Economic Goals

To increase and develop economic activity in the area by attracting new business, assist existing business and enhancing property values. To provide for new housing within the means of the major of area residents. To enforce a strong affirmative action program with all contractors working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.

III. [300] DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area are described in the "Legal Description of the Project Area", attached hereto as Attachment No. 1 and incorporated herein by reference, and are

85 04 19 1504

shown on the "Boundary Map", attached hereto as Attachment No. 2 and incorporated herein by reference.

IV. [400] PROPOSED REDEVELOPMENT ACTIONS

A. [401] OBJECTIVES

The Agency proposes to achieve the goals identified in Part II [200] by meeting the following objectives in accordance with an implementation strategy as amended from time to time:

- (1) Rehabilitation of existing structures when economically feasible and when in conformance with development plans for the area.
- (2) Increase the livability of the neighborhood by additional public improvements throughout the area. Street trees, curbs, gutters and sidewalks would be added where they do not currently exist. Better street lighting would be coordinated with housing rehabilitation and new unit in-fill programs.
- (3) Providing a variety of new dwelling types in suitable locations within the neighborhood.
- (4) Improve the appearance and image of the commercial areas by public improvements and rehabilitation concentration along the area's major streets. This will include street trees, other landscaping, new street lighting, as well as improvements to existing structures. Specific efforts would be made in the area of code enforcement on commercial properties to encourage improvements and change.
- (5) Discourage further expansion and encourage gradual removal, over a period of time, of incompatible land uses (primarily commercial, industrial, warehouse and other service type uses) from predominantly residential environmental areas.
- (6) Provide a childcare center at the Community Center. The center should serve the neighborhood.

In order to accomplish these objectives the Agency shall approve an implementation strategy which will be reviewed every year to determine its response to market and economic conditions, property owner and developer interest, and opportunities from time to time presented for redevelopment. In accomplishment of these purposes and activities in the implementation and furtherance of this plan, the Agency is authorized to use all the powers

85 04 19 1505

provided in this plan and all the powers now and hereafter permitted by law.

B. [402] Project Area Committee

The Redevelopment Agency through its staff, consultants, and Agency Members shall consult with and obtain the advice of the Project Area Committee concerning those policy matters which deal with the planning and provision of residential facilities or replacement housing for those to be displaced by project activities. The Agency shall also consult with the Committee on other policy matters which affect the residents of the Project Area. The provisions of this section shall apply throughout the period of preparation of the Redevelopment Plan and for a three-year period after the adoption of the Redevelopment Plan, subject to one-year extensions by the City Council.

C. [403] Participation Opportunities; Retention or Reentry Within Redeveloped Project Area

1. [404] Opportunities for Owners and Tenants

In accordance with this Plan and the rules for owner and tenant participation adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in redevelopment by: (1) retaining all or a portion of their properties; (2) acquiring adjacent or other properties in the Project Area; (3) rehabilitation of existing buildings or improvements; (4) new development; or (5) selling their properties to the Agency and purchasing other properties in the Project Area.

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to participate in the redevelopment of the Project Area, or to reenter into business within the redeveloped Project Area, if they otherwise meet the requirements prescribed in this Plan. The Agency shall also extend reasonable preferences to tenants other than business tenants in the Project Area to reenter within the redeveloped Project Area, if they otherwise meet the requirements prescribed by this Plan. Such business, residential, institutional and semi-public tenants shall be given a reasonable opportunity, if they so desire, to purchase and develop real property in the Project Area in accordance with this Plan.

2. [405] Rules for Participation Opportunities, Priorities and Preferences

In order to provide opportunities to owners and tenants to participate in the redevelopment of the Project Area, the agency shall promulgate rules for owner and tenant participation and the

extension of preferences for reentry within the redeveloped Project Area. If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors to be considered in establishing these priorities and preferences may include a participant's length of occupancy in the area, accommodation of as many participants as possible, similarity of land use, the necessity to assemble sites for integrated, modern development and conformity of a participant's proposal with the intent and objectives of this Plan.

In addition to opportunities for participation by individual persons and firms, participation shall be available for two or more persons, firms or institutions to join together in partnerships, corporations or other joint entities.

Participation opportunities shall necessarily be subject to and limited by such factors as: (1) the elimination and changing of some land uses; (2) the construction, widening or realignment of some streets; (3) the ability of participants to finance acquisition and development or rehabilitation in accordance with this Plan; (4) the reduction in the total number of individual parcels in the Project Area; and (5) the construction or expansion of public facilities.

3. [406] Participation Agreements

The Agency may require that, as a condition to participation in redevelopment, each participant shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop and use and maintain the property in conformance with this Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event an owner or tenant participant fails or refuses to rehabilitate, develop and use and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

4. [407] Conforming Owners

The Agency may, at its sole and absolute discretion, determine that certain real property within the Project Area

85 04 19 1507

presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use and maintain the real property within the requirements of this Plan. However, a conforming owner shall be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to: (a) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional property within the Project Area.

D. [408] Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in the Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in this Plan to insure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures or other improvements (within or without the Project Area) which land, buildings, facilities, structures or other improvements are or would be of benefit to the Project.

E. [409] Property Acquisition

1. [410] Real Property

Except as specifically exempted herein, the Agency may acquire, but is not required to acquire, any real property located in the Project Area by any means authorized by law.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date the ordinance adopting this Plan amendment becomes effective.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless: (a) such building requires structural alternation, improvement, modernization or rehabilitation; (b) the site, or lot on which the building is situated, requires modification in size, shape or use; or (c) it is necessary to impose upon such property any of the controls, limitations, restrictions and requirements of this Plan, and the owner fails or refuses to execute a participation agreement in accordance with the provisions of this Plan.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire public property transferred to private ownership before redevelopment of the Project Area is completed, unless the Agency and the private owner enter into a participation agreement and the owner completes his responsibilities under the participation agreement.

2. [411] Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

F. [412] Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

85 04 19 1509

G. [413] Payments to Taxing Agencies to Alleviate Financial Burden

In any year during which it owns property in the Project Area, the Agency is authorized, but not required, to pay directly to any city, county, city and county, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

A proportionate share of any amount of money paid by the Agency to any city and county pursuant to the preceding paragraph shall be disbursed by the city and county to any school district with territory located within the Project Area in the city and county. "Proportionate share," as used in this Section 312, means the ratio of the school district tax rate, which is included in the total tax rate of the city and county, to the total tax rate of the city and county.

The Agency may also pay to any taxing agency with territory located within the Project Area (other than the City) any amounts of money which, in the Agency's determination, are appropriate to alleviate any financial burden or detriment caused to such taxing agency by the Project.

The payments to a taxing agency in any single year shall not exceed the amount of property tax revenues which would have been received by that taxing agency if all the property tax revenues from the project area had been allocated to all the affected taxing agencies without regard to the division of taxes required by Section 602, except that a greater payment may be established by agreement between the agency and one or more taxing agencies, except a school district, if such other taxing agencies agree to defer payments for one or more years in order to accomplish the purposes of the project at an earlier time than would otherwise be the case. The amount of any such greater payments shall not exceed the amount of payment deferred. The payments shall be approved by a resolution, adopted by the Agency, which shall contain findings, supported by substantial evidence, that the redevelopment project will cause or has caused a financial burden or detriment to the taxing agency and that the payments are necessary to alleviate the financial burden or detriment.

The requirement that the Agency may make payments to a taxing entity only alleviate a financial burden or detriment and only after approval by a resolution which contains specified findings shall apply only to payments made by the Agency pursuant to an agreement between the Agency and a taxing entity which is executed by the Agency on or after January 1, 1984.

85 04 19 1510

H. [414] Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project

1. [415] Assistance in Finding Other Locations

The Agency shall assist all persons (including individuals and families), business concerns and others displaced by the Project in finding other locations and facilities. In order to carry out the Project with a minimum of hardship to persons (including individuals and families), business concerns and others, if any, displaced from their respective places of residence or business by the Project, the Agency shall assist such persons (including individuals and families), business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Project Area for displaced persons.

2. [416] Relocation Payments

The Agency shall make relocation payments to persons (including individuals and families), business concerns and others displaced by the Project for moving expenses and direct losses of personal property and additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto. The Agency may make such other payments as may be appropriate and for which funds are available.

I. [417] Demolition, Clearance, Public Improvements and Building and Site Preparation

1. [418] Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. [419] Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency. In connection therewith, the Agency may cause, provide for or undertake the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The Agency is also authorized to construct foundations, platforms and other structural forms necessary for the provision or utilization of

85 04 19 1511

air rights sites for buildings to be used for residential, commercial, public and other uses provided in this plan.

Prior consent of the City Council is required for the Agency to develop sites for commercial or industrial use by providing streets, sidewalks, utilities or other improvements which an owner or operator of the site would otherwise be obliged to provide.

J. [420] Property Disposition and Development

1. [421] Real Property Disposition and Development

a. [422] General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale or transfer without public bidding. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

Real property acquired by the Agency may be conveyed by the Agency without charge to the City and, where beneficial to the Project Area, without charge to any public body. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

All purchasers or lessees of property acquired from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. [423] Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to

prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of the County.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, sexual preference, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

c. [424] Development by the Agency

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly-owned building, facility, structure or other improvement either within or without the Project Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Project Area.

In addition to the public improvements authorized under Section 418, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the

Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including, but not limited to the following: (1) over and underpasses; (2) sewers; (3) natural gas distribution systems; (4) water distribution systems; (5) parks, plazas and pedestrian paths; (6) playgrounds; (7) parking facilities; (8) landscaped areas; and (9) street improvements.

The Agency may enter into contracts, leases and agreements with the City or other public body or entity pursuant to this Section 423, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under subdivision (b) of

85 04 19 1513

Section 33670 of the Community Redevelopment Law and Section 602 of this Plan or out of any other available funds.

d. [425] Development Plans

All development plans (whether public or private) shall be submitted to the Agency for approval and (architectural) review. All development in the Project Area must conform to City design review standards.

2. [426] Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property which is acquired by the Agency.

K. [427] Rehabilitation, Conservation and Moving of Structures

1. [428] Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance or that would otherwise benefit the Project Area.

2. [429] Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Project Area.

All plans for buildings to be moved within or into the Project Area shall be submitted to the Agency for approval. The Agency may require owners of structures to be moved within or into the Project Area to enter into binding participation or development agreements to ensure conformance with this plan.

L. [430] Low- and Moderate-Income Housing

1. [431] Replacement Housing

Whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of the Project, the Agency

85 04 19 1514

may, within the duration of the Plan, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the Agency.

2. [432] Increased and Improved Housing Supply

The Agency has adopted a replacement housing program to provide for increasing and improving the City's supply of housing for persons and families of very low-, low- or moderate-income. In carrying out this purpose, the Agency may exercise any or all of its powers, including the following:

- a. Acquire land or building sites;
- b. Improve land or building sites with on-site or off-site improvements;
- c. Donate land to private or public persons or entities;
- d. Construct buildings or structures;
- e. Acquire buildings or structures;
- f. Rehabilitate buildings or structures;
- g. Provide subsidies to or for the benefit of persons or families of very low-, low- or moderate-income; and
- h. Develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges or providing financing.

V. [500] USES PERMITTED IN THE PROJECT AREA

A. [501] Project Area Land Uses

The 'Land Use Map,' attached hereto as Attachment No. 3 and incorporated herein by reference, illustrates the location of the Project area boundaries, major streets within the Project Area and the land uses to be permitted in the Project for all land -- public, semi-public and private for the period extending through December 31, 1987. Effective January 1, 1988, the 'Land Use Map' attached hereto as Attachment No. 4 and incorporated herein by reference, shall illustrate the location of the Project Area boundaries, major streets within the Project Area and the land uses to be permitted in the Project for all land -- public,

85 04 19 1515

semi-public and private from the date forward. Parcels depicted as commercial in Attachment No. 3 and for which commercial building permits have been issued prior to January 1, 1988 shall remain designated for commercial use after December 31, 1987 notwithstanding depiction in Attachment No. 4."

B. [502] Zoning

Each parcel of land within the Project Area shall be zoned with the "Applicable Zoning Category" set forth below opposite the "Land Use Designation" for that parcel as shown on the "Land Use Maps" (Attachments No. 3 and No. 4).

Land Use Designation

Applicable Zoning Category

- | | |
|-----------------------|--|
| 1. Residential | R-1, R-1A, R-2, R-2A, R-2B
R-3, R-3A, R-4 & R-O |
| 2. General Commercial | S-C, C-1, C-2, C-4, OB & M-1 |

Property subject to this Plan shall be developed in accordance with the development standards applicable to the land use zone in which the property is located, provided that as to any property said standards may be modified by the City through variance, special permit and planned unit development procedures; or by the Agency through participation or development agreements, provided the Agency: 1) finds that said modification will benefit the redevelopment of the Project Area and; 2) complies with Section 520.

Uses other than those permitted in the zones listed above shall be permitted if approved by the City and by the Agency provided the Agency 1) finds that said use will benefit the redevelopment of the Project Area; 2) the conditions contained in section 520 are complied with and; 3) a participation or development agreement is executed.

The Agency may by participation or development agreement restrict the use of any property to one or more uses permitted in the zone in which the property is located or require more stringent development standards than the development standards applicable to the land use zone in which the property is located.

C. [503] Other Land Uses

1. [504] Public Rights-of-Way

As illustrated on the "Land Use Maps" (Attachments No. 3 and No. 4), the major public streets within the Project Area include portions of Alhambra Boulevard, Broadway, Stockton Boulevard, 12th Avenue, 14th Avenue, Sacramento Boulevard, 2nd Avenue, and 33rd Street.

85 04 19 1516

Additional public streets, alleys and easements exist or may be created in the Project Area as needed for proper development. Existing streets, alleys and easements may be abandoned, closed or modified as necessary for proper development of the Project.

Any changes in the existing interior or exterior street layout shall be in accordance with the General Plan, the objectives of this Plan and the City's design standards, shall be effectuated in the manner prescribed by state and local law and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments but to also serve areas outside the Project by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities and activities typically found in public rights-of-way.

2. [505] Other Public, Semi-Public, Institutional and Nonprofit

In any area shown on the "Land Use Map" (Attachment No. 3), the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or nonprofit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

85 04 19 1517

3. [506] Interim

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan.

4. [507] Nonconforming

The Agency may permit an existing use to remain in an existing building in good condition which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

D. [508] General Controls and Limitations

All real property in the Project Area is made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

1. [509] Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. In addition to applicable codes, ordinances or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area.

2. [510] Rehabilitation and Retention of Properties

Any existing structure within the Project Area approved by the Agency for retention and rehabilitation shall be repaired, altered, reconstructed or rehabilitated in such a manner that it will be safe and sound in all physical respects and be attractive in appearance and not detrimental to the surrounding uses.

3. [511] Limitation on the Number of Buildings

The number of buildings in the Project Area shall not exceed the number that would be allowed under the Land Use Map and the City Zoning Ordinance.

4. [512] Number of Dwelling Units

The number of dwelling units in the Project Area shall not exceed the number that would be allowed under the Land Use Map and the City Zoning Ordinance.

5. [513] Limitations on Type, Size and Height of Buildings

Except as set forth in other sections of this Plan, the type, size and height of buildings shall be as limited by applicable federal, state and local statutes, ordinances and regulations.

6. [514] Open Spaces, Landscaping, Light Air and Privacy.

The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public ground, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material.

Sufficient space shall be maintained between buildings in all areas to provide adequate light, air and privacy.

7. [515] Signs

All signs shall conform to City sign ordinances as they now exist or are hereafter amended. Design of all proposed new signs shall be submitted to the City prior to installation for review and approval pursuant to the procedures of this Plan.

8. [516] Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible.

9. [517] Incompatible Uses

No use or structure which by reason of appearance, traffic smoke, glare, noise odor or similar factors would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

85 04 19 1519

10. [518] Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, sexual preference, marital status, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area.

11. [519] Subdivision of Parcels

No parcel in the Project Area, including any parcel retained by a participant, shall be subdivided without the approval of the Agency.

12. [520] Minor Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions and controls established by this Plan. In order to permit such variation, the Agency must determine that:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and
- d. Permitting a variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety or welfare and to assure compliance with the purpose of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

85 04 19 1520

E. [521] Development Controls & Guidelines

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other development and design guidelines necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired or rehabilitated except in accordance with this Plan and any such controls or guidelines and, in the case of property which is the subject of a disposition and development or participation agreement with the Agency and any other property, in the discretion of the Agency, in accordance with architectural, landscape and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

F. [522] Building Permits

No permit shall be issued for the construction of any new building or for any construction on an existing building in the Project Area from the date of adoption of this Plan until the application for such permit has been made and processed in a manner consistent with all City requirements.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for the purposes of this Plan. Where such additional procedures and approvals are established, a building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.

VI. [600] METHODS OF FINANCING THE PROJECT**A. [601] General Description of the Proposed Financing Method**

The Agency is authorized to finance this Project with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property or any other available source, public or private.

85 04 19 1521

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency. The City, as it is able, may supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

B. [602] Tax Increment Funds

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the County of Sacramento, the City of Sacramento, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Sacramento last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date).
2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in

whole or in part, this Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the project as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision 2 above are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the Project, in whole or in part. The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project.

The Agency is authorized to issue bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City or the state, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

C. [603] Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States, the State of California or any other public or private source will be utilized if available.

VII. [700] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing

85 04 19 1523

blight. Actions by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public rights-of-way and for other necessary modifications of the streets, the street layout and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment, removal and relocation by the public utility companies of their operations of public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal and relocation to be borne by others than those legally required to bear such cost.
- B. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Project Area.
- C. Revision of zoning within the Project Area to permit the land uses and development authorized by this Plan.
- D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- F. Preservation of historical sites.
- G. Performance of the above actions and of all other functions and services relating to public peace, health, safety and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- H. The undertaking and completing of any other proceedings necessary to carry out the Project.

The foregoing actions to be taken by the City do not involve or constitute any commitment for financial outlays by the City.

VIII. [800] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

IX. [900] DURATION OF THIS PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for Thirty (30) years from May 30, 1973 the date of adoption of the Original Plan by the City Council or June 1, 2003.

X. [1000] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by Law.

NOTIFIED AS TRUE COPY OF
Ordinance No. 85-021 4th Series

ORDINANCE NO. 85-021

ALL
Warren
Rosen

DATE
CERTIFIED APR 18 1985

March 27, 1985

DEPUTY City Clerk, City of Sacramento

AMENDING ZONING DISTRICTS IN THE OAK PARK
REDEVELOPMENT PROJECT AREA ESTABLISHED BY
COMPREHENSIVE ZONING ORDINANCE, NO. 2550,
FOURTH SERIES, AS AMENDED AND DESCRIBED IN
SECTION 1 (M84-040)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1

The attached Exhibit A describes Oak Park Redevelopment Project Area properties and their current zoning as established by Ordinance No. 2550, Fourth Series. the exhibit further designates the zones for which the properties are to be placed pursuant to this amendment.

SECTION 2

The City Clerk of the City of Sacramento is hereby directed to amend the maps which are a part of said Ordinance No. 2550, Fourth Series, to conform to the provisions of this Ordinance.

SECTION 3

Rezoning of the property described in the attached exhibits by the adoption of this ordinance shall be deemed to be in compliance with the procedures for the rezoning of property described in Ordinance No. 2550, Fourth Series, as said procedures have been affected by recent court decisions.

PASSED FOR PUBLICATION: 3-5-85

PASSED: 3-27-85

EFFECTIVE: 4-26-85

ANNE RUDIN

MAYOR

ATTEST:

LORRAINE MAGANA

CITY CLERK

ORDINANCE No. 85-021

M84-040

MAR 27 1985

AMENDED STAFF REPORT

AREA: 1

EXISTING

PLAN DESIGNATION: MULTIPLE FAMILY - LOW DENSITY

PROPOSED

PLAN DESIGNATION: RESIDENTIAL 11-21 DU/NA
RESIDENTIAL 7-15 DU/NA
NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

This area is predominantly single family in character. The R-4 zone has resulted in intrusions of dense multiple family uses. The typical lot size is 40' x 150' which is not appropriate for dense multiple family development.

Since the consultant and Redevelopment staff have determined that various methods should be used to maintain the low density character of the area and to provide some opportunities for multiple family use, the R-2B zone is recommended within some blocks. The R-2B zone is used on block faces which are adjacent to commercial uses or which internally are predominantly multiple family now. This zone would allow three units on a typical 40' x 150' lot. The density would provide options to retain existing single family units and, at the same time, allow two units to be constructed near the alleys.

The R-2A zoning is recommended in areas that consist mostly of single family uses and scattered duplexes. This zone would allow a maximum of two units on the typical 40' x 150' lot.

PROPOSED ZONING



PROPERTY OWNER REQUESTS

1. Floyd & Lucille Ahren - Keep R-4 on 16 unit apartment complex
2. J. Williams - Concerned that a Sorority House is permitted in R2B

PLANNING COMMISSION ACTION

Approved Recommended Change.

STAFF COMMENTS

1. Since the Zoning Ordinance exempts residential units from the non-conforming use regulations, the existing 16-unit apartment complex can always exist on the subject site, as long as additional units are not added.

AREA: 1

EXISTING
PLAN DESIGNATION:

PROPOSED
PLAN DESIGNATION:

PROPOSED ZONING

2. A Sorority House is permitted in the R2B zone subject to a Special Permit.

PURPOSE OF CHANGE

The zoning on existing commercial businesses was not changed because the proposed plan recommends revitalization of most commercial properties in the Broadway area west of 37th Street. The zoning of the store located at the corner of 37th Street and 2nd Avenue was changed to C-1 in order to recognize the convenience type store that services the immediate residential neighborhood.

PERMITANCE NO. 85-014

MAR 27 1985

PROPERTY OWNER REQUESTS

PLANNING
COMMISSION ACTION

AMENDED STAFF REPORT

AREA: 2

EXISTING

PLAN DESIGNATION: MULTIPLE FAMILY - LOW DENSITY
MULTIPLE FAMILY - MEDIUM DENSITY

PROPOSED

PLAN DESIGNATION: RESIDENTIAL 11-21 DU/NA
RESIDENTIAL 7-15 DU/NA
RETAIL - GENERAL COMMERCIAL

PURPOSE OF CHANGE

This area, like Area One, also has remained mostly single family residential. In certain block faces, however, there are slightly higher concentrations of multiple family uses. The R-2B zone is again recommended on property located next to commercial uses or internally within blocks which are already multiple family in character. This zone would provide incentives to help rehabilitate large, older homes as well as provide opportunities to retain single family uses. The R-2A zone was placed on property which is mostly single family, except the R-1B zone was used on very small lots. The R-1B zone would allow a maximum of two units subject to a special permit on small size lots that otherwise would have potential design and density problems.

Zoning on existing lots with commercial uses is not recommended for change in order to support commercial revitalization. Some property is proposed for rezoning from R-4 to C-2 to help stimulate investment in new commercial businesses in select locations adjacent to other similar activity concentrations.

PROPERTY OWNER REQUESTS

- 1. Garland Burrell - Change zoning to allow four units.
- 2. W. Overholtzer - Keep R-4
- 3. Douglas Covill - Change zoning to allow an office use.
- 4. Mary Hahn - Change zoning to allow an office use.

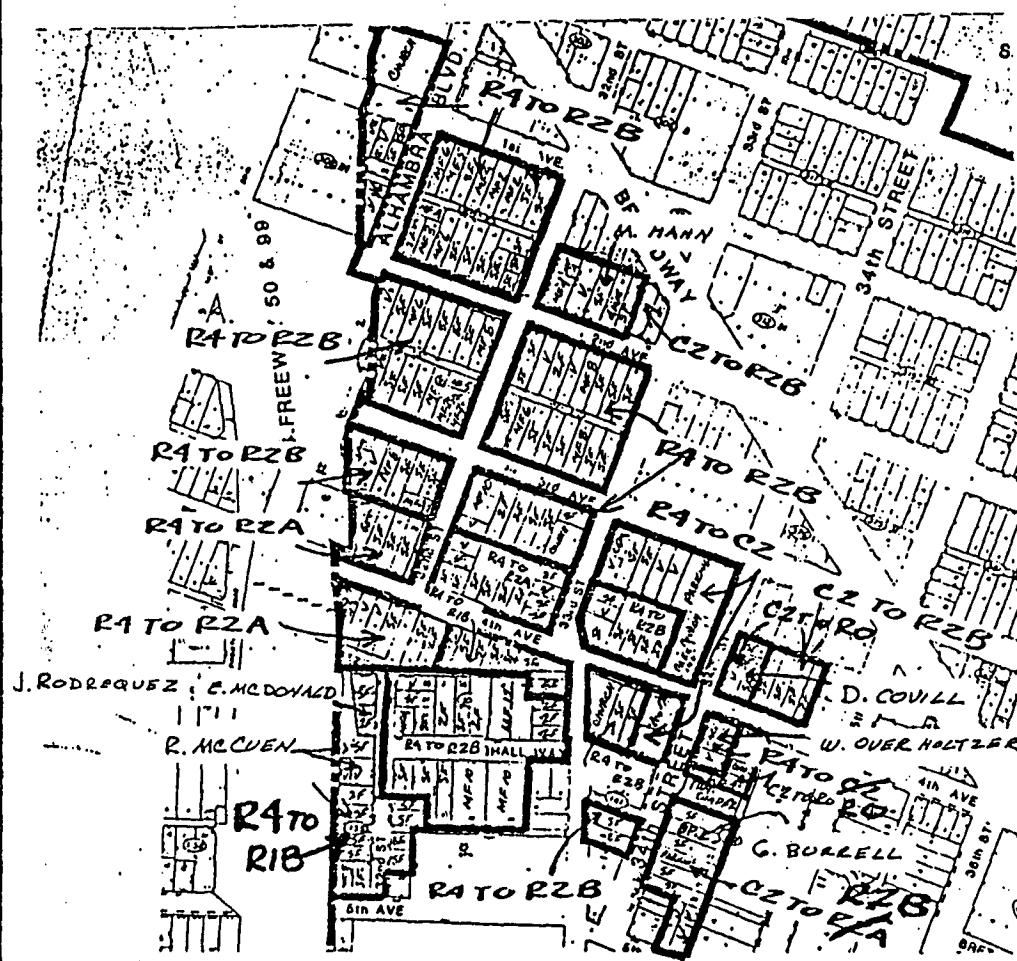
PLANNING COMMISSION ACTION

Approved Recommended
Change as Amended.

STAFF COMMENTS

1. Since the property originally was developed into a duplex and single family dwelling, staff recommends that this site, as well as surrounding property be zoned R-2B to allow three units on the 40' x 150' parcel.

PROPOSED ZONING



AREA: 2

EXISTING
PLAN DESIGNATION:

PROPOSED
PLAN DESIGNATION:

PURPOSE OF CHANGE

5. J. Rodriguez and E. McDonald - Rezone Property to R-2B

6. R. McQueen - Rezone property to R-2A or R-2B.

PROPOSED ZONING

2. Since the property is adjacent to two street corners, recommended for C-2 zoning, staff recommends that the parcel, as well as adjacent property, be zoned R-O. This zoning would allow either office uses or a residential project at 36 du/ac.
3. Because staff recommends C-2 and R-O zoning on adjacent street corners, this property, as well as adjacent lots, should likewise be rezoned to R-O.
4. The subject parcel is within a block primarily composed of multiple family uses. Because surrounding property to the south and west have been developed into a mixture of single family and multiple family uses, staff recommends no change from its original staff recommendation. The existing office will become a non-conforming use or if the property owner wishes, the office use could remain according to the home occupation regulations.
5. & 6. Because of the size of their property, R-2B zoning would only allow two units per parcel. The R-1B zoning would allow two units per parcel except a Special Permit is required to resolve potential design problems.

ORDINANCE NO. 85-023

MAR 27 1985

PROPERTY OWNER REQUESTS

PLANNING
COMMISSION ACTION

AMENDED STAFF REPORT

AREA: 3

EXISTING PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
MULTIPLE FAMILY - LOW DENSITY
MULTIPLE FAMILY - MEDIUM DENSITY

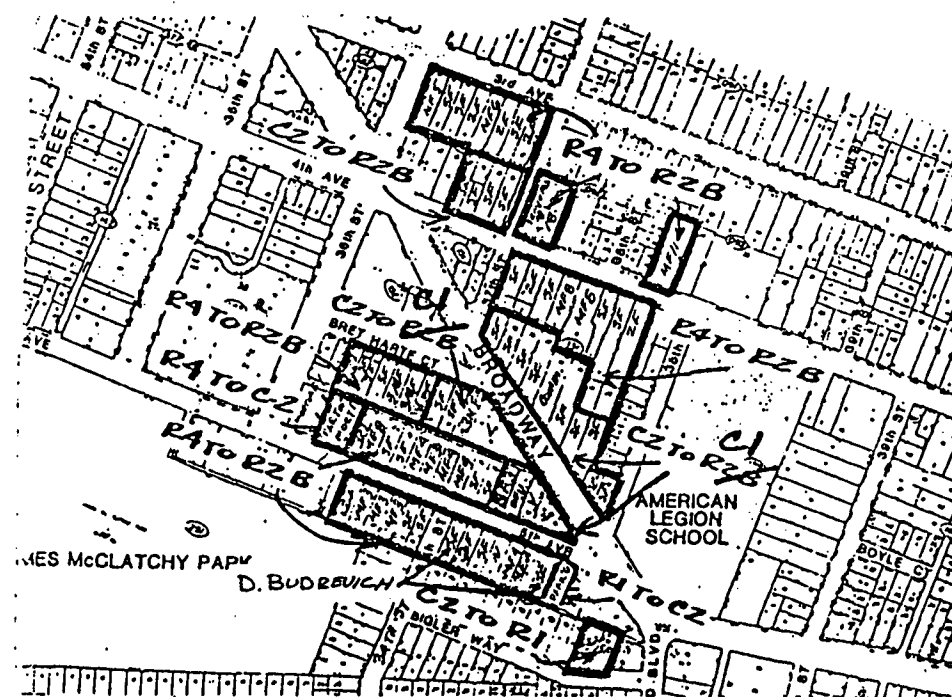
PROPOSED PLAN DESIGNATION: RESIDENTIAL 4- 8 DU/NA
RESIDENTIAL 11-21 DU/NA
RETAIL GENERAL COMMERCIAL

PURPOSE OF CHANGE

This area has developed into a mixture of single family uses and multiple family development. Since development of densities allowed in the R-4 zone would significantly restrict the ability to provide adequate parking, open space, and setbacks between buildings on 40' x 150' lots, the R-2B zone would be more appropriate. This zone reflects existing block densities and encourages better new multiple family design. The C-2 zonings are recommended for change to R-2B and R-1 because the properties have not developed into commercial uses and because the intent of the plan is to support revitalization of existing commercial areas concentrated more to the west. The lot next to the mortuary is recommended for change from R-4 to C-2 in conformance with its attached primary use, the mortuary.

Parking adjacent to the bank on the corner of 5th Avenue and Broadway is recommended for C-2 in order to recognize its existing use.

PROPOSED ZONING



STAFF COMMENTS

1. Rezone areas zoned C-2 to C-1 in order to allow for a three year demonstration period to determine if commercial uses can be located in this area. For the first two years, staff will report to the Redevelopment and City Planning Commission and to the City Council on development activity in C-1 zones. The C-1 zoning will revert back after the third year to a residential zone if commercial development has not occurred.
2. The Planning Commissions heard his request and decided to support staff recommendations.

PROPERTY OWNER REQUESTS

1. Various Property Owners - Keep C-2 zoning adjacent to Broadway.
2. D. Budrevich - Keep R-4 Zoning

PLANNING COMMISSION ACTION

Approved Recommended Change as Amended.

ORDINANCE NO. 121-021
MAY 2 1981

AREA: 4

EXISTING
PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL

PROPOSED
PLAN DESIGNATION: NEIGHBORHOOD CONVENIENCE

PURPOSE OF CHANGE

The subject property is a grocery store. Since the intent of the plan is to recognize existing uses which provide neighborhood convenience services, the C-1 zone is recommended for this property instead of the present R-1 zoning.

ORDINANCE NO. 85-071

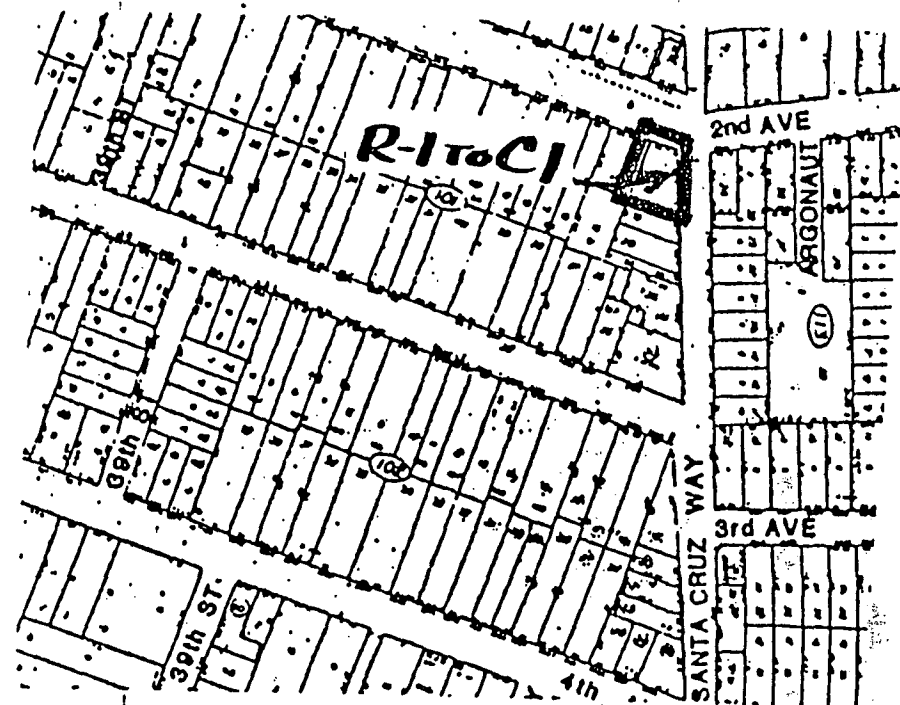
MAY 27 1985

PROPERTY OWNER REQUESTS

PLANNING
COMMISSION ACTION

Approved Recommended
Change.

PROPOSED ZONING



Amended Staff Report

AREA: 5

EXISTING
PLAN DESIGNATION: MULTIPLE FAMILY - LOW DENSITY

PROPOSED
PLAN DESIGNATION: RESIDENTIAL 11-21 DU/NA
OFFICE

PURPOSE OF CHANGE

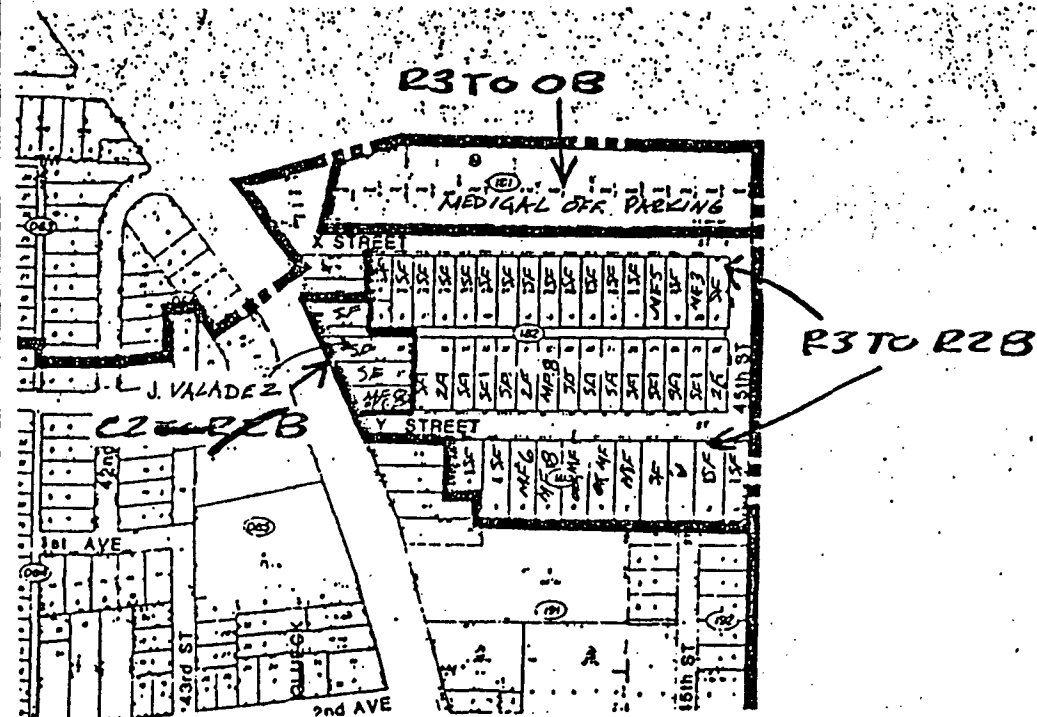
The area north of X Street has developed into medical offices and parking. The OB zone is recommended to recognize the existing linked uses.

The property between X and Y Streets has developed into mostly single family dwellings. Since the lots are 40' x 140', the R-2B zone is recommended. This density would allow a maximum of two units per parcel. Lots on the south side of Y Street are 50' x 150' in size and the proposed zoning would allow three units per parcel.

These zoning changes are recommended because of the close proximity of intensive office and industrial uses.

The C-2 zoning on Stockton Boulevard is recommended for R-2B because the property has remained residential. Also, the R-2B zone would provide on these parcels additional opportunities for multiple family development.

PROPOSED ZONING



STAFF COMMENTS

1. Since surrounding to the north, south, and west have been kept in a C-2 zone in order to allow for office or neighborhood convenience uses, staff recommends that the C-2 zoning remain. This will allow property owners better flexibility to develop those parcels adjacent to Stockton Boulevard into either residential, commercial or office uses.

PROPERTY OWNER REQUESTS

1. Juan Valadez - Keep C-2

PLANNING COMMISSION ACTION

Approved Recommended
Change as Amended.

MAR 2 1986

ORDINANCE NO. 021

AMENDED STAFF REPORT

AREA: 6

EXISTING SINGLE FAMILY RESIDENTIAL
PLAN DESIGNATION: MULTIPLE FAMILY - LOW DENSITY

PROPOSED RESIDENTIAL 7-15 DU/NA
PLAN DESIGNATION: RETAIL GENERAL COMMERCIAL

PURPOSE OF CHANGE

This area has developed into mostly single family uses. Lots are mostly 40' x 100' to 140' which is not appropriate for retail and general commercial shopping. Along Broadway the R-1 zone is recommended to retain existing single family uses and to allow duplexes on corner lots. Twenty-four out of a total of 65 parcels are corner lots. Since twenty lots are equal to or greater than 40' x 130', the Residential 7-15 DU/NA land use policy was recommended to provide opportunities for two-three unit projects. Potential site development issues can be resolved during the project review process. These land use changes will support commercial revitalization in other more concentrated, non-strip areas and will conserve existing housing stock. Property on the east side of 44th Street is being recommended for C-2 zoning in order to facilitate the development of a commercial shopping center on the entire block. Also, the R-1 zoned adjacent to San Diego is recommended to C-2 in order to facilitate new shopping opportunities on this area. The Redevelopment plan has identified the areas for new shopping development in order to provide residents with conveniently located, neighborhood shopping services.

PROPERTY OWNER REQUESTS

1. Various Property Owners - Keep C-2 zoning adjacent to Broadway.
2. T. Johnson - Allow a four unit project on the property.
3. A. Geiger - Supports C-1, 3 yr. zoning

PLANNING COMMISSION ACTION

Approved Recommended
Change as Amended.

PROPOSED ZONING



STAFF COMMENTS

1. Rezone areas zoned C-2 to C-1 in order to allow for a three year demonstration period to determine if commercial uses can be located in this area. For the first two years, staff will report to the Redevelopment and Planning Commissions and to the City Council on development activity in C-1 zones. The C-1 zoning will revert back after the third year to a residential zone if commercial development has not occurred. C-1 zoning has the same residential densities as C-2.

AREA: 6

EXISTING
PLAN DESIGNATION:

PROPOSED
PLAN DESIGNATION:

PURPOSE OF CHANGE

4. W. Kelly - Keep C-2 zoning

ORDINANCE NO. 85-021

MAY 27 1985

PROPOSED ZONING

4. The property owner was noticed twice regarding the proposed rezonings. Staff informed him of the reasons the C-1, three year zoning was recommended and that he should send in a letter stating his objections.

PROPERTY OWNER REQUESTS

PLANNING
COMMISSION ACTION

AREA: 7

EXISTING
PLAN DESIGNATION:

PROPOSED
PLAN DESIGNATION:

PURPOSE OF CHANGE

6. L. Iniguez - Retain the C-2 zoning

ORDINANCE NO. 85-02

MAR 27 1985

PROPERTY OWNER REQUESTS

6. L. Iniguez - Keep C-2 for auto repair.

PLANNING
COMMISSION ACTION

PROPOSED ZONING

4. In order to keep the City's options open to use the Donner School Site for residential and office uses, staff recommends this property be zoned R-O.
5. Regarding Mr. Stotz's comment, his property has been primarily developed into a single family residence facing a residential street. Staff recommends that the rezoning to R-1 not be changed given the existing use on his property.
6. The Planning and Redevelopment Commissions considered Mr. Iniguez's request to keep the C-2 zoning to permit a used car and auto repair shop; however, the Planning Commission voted to rezone the property to C-1 as part of the three year demonstration period.

AMENDED STAFF REPORT

AREA: 7

EXISTING PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
MULTIPLE FAMILY - LOW DENSITY

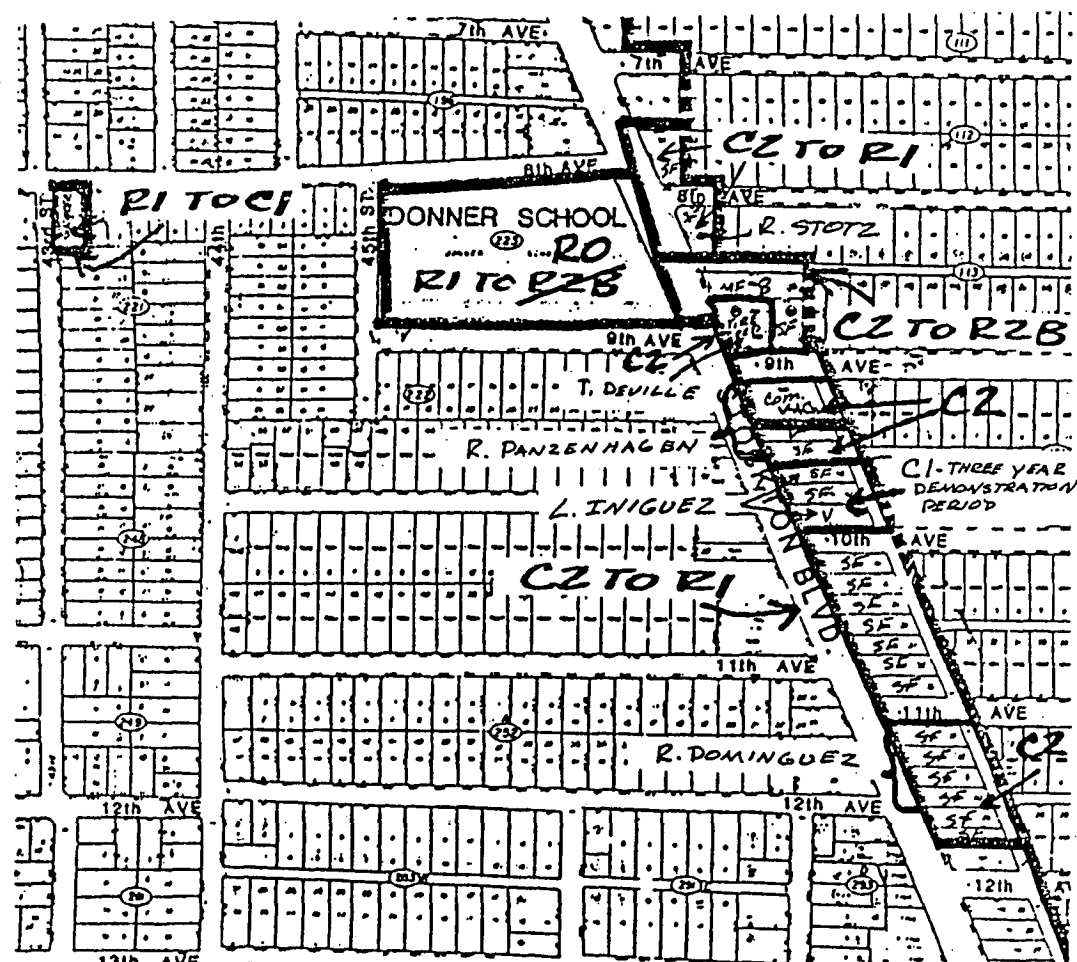
PROPOSED PLAN DESIGNATION: RESIDENTIAL 4-8 DU/NA
RESIDENTIAL 11-21 DU/NA

PURPOSE OF CHANGE

Properties facing Stockton Boulevard on the east side have mainly developed into single family uses. In order to reduce excessive strip commercial uses along Stockton Boulevard, the property is recommended for R-1 zoning and for R-2B zoning at 9th Avenue where mixed uses exist. Also, the lots adjacent to the latter would be able to accommodate three-five units. Donner School is a surplus site large enough to retain the existing structure for needed new residential development at higher densities as well as expansion area. As such, the R-2B zone is recommended to foster good design. The R-2B zoning here would also facilitate the conversion of commercial uses which are not providing neighborhood or convenience shopping services.

The R-1 zoning at the southeast corner of 8th Avenue and 43rd Street is recommended to C-1 in order to recognize the existing grocery store as a neighborhood convenience use.

PROPOSED ZONING



PROPERTY OWNER REQUESTS

1. T. Deville - Keep C-2 zoning
2. R. Panzenhagen - Keep C-2 zoning
3. R. Dominguez - Keep C-2 zoning
4. Donner School Site - Change to R-1
5. R. Strotz - Keep C-2 zoning

PLANNING COMMISSION ACTION

Approved Recommended Change as Amended Except that Three Lots North of 10th Ave. Should be C-1, 3 yrs.

STAFF COMMENTS

1. After further investigation of the subject properties 1-3, staff recommends that the C-2 zoning remain since these properties are already being used for commercial uses.

ORDINANCE NO. 100-100
MAR 2 1968

AREA: 8

EXISTING
PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL

PROPOSED
PLAN DESIGNATION: NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

The subject site is a restaurant providing food services to the surrounding neighborhood. In order to recognize existing convenience commercial activities, the C-1 zone is recommended for this property instead of the existing R-1 zone.

ORDINANCE NO. 85-022

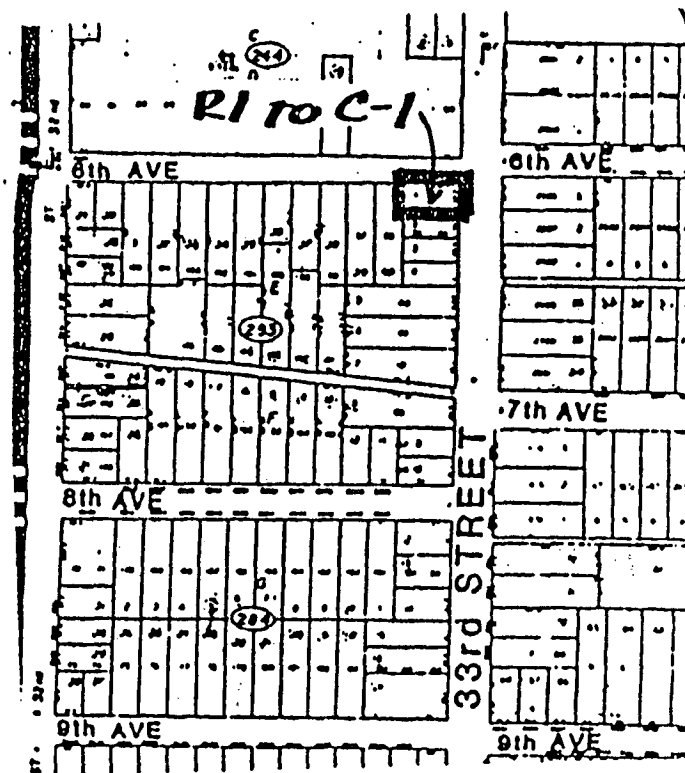
MAR 27 1985

PROPERTY OWNER REQUESTS

PLANNING
COMMISSION ACTION

Approved Recommended
Change

PROPOSED ZONING



AREA: 9

EXISTING PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
MULTIPLE FAMILY - LOW DENSITY

PROPOSED PLAN DESIGNATION: NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

This area has developed into a neighborhood convenience shopping area. As such, the C-1 zone is recommended to replace the existing C-2 zoning as a way of protecting the immediate environs from more intensive commercial uses.

ORDINANCE NO. 85-021

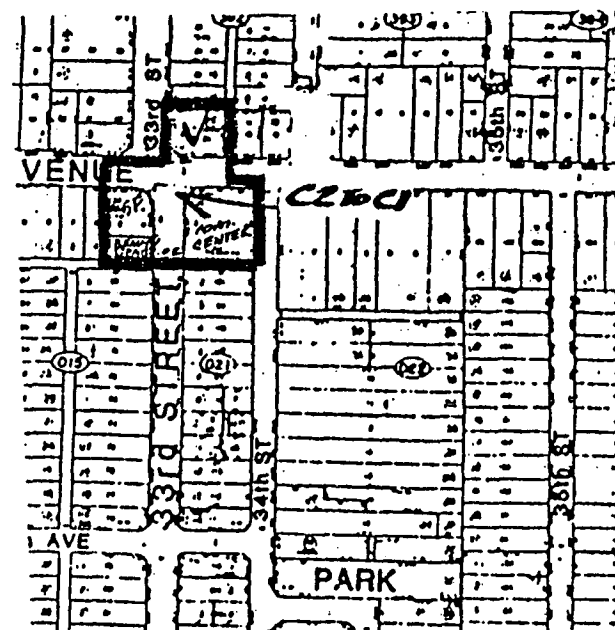
MAR 22 1985

PROPERTY OWNER REQUESTS

PLANNING
COMMISSION ACTION

Approved Recommended
Change

PROPOSED ZONING



AMENDED STAFF REPORT

AREA: 10

EXISTING PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
MULTIPLE FAMILY - LOW DENSITY
MULTIPLE FAMILY - MEDIUM DENSITY
NEIGHBORHOOD FACILITIES

PROPOSED PLAN DESIGNATION: RESIDENTIAL 7-15 DU/NA
RESIDENTIAL 11-21 DU/NA
NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

This area has developed into mostly single family uses. Underutilized, older storefront buildings exist north of 9th Avenue. The rezonings from C-2 to C-1 are recommended in order to recognize the convenience store located at the corner of 9th Avenue and Sacramento Boulevard; and to provide additional convenience and less intensive commercial uses at the intersection of 12th Avenue and Sacramento Boulevard. More general commercial uses have been accommodated in other concentrated areas where there is less impact upon neighborhoods.

The zoning change from C-2 to R-1 is recommended in that these parcels are presently used for single family dwellings. The C-2 to R-2B zone change is recommended for vacant properties at the corner of 8th Avenue and Sacramento Boulevard, and on the block face between 7th Avenue and 9th Avenue. This block face is mostly old storefront buildings and some multiple family uses. Rezoning to R-2B would facilitate rehabilitation and better utilization of the above noted vacant parcels.

Regarding the other R-1 to R-2B rezonings behind the park and south of 9th Avenue, this change was recommended by the plan consultant to provide new opportunities for multiple family housing.

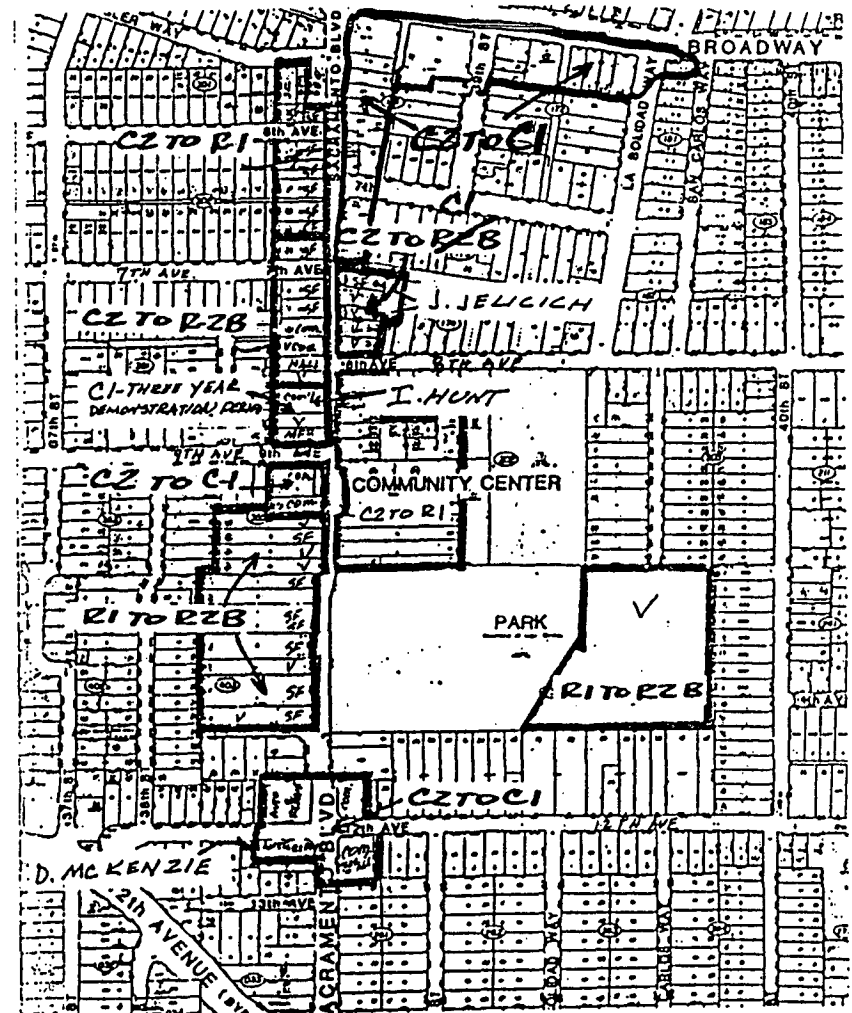
PROPERTY OWNER REQUESTS

1. Joseph Jelichich - Keep C-2 zoning
2. Darlene McKenzie - Keep C-2 zoning
3. I. Hunt - Retain property in a commercial zone.

PLANNING COMMISSION ACTION

Approved Recommended Changes except that property North of 9th Ave. and West of

PROPOSED ZONING



STAFF COMMENTS

1. Since the subject property and adjacent parcels are vacant, Staff recommends this area be rezoned to C-1

MAR 27 1985

ORDINANCE NO. 85-021

AREA: 10

EXISTING
PLAN DESIGNATION:

PROPOSED
PLAN DESIGNATION:

PURPOSE OF CHANGE

The C-2 zoning was changed for the community center in order to recognize the present use of the land.

ORDINANCE NO. 85-031

MAR 27 1985

PROPERTY OWNER REQUESTS

PLANNING COMMISSION ACTION

Sacramento Blvd. was
designated C-1 as part
of the three year
demonstration period.
C-1 adopted N. of 7th Ave

PROPOSED ZONING

2. The auto repair business at the southwest corner of 12th Avenue and Sacramento Boulevard can remain as a legal non-conforming use. The proposed C-1 zoning would allow for less intensive commercial uses, at some future date, to occur at this intersection.
3. The Planning Commissions decided to include Mr. Hunt's property in the C-1, three year designation. The Commissions also recommended that property north of Mr. Jelichich be designated C-1.

AREA: 11

EXISTING
PLAN DESIGNATION:

PROPOSED
PLAN DESIGNATION: NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

The subject properties have developed into a neighborhood convenience shopping node. As such, the C-1 zone is recommended to replace the existing C-2 zoning which could create more intense commercial development.

ORDINANCE NO. 85-021

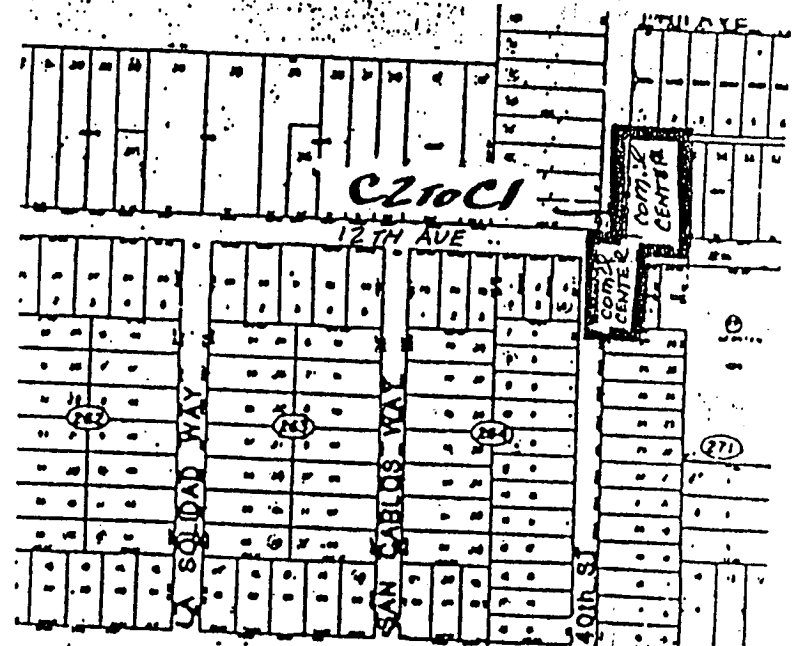
MAR 27 1985

PROPERTY OWNER REQUESTS

PLANNING
COMMISSION ACTION

Approved Recommended
Change.

PROPOSED ZONING



AMENDED STAFF REPORT

AREA: 12

EXISTING

PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL

PROPOSED

PLAN DESIGNATION: RESIDENTIAL 4-8 DU/NA
NEIGHBORHOOD CONVENIENCE SHOPPING

PURPOSE OF CHANGE

Except for a few parcels, this area has developed into low density residential uses. Various properties have also remained vacant. The R-1 zone is recommended in order to allow development of similar residential uses. In this area, Sacramento Boulevard is a two-lane collector; consequently, low density residential uses would continue this same low intensity character.

Existing convenience commercial businesses have been designated C-1, a consistent zone. The potential of future more intensive commercial activities allowed in the C-2 zone would thus be removed.

FINANCE NO.

MAR 27 1985

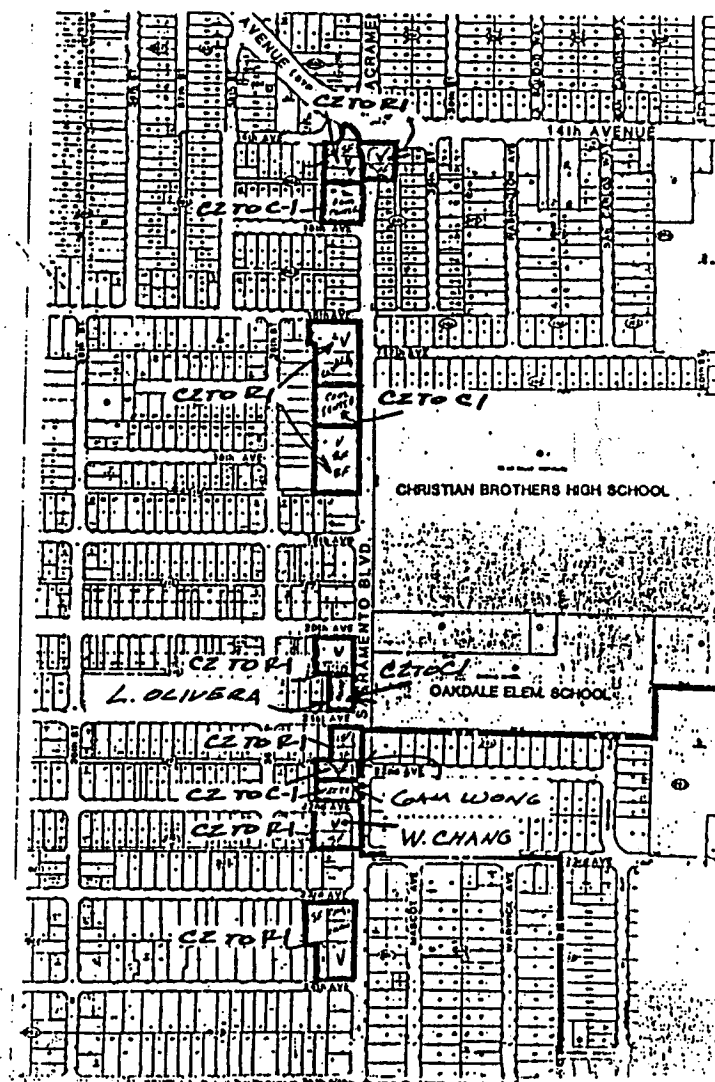
PROPERTY OWNER REQUESTS

1. Larry Olivera - Keep C-2 zoning
2. Gam Wong - Rezone property next to store to C-1.
3. W. Chang - Keep C-2 zoning

PLANNING COMMISSION ACTION

Approved Recommended
Change.

PROPOSED ZONING



AREA: 12

EXISTING
PLAN DESIGNATION:

PROPOSED
PLAN DESIGNATION:

PURPOSE OF CHANGE

ORDINANCE NO. 85-021

MAR 27 1985

PROPERTY OWNER REQUESTS

PLANNING
COMMISSION ACTION

PROPOSED ZONING

STAFF COMMENTS

1. The subject property is being used for a barber shop and storage of abandoned autos.

Since the barber shop is a neighborhood convenience use, staff recommends that the subject property be zoned C-1. This zone would allow less intensive uses, at some future date, to be located on this site.

2. Since Mr. Wong intends to expand his store and needs additional parking, staff recommends that the lot next to his grocery store be rezoned to C-1.
3. The Planning Commissions heard Ms. Chang's request; however, the Commissions supported staff recommendations.

AREA: 13

EXISTING PLAN DESIGNATION: MULTIPLE FAMILY - LOW DENSITY
SPECIALIZED CENTER

PROPOSED PLAN DESIGNATION: RESIDENTIAL 7-15 DU/NA
RESIDENTIAL 11-21 DU/NA
RESIDENTIAL - OFFICE

PURPOSE OF CHANGE

In the northerly portion of this area, a large amount of property has remained vacant or has existing multiple family developments at R-2B densities. The R-2B zoning is recommended for consistency and to provide an opportunity for similar development.

Because of the nearby freeway interchange and the configuration of the vacant parcels on the southerly end, the R0 zone is recommended to provide an option for either office or multiple family development at densities up to 36 units per acre.

The C-2 zoning is recommended to be changed to R0 in order to allow for the same opportunities while eliminating the potential for more strip commercial along Sacramento Boulevard.

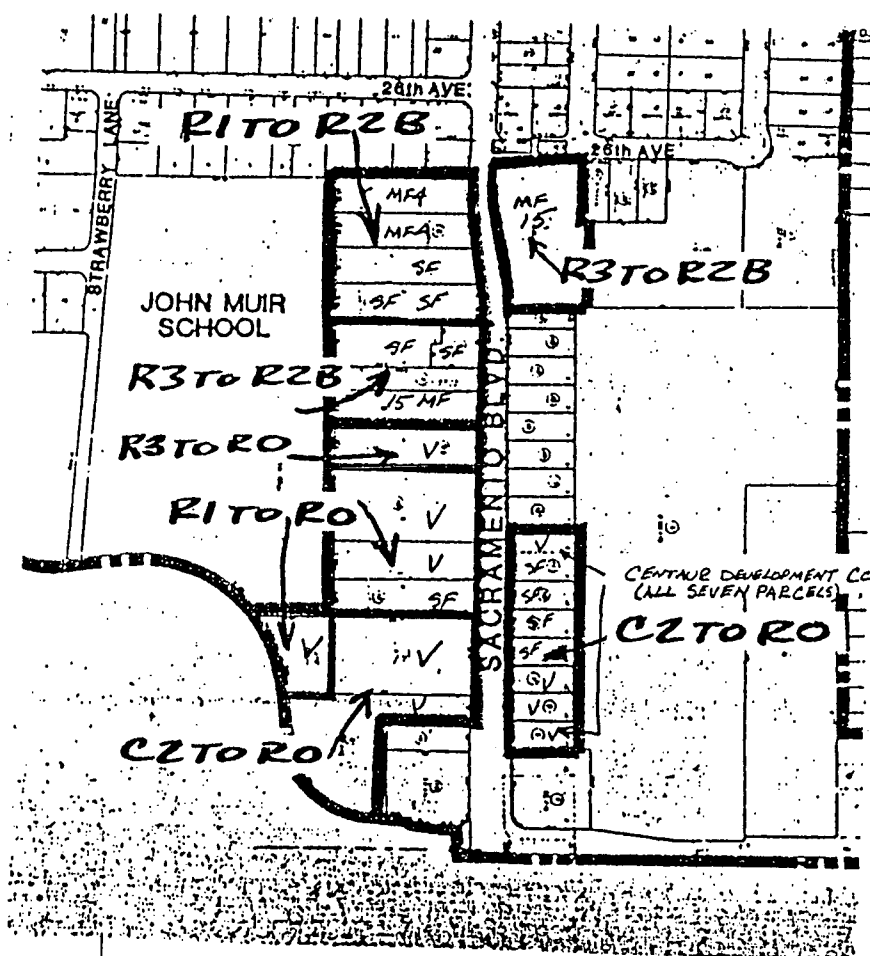
PROPERTY OWNER REQUESTS

1. Centaur Development Co. - Keep C-2
P. Myer, III Zoning

PLANNING COMMISSION ACTION

Approved Recommended
Change.

PROPOSED ZONING



Katz Hollis

Redevelopment
Consultants

REPORT TO COUNCIL
on the
PROPOSED FOURTH AMENDMENT
to the
REDEVELOPMENT PLAN
for the
OAK PARK
REDEVELOPMENT PROJECT

**Prepared by Katz Hollis for the
Redevelopment Agency of the City of Sacramento**

July 1998

TABLE OF CONTENTS

<u>Part</u>	<u>Page</u>
INTRODUCTION	1
A. PRIOR AMENDMENTS.....	1
B. PROPOSED FOURTH AMENDMENT	1
C. PURPOSE OF PRELIMINARY REPORT	1
I. PROJECT AREA DESCRIPTION AND REASONS FOR AMENDING THE REDEVELOPMENT PLAN.....	3
A. PROJECT AREA LOCATION AND DESCRIPTION.....	3
B. OBJECTIVES OF THE EXISTING REDEVELOPMENT PLAN.....	3
C. REASONS FOR AMENDING THE REDEVELOPMENT PLAN	4
D. PUBLIC BENEFIT THROUGH REVITALIZATION OF BLIGHTED AREAS AND INCREASED AND IMPROVED HOUSING OPPORTUNITIES	4
1. Public Benefit of Revitalizing Blighted Areas	4
2. Public Benefit Through Increased and Improved Housing Opportunities.....	5
II. DESCRIPTION OF CONDITIONS IN THE PROJECT AREA; INCLUDING IDENTIFICATION OF SIGNIFICANT REMAINING BLIGHT, AND PORTIONS OF THE PROJECT AREA THAT ARE NO LONGER BLIGHTED	6
A. PROCEDURES AND DEFINITION OF BLIGHT	6
B. URBANIZATION QUALIFYING CRITERIA.....	7
C. SIGNIFICANT REMAINING BLIGHT AND PORTIONS OF THE PROJECT AREA THAT ARE NO LONGER BLIGHTED	8
1. Project Area History and Blighting Conditions at the Time of Project Adoption	8
2. Redevelopment Activities from Project Adoption to the Present	9
3. Remaining blighting Condition and Portions of the Project Area that are No Longer Blighted.....	10
Introduction	10
Methodology	10
a. Remaining Blighting Conditions	11
i. <i>Physical Blighting Characteristics</i>	<i>11</i>
Buildings in Which it is Unsafe or Unhealthy for Persons to Live or Work	11
Deterioration and Dilapidation.....	11
Faulty or Inadequate Utilities	12
Defective Design.....	13
Physical Factors Inhibiting Economic Viability	14
Substandard Design and Inadequate Parking	14
Incompatible Uses	15
Parcels of Irregular Shape and Inadequate Size Under Multiple Ownership	15
ii. <i>Economic Blighting Conditions</i>	<i>16</i>
Depreciated Stagnant Property Values	16
Impaired Investments.....	17
Abnormally Low Lease Rates.....	18
Vacant Lots	18

Part

Page

Vacant Buildings.....	19
Lack of Necessary Commercial Facilities Including Grocery Stores, Drug Stores, and Banks and Other Lending Institutions	19
Residential Overcrowding	20
High Crime Rate that Constitutes a Serious Threat to the Public Safety and Welfare	20
iii. Public Improvements Deficiencies	21
b. Portions of the Project Area that are No Longer Blighted	21
D. SUMMARY OF REMAINING CONDITIONS THAT COMBINED CAUSE A LACK OF PROPER UTILIZATION OF THE PROJECT AREA TO SUCH AN EXTENT THAT IT CONTINUES TO CONSTITUTE A SERIOUS PHYSICAL AND ECONOMIC BURDEN ON THE COMMUNITY WHICH REASONABLY CANNOT BE EXPECTED TO BE REVERSED OR ALLEVIATED BY PRIVATE ENTERPRISE OR GOVERNMENTAL ACTION, OR BOTH, WITHOUT REDEVELOPMENT	21
1. Physical and Economic Burden on the Community	22
2. Condition Which Cannot Reasonably be Expected to be Reversed or Alleviated by Private Enterprise or Governmental Action, or Both, Without Redevelopment	23
III. DESCRIPTION OF SPECIFIC PROJECTS PROPOSED TO BE CONTINUED BY AGENCY IN THE PROJECT AREA, AND DESCRIPTION OF HOW PROPOSED PROJECTS WILL IMPROVE OR ALLEVIATE CONDITIONS REMAINING IN THE PROJECT AREA.....	25
A. GENERAL REDEVELOPMENT ACTIONS.....	25
B. SPECIFIC REDEVELOPMENT PROJECTS, PROGRAMS AND ACTIVITIES.....	25
1. Development Assistance Program	26
2. Rehabilitation Program.....	26
3. Public Improvements Program	26
4. Housing Program	27
5. Other Redevelopment Activities	27
C. DESCRIPTION OF HOW PROPOSED PROJECTS WILL IMPROVE OR ALLEVIATE REMAINING BLIGHTING CONDITIONS IN THE PROJECT AREA.....	27
IV. PROPOSED METHOD OF FINANCING REDEVELOPMENT OF THE AMENDED PROJECT, INCLUDING ASSESSMENT OF CONTINUED ECONOMIC FEASIBILITY OF AMENDED PROJECT AND REASONS FOR CONTINUING TO INCLUDE TAX INCREMENT FINANCING.....	29
A. ESTIMATED COSTS OF THE CONTINUED REDEVELOPMENT PROGRAM	29
1. Development Assistance Program	30
2. Rehabilitation Program.....	30
3. Public Improvement Program	30
4. Housing Program	30
5. Other Redevelopment Activities	30
B. FINANCING METHODS AND ALTERNATIVES.....	31
1. General Financing Methods Available to the Agency.....	31
2. Financing Alternatives Other Than Tax Increment	31
a. Loans, Grants, Contributions From the City, the County, the State, and Federal Government and From Developers	31
b. Property Disposition Proceeds.....	31

Part

Page

c. Repayment of Loans and Advances	32
d. Special Assessment or Special Tax Districts	32
3. Tax Increment Revenue	32
a. Reasons for Continuing to Include Tax Increment Financing in the Redevelopment Plan	32
b. New Debt Establishment, Debt Repayment, Plan Effectiveness, Bonded Indebtedness and Tax Increment Revenue Limitations	33
c. Estimate of Potential Tax Increment Revenue	34
d. Tax Increment Obligations	34
e. Tax Increment Use Limitations and Requirements	35
C. ASSESSMENT OF PROPOSED FINANCING METHOD AND CONTINUED ECONOMIC FEASIBILITY OF THE AMENDED PROJECT	37
D. RELATIONSHIP BETWEEN SIGNIFICANT REMAINING BLIGHT, THE NEED TO EXTEND OR INCREASE THE FINANCIAL AND TIME LIMITS OF THE PLAN, THE COSTS OF THE CONTINUED REDEVELOPMENT PROGRAM AND THE AGENCY'S ABILITY TO ELIMINATE REMAINING BLIGHT	39
E. EXPLANATION OF WHY THE ELIMINATION OF BLIGHT AND REDEVELOPMENT OF THE PROJECT AREA CANNOT BE ACCOMPLISHED BY PRIVATE ENTERPRISE ACTING ALONE	40
F. EXPLANATION OF WHY THE ELIMINATION OF BLIGHT AND REDEVELOPMENT OF THE AMENDED PROJECT CANNOT BE EXPECTED TO BE ACCOMPLISHED BY THE CITY COUNCIL'S USE OF FINANCING ALTERNATIVES OTHER THAN TAX INCREMENT FINANCING	40
1. State and Federal Aid and Grants	40
2. Loans From Private Financing Institutions	41
3. Property Rehabilitation and Private investment Incentive Programs	41
4. Other Revenue Sources	41
5. Conclusion	42
V. EFFECT OF AMENDMENT ON METHOD OR PLAN FOR RELOCATION	43
A. AGENCY DISPLACEMENT	43
B. RELOCATION IN THE EVENT OF AGENCY DISPLACEMENT	43
C. RULES AND REGULATIONS	44
D. AGENCY DETERMINATIONS AND ASSURANCES	44
E. RELOCATION ASSISTANCE ADVISORY PROGRAM AND ASSURANCE OF COMPARABLE REPLACEMENT HOUSING	45
F. ADMINISTRATIVE ORGANIZATION	45
1. Responsible Entity	45
2. Functions	46
3. Information Program	47
4. Relocation Record	47
5. Relocation Resources Survey	47
6. Relocation Payments	47
7. Temporary Moves	48
8. Last Resort Housing	48
9. Grievance Procedure	48
10. Relocation Appeals Board	48
VI. ANALYSIS OF THE PRELIMINARY PLAN	49

<u>Part</u>		<u>Page</u>
VII.	REPORT AND RECOMMENDATIONS OF PLANNING COMMISSION, AND REPORT REQUIRED BY SECTION 65402 OF GOVERNMENT CODE	50
	<i>Exhibit 1 – Notice of Decision and Findings of Fact of the Planning Commission... Following Page 50</i>	
VIII.	ACTIONS OF PROJECT AREA COMMITTEE AND SUMMARY OF CONSULTATIONS WITH PROJECT AREA OWNERS, RESIDENTS, COMMUNITY ORGANIZATIONS AND OTHERS.....	51
	<i>Exhibit VIII-1 – Notice of June 3 Community Meeting Mailed to Property Owners, Occupants, and Community Groups..... Following Page 51</i>	
	<i>Exhibit VIII-2 – Notice of June 3 Community Meeting as Published in the Sacramento Bee..... Following Page 51</i>	
	<i>Exhibit VIII-3 – Minutes of Oak Park Project Area Meeting on June 3, 1998..... Following Page 51</i>	
	<i>Exhibit VIII-4 – Notice of July 1 Community Meeting Mailed to Property Owners, Occupants, and Community Groups Following Page 51</i>	
	<i>Exhibit VIII-5 – Notice of July 1 Community Meeting as Published in the Sacramento Bee..... Following Page 51</i>	
	<i>Exhibit VIII-6 – Minutes of Oak Park Project Area Meeting on July 1, 1998..... Following Page 51</i>	
IX.	REPORT REQUIRED BY SECTION 21151 OF PUBLIC RESOURCES CODE (NEGATIVE DECLARATION)	52
	<i>Exhibit IX – Initial Study/Negative Declaration..... Following Page 52</i>	
X.	REPORT OF COUNTY FISCAL OFFICER	53
XI.	NEIGHBORHOOD IMPACT REPORT	54
	A. IMPACT ON RESIDENTS IN PROJECT AREA AND SURROUNDING AREAS	54
	1. Relocation, Traffic Circulation, Environmental Quality, and Availability of Community Facilities and Services (Other than Education)	54
	a. Relocation.....	54
	b. Traffic Circulation.....	55
	c. Environmental Quality.....	55
	d. Availability of Community Facilities and Services (other than Education)	55
	2. School Population and Quality of Education	55
	3. Property Assessment and Taxes	56
	B. RESIDENTIAL DISPLACEMENT AND LOW- AND MODERATE-INCOME HOUSING	56
	1. Low- and Moderate-Income Housing Units to be Destroyed or Removed from the Market	56
	2. Projected Low-and Moderate-Income Persons and Families Displacement.....	56
	3. Replacement Housing Plan	57
	4. Replacement Housing to be Rehabilitated, Developed, or Constructed Pursuant to CRL Section 33413.....	57
	5. Number and Location of Low- and moderate-income Housing Planned Other than Replacement Housing.....	57
	6. Financing Methods for Low- and Moderate-Income Housing Requirements	58
	7. Timetable for Provision of Relocation and Housing Objectives	58

Part

Page

C.	OTHER MATTERS AFFECTING THE PHYSICAL AND SOCIAL QUALITY OF THE ENVIRONMENT	59
XII.	ANALYSIS OF THE REPORT OF THE COUNTY FISCAL OFFICER, SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES, AND RESPONSE TO WRITTEN OBJECTIONS AND CONCERNS OF AFFECTED TAXING AGENCIES	60
A.	INTRODUCTION	60
B.	ANALYSIS OF THE REPORT OF THE COUNTY FISCAL OFFICER	61
C.	SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES	61
D.	RESPONSE TO WRITTEN OBJECTIVES OR CONCERNS OF THE AFFECTED TAXING ENTITIES	61
	<i>Exhibit XII-1 – Summary of Consultations with Affected Taxing Entities</i>	<i>Following Page 61</i>
	<i>Exhibit XII-2 -- Responses to Written Objections and/or Concerns of Affected Taxing Entities</i>	<i>Following Page 61</i>
XIII.	ANALYSIS OF IMPLEMENTATION PLAN	62
A.	INTRODUCTION	62
B.	NEAR TERM GOALS AND OBJECTIVES	62
C.	PROJECTS/PROGRAMS AND EXPENDITURES.....	62
1.	Projects and Programs	63
2.	Expenditures.....	63
D.	BLIGHT ELIMINATION	63
E.	LOW- AND MODERATE-INCOME HOUSING	63

MAPS

<u>No.</u>		<u>Following Page</u>
1	Project Area Boundaries	3
1A	Land Use Changes	4
2	Broadway/Stockton Boulevard Corridor	11
3	Residential Survey Area	11
4	Lots of Inadequate Size and Irregular Shape	16
5	Vacant Lots	18
6	Census Tracts/Police Patrol Districts	20
7	Project Area Wide Remaining Conditions	22
8	Broadway/Stockton Boulevard Corridor Remaining Conditions	22

TABLES

<u>No.</u>		<u>Following Page</u>
I-1	Proposed Fourth Amendment	1
II-2	Past and Present Redevelopment Activity	10
II-3	Deterioration and Dilapidation	12
II-4	Buildings in Which it is Unsafe or Unhealthy for Persons to Live or Work: Broadway/Stockton Boulevard Corridor	12
II-5a	Physical Factors Inhibiting Economic Viability: Broadway/Stockton Boulevard Corridor	14
II-5b	Physical Factors Inhibiting Economic Viability: Broadway/Stockton Boulevard Corridor	14
II-6	Incompatible Uses: Non-Commercial Uses In Commercial Zoned Parcels: Broadway/Stockton Boulevard Corridor	15
II-7	Average Assessed Value Per Parcel: Oak Park, City of Sacramento, and County of Sacramento- 1996-97 Fiscal Year	16
II-8	Building Permit Valuation: Oak Park Project Area and City of Sacramento, 1992-96	17
II-9	Broadway/Stockton Boulevard Corridor Commercial Zoned Parcels: Vacant Lots and Vacant Buildings	18
II-10	Overcrowded Households: Oak Park, City of Sacramento, and County of Sacramento	20
II-11	Reported Crimes in 1996: City of Sacramento and Oak Park Redevelopment Project	20
II-1	Estimated Program Costs	29
IV-2	Bonded Indebtedness and Tax Increment Limits	33
IV-3	Assumed Agency Engendered New Development	34
IV-4	Projection of Tax Increment Revenue	34
IV-5	Cash Flow Summary	37

PHOTOS

<u>Plate No.</u>		<u>Following Page</u>
1-4	Agency-Assisted Projects	9
5-7	Deterioration and Dilapidation	12
8-9	Defective Design	13
10-12	Substandard Design	14
13	Vacant Lots	18
14-15	Vacant Buildings	19
16-17	High Crime	20

APPENDIX

Information Sources

INTRODUCTION

This Report to Council ("Report to Council" or "Report") on the proposed fourth amendment to the Redevelopment Plan ("Redevelopment Plan," or "Plan") for the Oak Park Redevelopment Project ("Fourth Amendment") has been prepared for the Redevelopment Agency of the City of Sacramento ("Agency") pursuant to Section 33352 of the California Community Redevelopment Law ("CRL"), Health and Safety Code, Section 33000 *et seq.*

A. PRIOR AMENDMENTS

The Redevelopment Plan was adopted on May 30, 1973, by Ordinance No. 3278, Fourth Series. It has been amended three times. The first amendment, adopted by Ordinance No. 85-022 on March 27, 1985, replaced the original Redevelopment Plan with a new (updated) amended Redevelopment Plan. The second amendment, adopted by Ordinance No. 86-110 on November 18, 1986, (pursuant to SB 690) established limits that were not previously included in the Plan, including a tax increment revenue limit, a debt establishment time limit, a bond debt limit, and an eminent domain time limit. On October 4, 1994, by Ordinance No. 94-046, the Plan was amended ("Third Amendment") to establish or modify existing limits on the repayment on project loans, advances, and indebtedness, and the time limit for plan effectiveness, as mandated by Section 33333.6 of the Health and Safety Code (added by Chap. 942, 1993 Statutes, commonly known as AB 1290).

B. PROPOSED FOURTH AMENDMENT

The primary purposes of the proposed Fourth Amendment are to: 1) replace the existing Redevelopment Plan with a new and updated amended and restated redevelopment plan ("Amended and Restated Redevelopment Plan"); 2) extend the time limit for incurring debt to be repaid with tax increment; 3) extend the time limit for the repayment of indebtedness with tax increment; 4) extend the duration of the amended and restated plan's effectiveness (duration); 5) extend the time limit for eminent domain authority; 6) increase the existing tax increment limit; 7) increase the existing bond debt limit; and 7) provide that the land uses in the Project Area shall be the same as permitted under the City's General Plan. The proposed Fourth Amendment does not add territory to the Project Area or alter the existing boundaries in any way. The proposed amendment is shown in Table I-1.

C. PURPOSE OF REPORT TO COUNCIL

The purpose of this Report to Council is to provide the information, documentation, and evidence required by Section 33352 of the Community Redevelopment Law to accompany the proposed Fourth Amendment when it is submitted by the Agency to the City Council of Sacramento. Such information, documentation and evidence is provided to assist the City council in its consideration of the proposed amendment and in making the various determinations it must make in connection with its adoption.

This Report is divided into 13 parts which generally correspond to the subdivisions contained within CRL Section 33352, as modified by CRL Section 33457.1, which provides that "To the extent warranted by a proposed amendment to a redevelopment plan,... the reports and information required by Section 33352 shall be prepared and made available." Each part of this Report has a separate function, as described in the summary listing which follows this paragraph. Certain parts of this Report, as noted in the summary listing, have been or would have been (if required) prepared by entities other than the Agency. Section 33352, however, requires the Agency to aggregate and submit such documents as part of this Report. The following summary listing identifies the 13 parts of this Report, the corresponding Section 33352 subsection, and the responsible entity for each part.

Table I-1
Sacramento Redevelopment Agency
Fourth Amendment to the Redevelopment Plan for the
Oak Park Redevelopment Project

	Debt Establishment		Plan Effectiveness (Duration)		Debt Repayment/ Receipt of Tax Increment		Tax Increment		Bond Debt		Eminent Domain	
Adopted 05/30/1973	(20 yrs from adoption or 1/1/04, whichever is later, plus 10 yrs with amendment)		(40 years from adoption or 1/1/09, whichever is later)		(AB 1290 requirement 10 yrs after effectiveness of plan)		(None required unless previously established)		(none required for plans adopted prior to 10/01/76)		(12 years maximum)	
	Existing	Proposed Amendment	Existing	Proposed Amendment	Existing	Proposed Amendment	Existing	Proposed Amendment	Existing	Proposed Amendment	Existing	Proposed Amendment
	05/29/2003	05/29/2013	05/29/2003	05/29/2013	05/29/2013	05/29/2023	\$34 million	\$172 million	\$34 million	\$59 million	12/18/1998	2010

Part No. and CRL Section No.	Title	Responsible Entity
Part I [33352(a)]	Project Area Description and Reasons for Amending the Redevelopment Plan	Agency
Part II [33352(b)] [33333.6(a)(2)] [33354.6(b)]	Description of Conditions in the Project Area; Including Identification of Significant Remaining Blight, and Portions of the Project Area that are No Longer Blighted	Agency
Part III [33352(a)] [33333.6(a)(2)] [33354.6(b)]	Description of Specific Projects Proposed to be Continued by the Agency in the Project Area and Description of How Such Projects Will Improve or Alleviate Conditions Remaining in the Project Area	Agency
Part IV [33352(e)] [33352(d)] [33333.6(a)(2)] [33354.6(b)] [33367(d)(11)] [33367(d)(13)]	Proposed Method of Financing Redevelopment of the Amended Project, Including an Assessment of Continued Economic Feasibility of Amended Project and Reasons for Continuing to Include Tax Increment Financing	Agency
Part V [33352(f)]	Effect of Amendment on Method or Plan for Relocation	Agency
Part VI [33352(g)]	Analysis of Preliminary Plan	Agency
Part VII [33352(h)] [33352(j)]	Report and Recommendations of Planning Commission, and Report Required by Section 65402 of Government Code	Planning Commission
Part VIII [33352(i)]	Actions of Project Area Committee and Summary of Consultations with Project Area Owners, Residents, Community Organizations and Others	Agency
Part IX [33352(k)]	Report Required by Section 21151 of Public Resources Code (Negative Declaration)	Agency
Part X [33352(l)]	Report of County Fiscal Officer*	Sacramento County Auditor Controller
Part XI [33352(m)]	Neighborhood Impact Report	Agency
Part XII [33352(n)]	Analysis of Report of County Fiscal Officer*; Summary of Consultations with Affected Taxing Agencies; and Response to Written Objections and Concerns of Affected Taxing Agencies	Agency
Part XIII [33352(c)]	Analysis of Implementation Plan	Agency

* The Report of the County Fiscal Officer and the analysis of this Report are not applicable to the Report to Council because no territory is being added to the Oak Park Redevelopment Project as a result of the Fourth Amendment.

PART I.

PROJECT AREA DESCRIPTION AND REASONS FOR AMENDING THE REDEVELOPMENT PLAN

A. PROJECT AREA LOCATION AND DESCRIPTION

The Oak Park Redevelopment Project Area is located southeast of downtown Sacramento. The Project Area is generally bounded by State Highway 99 on the west, Y Street on the north, Stockton Boulevard on the east, and 14th Street and Fruitridge Road on the south. The boundaries of the Project Area are shown on Map 1. Project Area landmarks include the University of California, Davis Medical Center (a teaching hospital), the Ray Robinson Community Center, the U.S Bank on Broadway, and the Oak Park Community Center at the intersection of 8th Avenue and Martin Luther King Jr. Boulevard. The majority of the Project Area contains residential uses. The housing stock consists primarily of older, single family homes constructed principally prior to 1950 that are occupied rental households. The majority of commercial uses within Oak Park are concentrated along Broadway, between 36th Street and Y Street, and along Stockton Boulevard. Pockets of commercial uses are also found on Broadway between 5th Avenue and Stockton Boulevard, Martin Luther King Jr. Boulevard, 12th Avenue just east of Highway 99, 35th Street between McClatchy Park and Broadway, and an area on 5th Avenue adjacent to Broadway. Commercial uses for the most part consist of small, owner-operated retail and commercial services such as dry cleaners and beauty shops, general merchandise retailers, automobile repair, and small restaurants.

B. OBJECTIVES OF THE EXISTING REDEVELOPMENT PLAN

A redevelopment plan provides an agency with powers, duties and obligations to implement and further a redevelopment program for the redevelopment, rehabilitation, and revitalization of a project area. Because of the long-term nature of a redevelopment plan and the need to maintain flexibility to respond to market conditions, property owner and developer interests, and other opportunities as they arise, a redevelopment plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of a project area. Rather, a redevelopment plan represents a process and a basic framework within which specific plans are presented, specific projects are established and specific solutions are proposed, and by which tools are provided to a redevelopment agency to fashion, develop and proceed with such specific plans, projects and solutions.

Goals and Objectives

The goals and objectives for the Project, as defined in the proposed Amended and Restated Redevelopment Plan and the Project's existing five-year Implementation Plan (adopted in 1994) are as follows:

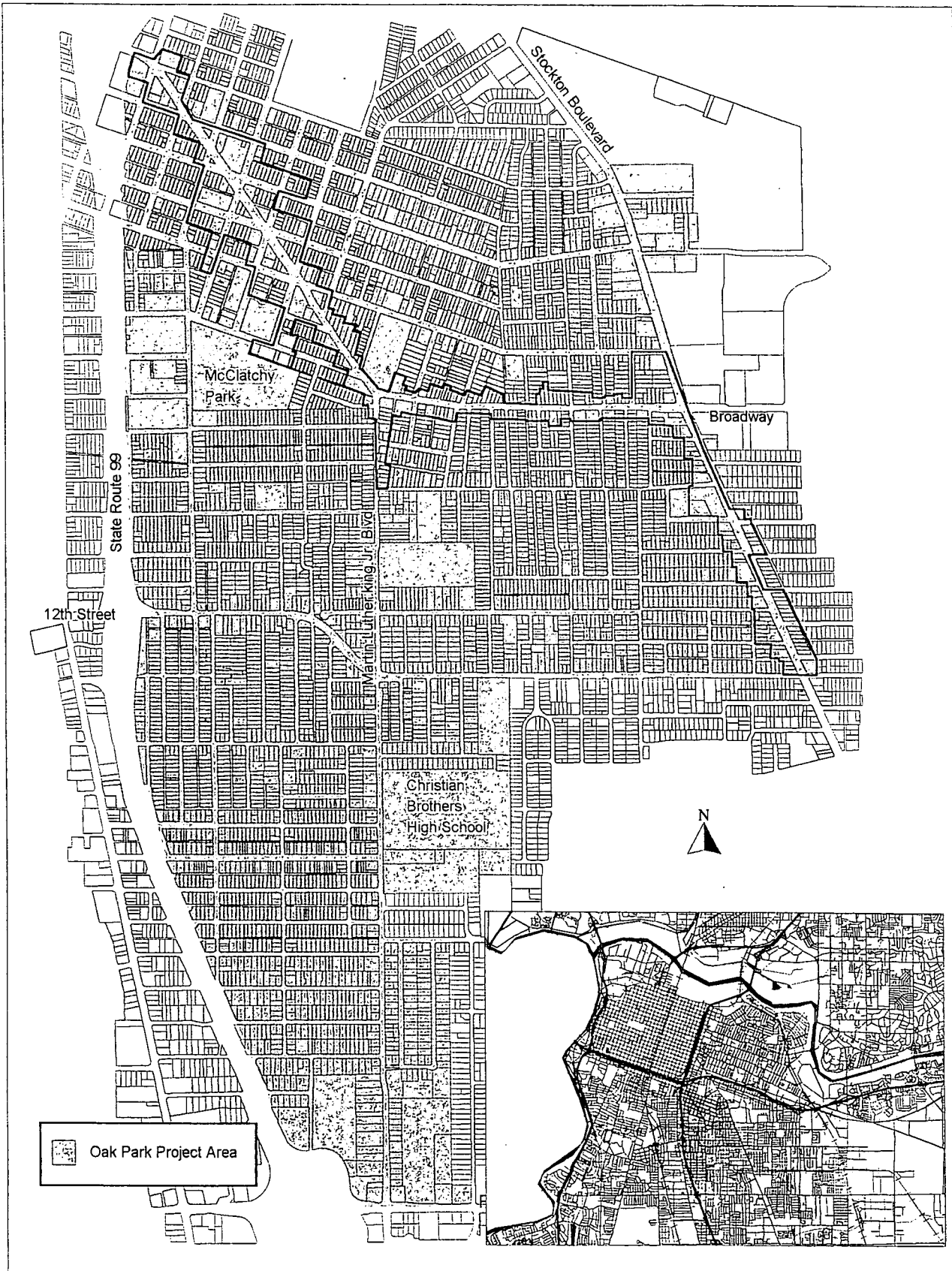
(1) Housing Goals

To provide standard housing for all families presently residing in the Oak Park Area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.

(2) Social Goals

To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.

KatzHollis



PROJECT AREA BOUNDARIES
Sacramento Redevelopment Agency
Oak Park Redevelopment Project

MAP 1

(3) Environmental Goals

To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.

(4) Economic Goals

To increase and develop economic activity in the area by attracting new business, assist existing business and enhancing property values. To provide for new housing within the means of the majority of area residents. To enforce a strong affirmative action program with all contractors working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.

C. REASONS FOR AMENDING THE REDEVELOPMENT PLAN

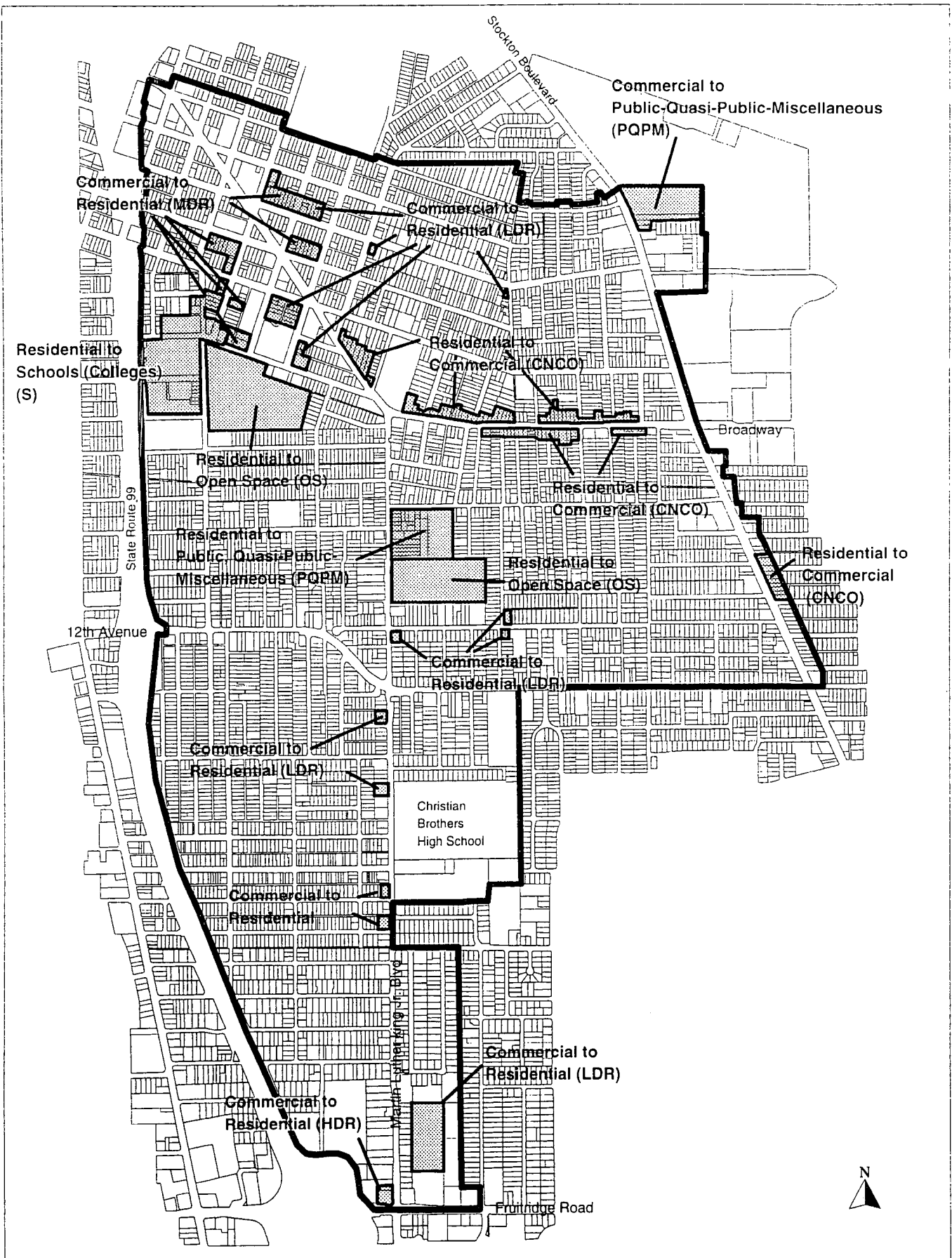
To further the Agency's efforts in eliminating blighting conditions, the Agency is proposing to extend, as permitted, the financial time and dollar limits of the Redevelopment Plan and to extend the time limit for commencement of eminent domain proceedings to the maximum permitted by law. The Agency is within \$6.9 million of reaching the existing \$34.0 million tax increment cap. To allow the Agency to implement additional programs through the collection of additional tax increment, the Agency is proposing to increase the tax increment limit to \$172 million. The Agency is also proposing to raise the bond debt limit to \$59.0 million to allow the Agency adequate bonding capacity relative to the increased tax increment limit. Extending the Redevelopment Plan's time limits for incurring and repaying debt, as well as for receipt of tax increment, will provide the Agency the ability to issue bonds for a longer time period and will increase the time period to receive tax increment and repay debt. This will result in additional resources to fund and complete redevelopment projects and programs. Extending the duration of the Redevelopment Plan will provide additional time for the Agency to complete its redevelopment program and to employ land use controls to facilitate blight elimination. The proposed Fourth Amendment, by providing additional resources, will preserve and increase the availability of low- and moderate-income housing within the Project Area and the City of Sacramento. In addition, extending the Agency's eminent domain authority will provide the Agency with the ability to acquire land at a fair market value in instances where the assembly of parcels is necessary to facilitate development which will benefit the larger community.

In addition to the changes to the financial and time limits of the Oak Park Redevelopment Project, the Fourth Amendment also provides for consistency between the land uses allowed within the Project Area and those land uses designated by the Sacramento General Plan. While prior versions of the Redevelopment Plan mandated fixed land uses for the Project Area, the language added by the Fourth Amendment will provide for Project Area land uses to change in concert with General Plan amendments. Map 1A illustrates the changes in land use designations from the last amendment of the Oak Park Redevelopment Plan.

D. PUBLIC BENEFIT THROUGH REVITALIZATION OF BLIGHTED AREAS AND INCREASED AND IMPROVED HOUSING OPPORTUNITIES

1. Public Benefit of Revitalizing Blighted Areas

The Fourth Amendment will provide the necessary funding to complete the redevelopment activities in the Project Area. The public benefits from redevelopment will include the revitalization of commercial and residential areas, the provision of public infrastructure improvements, the attraction of new commercial development, the creation of jobs and reduction of blighting conditions that accompany the revitalization of blighted areas, and the expansion of City revenues that could be used to fund City services.



The Broadway and Stockton Boulevard corridors contain numerous buildings that are deteriorated and substandard for contemporary use, and, therefore, do not meet the changing needs of the commercial sector. Through its rehabilitation program, the Agency will encourage and assist Project Area businesses in restoring and improving the facades of commercial structures, correcting building deficiencies and rehabilitating blighted structures. The continued rehabilitation of commercial structures will further improve the image and appearance of Broadway and Stockton Boulevard, attracting new business and private investment. Through its developer assistance program the Agency will encourage viable retail and commercial infill development of key catalyst sites identified by the Agency.

Rehabilitation of residential buildings in the Project Area will assist in preserving existing housing opportunities in the area, and by rehabilitating blighted buildings, solidify established residential neighborhoods. Through its housing program, the Agency will also provide assistance for construction of new housing, thus expanding the supply of safe and affordable housing for persons of moderate, low, and very low incomes. The Agency also anticipates assisting in the construction of new housing in infill lots in the Project Area.

Public improvements, including the provision of public parking, improved street lighting, and circulation improvements along Broadway, Stockton Boulevard, and other commercial corridors, will correct many of the public infrastructure deficiencies that hinder the viability of commercial development in the Project Area, making these areas more suitable for commercial development and expansion.

Increased economic activity resulting from the removal of impediments to private investment in the Project Area will strengthen the tax base of the Project, providing needed revenues to fund public services. The Agency will continue to pursue the assembly and disposition of land in order to achieve more productive and more appropriate land uses in the Project Area. By encouraging new business opportunities and the expansion of existing businesses in the Project Area, the Agency assists in diversifying the City's employment and tax bases.

2. Public Benefit Through Increased and Improved Housing Opportunities

The Agency will continue to assist in improving and increasing housing opportunities through both the mandated low/moderate income housing set-aside funds and housing rehabilitation programs.

By extending the financial limits, the Agency will receive more tax increment revenues, of which 20 percent must be spent on increasing or preserving the number of affordable housing units available to families of very-low, low- and moderate-incomes. It is the Agency's desire to encourage and increase the quality of residential life in the Oak Park Project. The Agency attempts to encourage housing for households of all income categories, but works to ensure that units developed or rehabilitated are affordable to low-moderate income households in numbers mandated by the CRL. The Agency's housing program may include one or more of the following types of programs: 1) residential rehabilitation loan program; 2) home ownership subsidies (First-Time Homebuyer program); 3) housing construction program; and 4) other housing programs designed to increase, improve and expand the supply of low- and moderate-income housing.

The residential rehabilitation program aids low- and moderate-income homeowners in repairing and maintaining their residences, thereby improving housing units in need of maintenance or moderate rehabilitation. The First-Time Homebuyer program provides financial assistance to first time homebuyers to expand home ownership opportunities in the Project Area. The housing construction program assists in the construction of new housing on infill sites in the Project Area.

PART II.

DESCRIPTION OF CONDITIONS IN THE PROJECT AREA; INCLUDING IDENTIFICATION OF SIGNIFICANT REMAINING BLIGHT IN THE PROJECT AREA, AND PORTIONS OF THE PROJECT AREA THAT ARE NO LONGER BLIGHTED

A. PROCEDURES AND DEFINITION OF BLIGHT

When a redevelopment plan which utilizes tax increment financing is proposed to be amended to (1) increase financing limits, (2) lengthen the duration of the redevelopment plan, (3) merge projects, or (4) add significant additional capital improvement projects, Section 33354.6(a) of the CRL requires that the adoption of the Fourth Amendment involve the same procedures as required for the adoption of a new redevelopment plan. The proposed Fourth Amendment would increase the financial limits of the Redevelopment Plan as well as extend the duration of the Redevelopment Plan. Therefore, as a general rule, plan adoption requirements will prevail.

One requirement for the adoption of a new redevelopment plan is a finding that the project area is blighted as defined in Sections 33030 and 33031 of the CRL. That finding is to be contained in the city council ordinance adopting the plan.

However, CRL Section 33457.1 creates an exception and indicates that the above blight finding requirement is not fully applicable to the adoption of redevelopment plan amendments. Section 33457.1 provides that prescribed plan adoption findings are to be contained in the amending ordinance only to "the extent warranted by . . . [the] proposed amendment" In addition, Sections 33354.6(b) and 33333.6(a)(2) specify which findings are warranted by financial amendments like those contained in the proposed Fourth Amendment. Sections 33354.6(b) and 33333.6(a)(2) make it clear that the appropriate findings are (1) that significant blight remains in the Project Area and (2) that the blight cannot be eliminated without the financial amendments.

Sections 33457.1, 33354.6(b) and 33333.6(a)(2) work together to describe the blight-related matters which must be discussed in the Report to City Council. The Report should describe and identify the remaining blight, the portion of the project area no longer blighted, the projects required to eradicate the remaining blight and the relationship between the cost of those projects and the financial amendments.

In describing the remaining blight, as required by Sections 33354.6(b) and 33333.6(a)(2), the Agency must consider whether recent changes in the CRL require it to adhere to the definition of blight contained in the CRL when the ordinance adopting the original Redevelopment Plan ("Adopting Ordinance") was passed.

California Statutes, Chapter 942 of 1993 (AB 1290) and other legislation revised Section 33030 of the CRL and the other sections referred to therein. The result is a change in the definition of blight. The Legislature did not indicate whether it intended to change the definition for amendments to previously existing redevelopment plans or not.

The approach taken in documenting remaining blight in the Project Area in this Report is to identify existing conditions within the "new" blight categories. The only exception is the identification of public improvement deficiencies as a blighting condition, as defined under the "old" criteria. The reason for including public improvement deficiencies is that when the Project Area was adopted, public improvement deficiencies could be and were cited as significant and prevalent blighting conditions. Therefore, where public improvement deficiencies continue to persist and pose health and safety hazards or impair investment, these conditions are documented in this Report. The following are definitions of the current or "new" blight categories.

Physical conditions that cause blight include:

- Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.
- Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by substandard design, inadequate size given present standards and market conditions, lack of parking, or similar factors.
- Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the project area.
- The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness that are in multiple ownership.

Economic conditions that cause blight include:

- Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of Agency authority for remediation.
- Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.
- A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.
- Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, that have led to problems of public safety and welfare.
- A high crime rate that constitutes a serious threat to the public safety and welfare.

As stated above, Sections 33457.1, 33354.6(b), and 33333.6(a)(2) require that only significant remaining blight be identified in the Project Area. Therefore, it can be inferred that the law requires that only one significant remaining physical or economic blighting condition needs to be identified within the Project Area. However, as documented later in this Report, the Project Area continues to have both physical and economic blighting conditions.

The CRL also requires that the need for the financial amendments to an existing project area be demonstrated. This documentation is provided in Part IV of this Report.

B. URBANIZATION QUALIFYING CRITERIA

Section 33320.1(c) of the CRL requires that a project area for which a final redevelopment plan is adopted on or after January 1, 1984 be predominantly urbanized. Section 33320.1(c) applies to new project areas or areas to be added to an existing project area(s). Since no territory is proposed to be added to the Project Area, an analysis of urbanization is not included.

C. SIGNIFICANT REMAINING BLIGHT AND PORTIONS OF THE EXISTING PROJECT AREA THAT ARE NO LONGER BLIGHTED

1. Project Area History and Blighting Conditions at the Time of Project Adoption

The earliest settlement of Oak Park dates to the 1850's. Until the late 1880's Oak Park was sparsely developed agricultural area occupied with moderate to substantial sized owner operated farms. However, between the 1880's and the 1920's, through the influx of new residents, Oak Park was transformed from a rural agricultural district into Sacramento's first suburban community.

Subdivision of land in the Oak Park area began in earnest in the late 1880's with the formation of the Oak Park Association. In 1887, the Oak Park Association, comprised of local land owners and investors, plotted streets and lots on 230 acres of property in the northwest portion of the Project Area. The area was subdivided into 56 whole or partial blocks. Each block consisted of 16 lots (40' by 150'). With the construction of trolley lines downtown along Y Street, further residential subdivision occurred between 2nd Avenue and 8th Avenue west of Stockton Boulevard. The growth of residential development soon attracted commercial development to Oak Park. By the early 1900's the area around 35th Street, 4th Avenue and Broadway had developed into the commercial hub of the community. Residential growth remained strong through the early 1900's so that by the time Oak Park was annexed by the City of Sacramento in 1911, the population of Oak Park had grown to between 6,000 and 8,000 residents.

Since its early inception, Oak Park was developed to appeal to the middle-class market who desired modest single-family homes. As a result, Oak Park became a stable, working class bedroom community for Sacramento's blue-collar workforce. In order to appeal to the middle class market, buildings constructed in the neighborhood tended to be more modest and conservative in character and construction than structures of similar era built in the central city area.

The groundwork of deterioration within the community originated in the 1930's and 1940's. The economic instability of the Depression caused homeowners to delay maintenance and rehabilitation of their homes. This trend continued into the 1940's as the nation was preoccupied with the war effort. The housing shortage created by the wartime economy motivated a number of property owners to convert single family homes into multiple unit rental units. By the end of the 1940's Oak Park had declined substantially as deferred maintenance created conditions of deterioration and the housing stock was increasingly transformed into rental units.

In the years following World War II, the central Sacramento and Oak Park area suffered from suburban flight as residents abandoned older neighborhoods for inexpensive, new housing tracts being constructed on the fringes of the city. Rather than rehabilitate the existing housing stock that had suffered from neglect during the Depression and war years, homeowners opted to purchase new homes outside the central city area. The flight of middle class homeowners, coupled with the antiquated nature of the community's commercial development, further reduced the viability of local business and contributed to gradual economic decline in the community. By the late 1960's Oak Park had become characterized by deteriorated housing and commercial properties, a high rate of absentee ownership, a high number of rental units, an excessive number of vacant lots and buildings, inadequate public infrastructure, and economic and social unrest. These conditions were exacerbated by the construction of the freeway system that served to physically and psychologically isolate Oak Park from the City.

2. Redevelopment Activities from Project Adoption to the Present

In order to address the conditions of blight, in 1973 Oak Park became the City's eighth redevelopment project area. Since Project adoption, over \$31.1 million of tax increment revenues and Community Development Block Grant (CDBG) funds have been expended on projects and programs to eliminate blighting conditions in the Project Area. Initially, the primary focus of the Agency's redevelopment program was to rehabilitate the housing stock and to correct public infrastructure deficiencies. By 1985 the Agency had achieved its initial goals, rehabilitating a significant segment of the housing stock, and completing a number of public improvements such as areawide street improvements. In 1985 the Agency adopted an Implementation Strategy for the Project Area. In addition to a continued focus on residential rehabilitation and public infrastructure improvements, the 1985 Implementation Strategy placed a new focus on economic development. As a result, the Agency began to initiate projects that contributed to economic growth in the Project Area. Agency accomplishments at this time included the redevelopment of the vacant Donner School building to house the Lederwolff Culinary Academy, construction of a 10,000-square-foot office building on the Donner School site, acquisition of commercial sites for commercial development, rehabilitation of the Old Oak Park Fire Station, street beautification, and commercial loans and grants for facade improvements, and commercial rehabilitation.

The Agency focus on economic development was reaffirmed in 1991 when the Agency adopted the Oak Park Revitalization Strategy ("Revitalization Strategy"). The Revitalization Strategy built upon and succeeded the 1985 Implementation Strategy. The Revitalization Strategy planned to stimulate economic development through the revitalization of commercial corridors, primarily Broadway, Stockton Boulevard, and Martin Luther King Jr. Boulevard. Catalyst sites were identified to act as commercial nodes for reinvestment in the community. Facade improvements and commercial loan programs were also identified as means to facilitate economic development. In order to implement the Revitalization Strategy the Agency acquired a number of properties in strategic locations in the Project Area and provided a number of loans and grants to local businesses and property owners.

Agency activities have been crucial in eliminating conditions of blight within the Project Area. Agency accomplishments have moved from basic public works projects in the early years to more recent economic development efforts. Agency accomplishments include the development of a number of key public facilities that house important social services, including the Oak Park Community Center, the Child Care Center, the County Social Service Center, Oak Park Fire station, and the Salvation Army Recreation Center. The Agency has also assisted in providing funding for public services programs such as job training and funding for the Neighborhood Police Officer Program.

In the commercial sector, the Agency has provided a number of facade grants and loans that have assisted existing and new small businesses. The Colonial Theater and McGeorge Law School (Muddox Building) received facade grants to fund exterior improvements. The Agency has also been active in land banking, purchasing parcels for future commercial development.

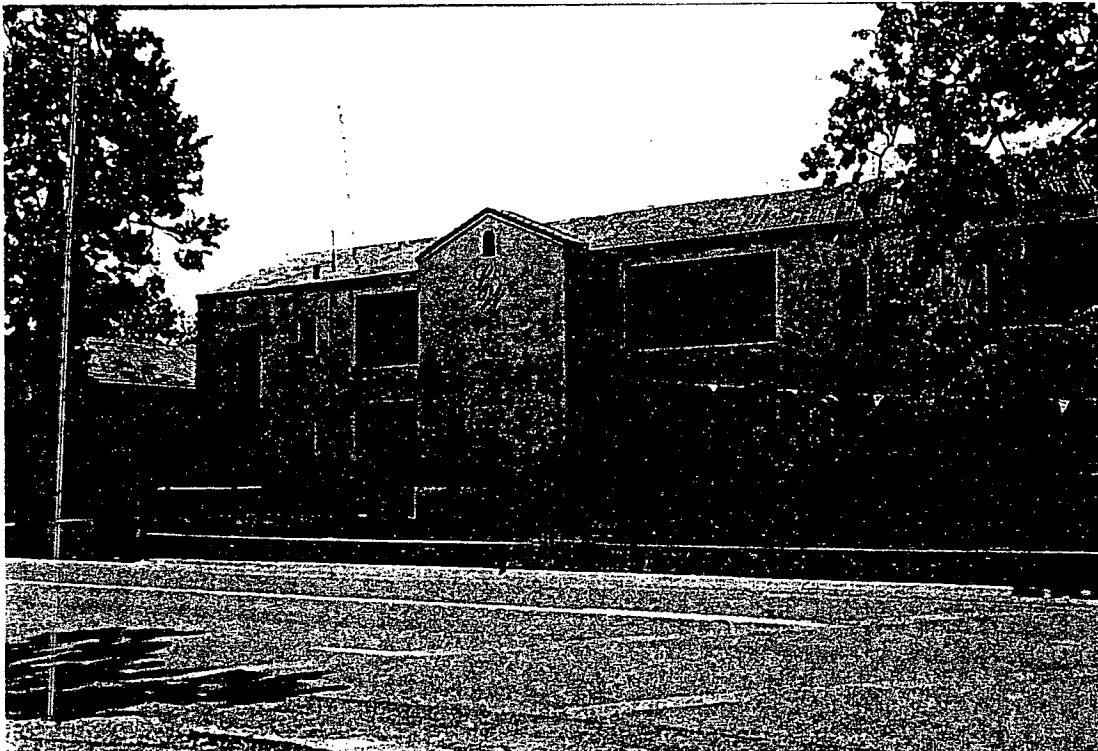
In the residential neighborhoods, the Agency has been active in improving housing conditions. In addition to earlier efforts, the Agency has recently worked closely with Habitat for Humanity to help finance the construction of seven single-family homes on formerly vacant lots. In addition, the Agency has purchased 27 boarded and vacant homes, and is in the process of rehabilitating these structures (seventeen have been completed to date).

In all, public and private sector investment in the Project Area through 1996 has totaled approximately \$36.3 million. Plates 1-4 provide examples of public infrastructure improvements, commercial rehabilitation, and housing construction completed with

AGENCY ASSISTED PROJECTS



Agency efforts have included the construction of street medians and landscaping along portions of Broadway.

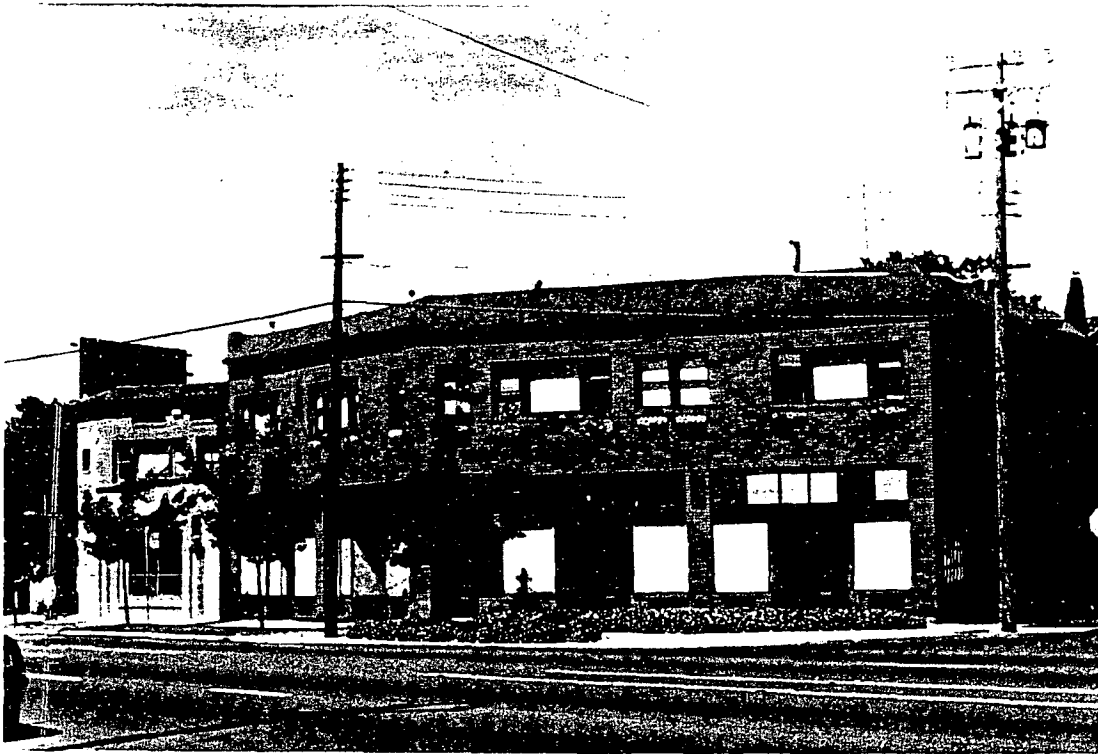


A commercial loan and facade grant by the Agency assisted in the rehabilitation of the historic Donner Elementary School located on Stockton Boulevard.

AGENCY ASSISTED PROJECTS



The Agency's facade grant and funding for street improvements, parking, and landscaping was instrumental in attracting U.S. Bank to the Project Area.



The Agency has given over 52 facade grants since adoption of the Project Area, assisting in the rehabilitation of a number of historic buildings such as this building on the 3100 block of Broadway.

AGENCY ASSISTED PROJECTS

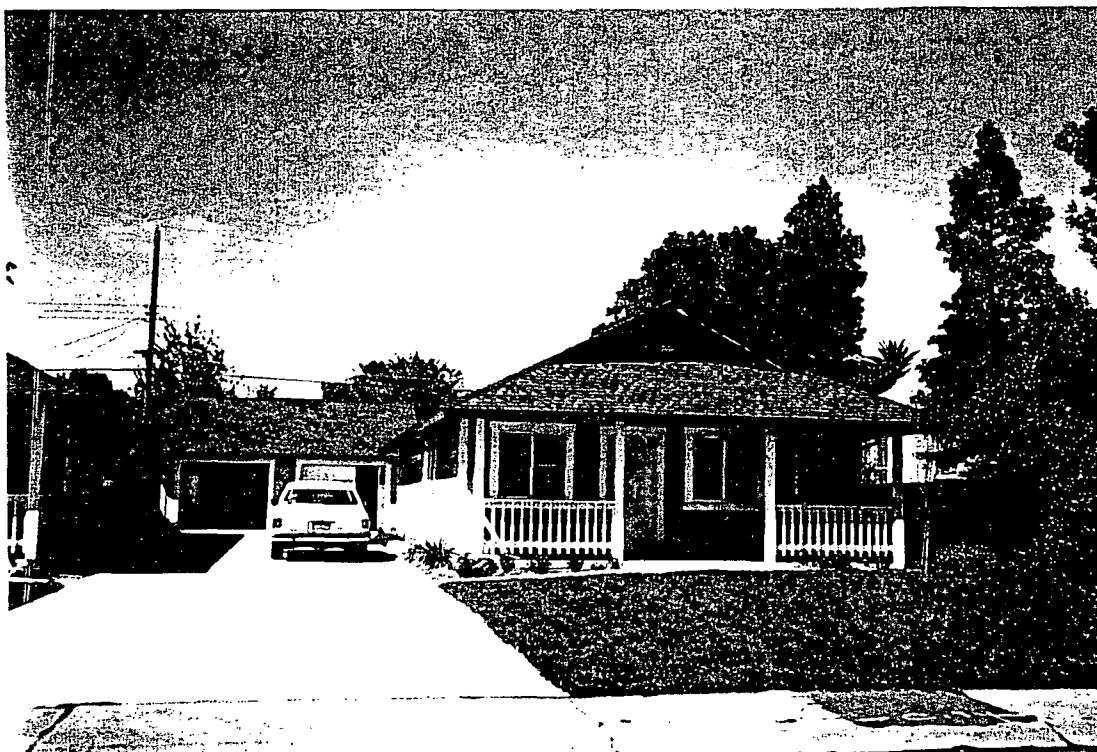


Neighborhood commercial center on the corner of Stockton Boulevard and Broadway was rehabilitated with Agency assistance.



The Agency provided a commercial loan and facade grant for the restoration of the Colonial Theater on the 3500 block of Stockton Boulevard.

AGENCY ASSISTED PROJECTS



The Agency has worked closely with Habitat for Humanity to construct new homes on vacant residential infill lots. The home above, on the 3400 block of 20th Street, is an example of Agency assisted new housing construction in the Project Area.

Agency assistance. A listing of more recent projects and programs implemented by the Agency is included in Table II-2.

3. Remaining Blighting Conditions and Portions of the Project Area that are No Longer Blighted

Introduction

In 1996 the Agency prepared the Oak Park Five Year Investment Strategy: 1996-2000 ("Investment Strategy"). The 1996 Investment Strategy outlines the Agency's focus of activities for the years 1996-2000.

In order to more effectively utilize tax increment, the Agency, with the assistance of the Oak Park Project Area Committee, identified distinct commercial and housing subareas within the Project Area. These subareas were evaluated for existing conditions and to identify what areas would have the greatest potential to maximize Agency intervention.

As previously noted, the major commercial corridors include Broadway, Stockton Boulevard, and Martin Luther King Jr. Boulevard. Remaining commercial development is either scattered in small clusters in the Project Area or adjacent to Broadway. The recent expansion of the U.C. Davis Medical School and related developments have attracted private investment to Stockton Boulevard north of 4th Avenue. Therefore, this area is not identified by the Investment Strategy as requiring active Agency intervention. Though identified for commercial development by earlier Agency economic development strategies, non-commercial uses predominate along Martin Luther King Jr. Boulevard. Because of its non-commercial character, Martin Luther King Jr. Boulevard is not a primary focus of Agency economic development efforts.

The Investment Strategy identified Broadway and Stockton Boulevard (south of 4th Avenue), with their concentration of commercial structures and lots, as the primary focus of Agency economic development efforts. While Agency assistance to rehabilitate existing commercial buildings or encourage commercial development will be available to the entire Project Area, the primary focus will be on Broadway and Stockton Boulevard, and in particular economic development catalyst sites identified by the Investment Strategy.

Given the abundance of housing in the Oak Park Project Area (over 5,490 housing units) and the great need for continued rehabilitation, the focus of the Agency will be to provide incentives for the private sector to rehabilitate existing dwelling units and construct new housing on infill sites in the Project Area. In order to maximize Agency resources, special attention will be directed toward neighborhoods that are relatively strong but are showing signs of decline.

Because the primary focus of the Agency activities will be to encourage economic development through the revitalization of existing commercial corridors, the bulk of the analysis presented below will address the physical blighting conditions remaining along the Broadway and Stockton Boulevard commercial corridors. Remaining economic blighting conditions, that for the most part affect the Project Area as a whole, will also be discussed.

Methodology

The following discussion is based upon field surveys of physical conditions of portions of the Project Area, and primary and secondary data on physical and economic conditions in the Project Area. The survey of physical conditions was performed in April 1997 from sidewalks or public right-of-ways. Residential and commercial buildings were rated based on their apparent physical condition. Other physical blighting conditions, such as defective design and inadequate parking, were documented in commercial properties.

Table II-2

Sacramento Redevelopment Agency
 Fourth Amendment to the Redevelopment Plan for the
 Oak Park Redevelopment Project

PAST AND PRESENT REDEVELOPMENT ACTIVITY**Economic Development Projects**

PROJECT	LOCATION	AMOUNT	STATUS
Oak Park Community Center Complex includes: a. Child Care Center b. Community Center c. Fire Station	8th Avenue & Sacramento	2.5 million	Complex completed & transferred to City of Sacramento Community Services Department
Donner School/Lederwolf Culinary Academy	8th Avenue & Stockton	\$900,00 (private) \$200,000 (SHRA loan)	Private/public project (completed)
Grey Victorian	Broadway and 5th Avenue	\$78,000	Staff has marketed the development and received some interest
Old Fire House #6/ Idea Gallery	4th Avenue between 34th & 35th	\$230,000 loan	Project Completed
Enterprise Loan Program	Project Area	\$130,350	Two loans made to date.
Urban Design Plan	Broadway and Stockton Boulevard	\$50,000	Selected consultant to develop an urban design plan. Plan expected to be complete 2/98.
Broadway commercial strip public improvements	On Broadway between Alhambra & Stockton; on Stockton bet. Y Street & 14th Ave.; on 35th St. bet. 5th Ave. & Broadway; on MLK Jr. Blvd. bet. Broadway & 14th Ave.	\$1.3 million	Completed
Commercial Strip Program	35th Street & Broadway	\$187,968	One public parking lot is complete. Second lot proposed for Broadway at 35th Street/3rd Avenue
Woodruff Hotel/Guild Theater	Broadway & 35th Street	\$700,000	Rehabilitation Complete. Working with owner to lease remaining commercial space.
U. S Bank	Broadway and 4th Avenue	113,000	Branch is open, improvements to the building are complete.
Salvation Army Ray Robinson Community Center	Alhambra & Broadway	\$300,000 loan/grant	Completed 6/92 leveraged \$1.8 million private funds

Table II-2
Page 2 of 3

PROJECT	LOCATION	AMOUNT	STATUS
PJW acquisition/demolition/construction	35th Street & 4th Ave.	\$140,000 (acquisition) \$119,000 (construction)	Public parking lot completed September 1992
Commercial loans	Project Area Stockton Blvd.	\$995,150 Private: \$2,080,531 Total \$3,075,681	23 commercial loans since 1985
Facade Grants	Project Area/Stockton Blvd.	\$332,790 Private: \$332,790	59 facade grants since 1985
Netta Sparks Senior Center	36th Street & 3rd Ave.	\$325,612	Project complete
Martin Luther King and 12th Avenue	MLK Jr. & 12th Avenue	\$211,500 allocated	Environmental testing and acquisition to be completed
Neighborhood Shopping Center Site	Broadway & Stockton	\$995,000 (acq.) \$247,000 (toxic remediation)	Developer negotiation on-going
Preapprenticeship Construction Job Training Program	Project Area	\$187,008	11 homes built, five sold to first-time home buyers
Martin Luther King and Broadway	MLK Jr. & Broadway	undefined	Agency may provide developer assistance funds

Housing Projects

PROJECT	LOCATION	AMOUNT	STATUS
Self-help single-family homes (8) (RCHC/Agency)	Project Area	\$75,000 (SHRA loan)	Completed 6/91
NHS house move from UC Davis Medical Center	4432 7th Ave.	\$24,000 (SHRA loan/grant.) \$60,520 (NHS Funds)	Completed 11/91; sold to first-time home buyer
Habitat for Humanity home	3953 3rd Ave.	Agency lot sold to Habitat for Humanity for \$200	Completed 7/91; sold to first-time home buyer
20th Avenue Scattered Sites (Habitat for Humanity)	20th Avenue	\$181,500	Three units completed and sold. Two units expected to be complete 1997.
Vacant land acquisition for new infill housing (up to 30 lots)	Project Area	\$611,000 (to date)	33 lots acquired; 10 homes built and sold to first-time buyers; others at various stages
Boarded/Vacant Homes Rehabilitation Program	Project Area	\$1.45 million LTD Expenditure	23 homes purchased (up to 30 to purchase over 3 years)
Street of Hope (Habitat for Humanity/Agency)	3600 block of 18th Ave.	\$42,000 (Rehab \$, not TI)	Rehab boarded home; build new home; improve existing homes on street

PROJECT	LOCATION	AMOUNT	STATUS
Partnership Housing Program	Project Area	\$150,000 (SHRA) \$48,000 (Priv. donation) \$1 million (Union Bank)	Provides down-payment assistance and mortgage money to low-income renters purchasing homes in Oak Park

Capital Improvements

PROJECT	LOCATION	AMOUNT	STATUS
McClatchy Park Renaissance Project	McClatchy Park	466,425	Complete. Project leveraged \$425,000 in private funds and \$70,000 state grant funds.
4th Avenue Park Playground	4th Avenue	\$44,750	Completed. Reimbursed City for installation of playground equipment.
Commercial Strip Beautification	Project Area	\$55,000	Oak Park street banners completed. Brick-paved medians on Broadway completed.
Capital improvements: curbs, gutters, streets and sidewalks	Project Areawide	\$5.0 million	Final project completed in 1989

Sources: Sacramento Housing and Redevelopment Agency,
Oak Park Revitalization: Status Report-October 1995 and July 1997
Implementation Plan for the Redevelopment for the Oak Park Redevelopment Project
Oak Park Investment Strategy: 1996-2000

The 1996 Investment Strategy identified Broadway and Stockton Boulevard (south of 4th Avenue) as the focus of Agency economic development activities. Broadway and Stockton Boulevard (south of 4th Avenue) form a continuous commercial strip that transverse the Project from Y Street to 14th Street. For purposes of analysis Broadway and Stockton Boulevard are considered one commercial corridor and for the remainder of this Report will be referred to as the "Broadway/Stockton Boulevard Corridor." The Broadway/Stockton Boulevard Corridor includes all the commercial zoned parcels that front or are adjacent to Broadway and Stockton Boulevards. Commercial zoned properties on the far northern end of Martin Luther King Jr. Boulevard form an extension of the commercial strip along Broadway and are therefore considered part of the Broadway/Stockton Boulevard Corridor. Map 2 shows the location of the Broadway/Stockton Boulevard Corridor in the context of the Oak Park Project Area.

A field survey was conducted of certain parcels within the Broadway/Stockton Boulevard Corridor in order to document the conditions affecting commercial development. Because a section of Broadway between Martin Luther King Jr. Boulevard and Stockton Boulevard, while zoned for commercial uses, is primarily residential or vacant, a field survey of this area was not conducted. Analyses of other conditions of blight, including incompatible uses, inadequate lot size, and vacant lots were completed for the entire Broadway/Stockton Boulevard Corridor, because these conditions contribute to or are indicators of underutilization of the Corridor. Map 2 shows the parcels within the Broadway/Stockton Boulevard Corridor included in the field survey.

In order to assess the conditions of the Project Area housing stock, a sample survey of seven randomly selected residential areas was conducted ("Residential Survey Area"). The survey noted only conditions of deterioration and dilapidation, as this condition is most often exhibited in residential construction. The areas surveyed are representative of the age, style of construction, and level of maintenance of residential property throughout the Project Area. The residential areas surveyed are shown on Map 3.

Recent primary data sources are used to substantiate remaining economic blight. The data used include County Assessor data for property values, Sacramento Police Department crime statistics, City of Sacramento building permit information, U.S Census, and the 1996 Investment Strategy. Data sources and information sources consulted and employed to document conditions in the Project Area are provided in Appendix A of this Report.

Photographs are provided as examples of existing blighting conditions. The photographs are intended for illustrative purposes and not as documentation of all blighting conditions in the Project Area or to imply future redevelopment activities.

a. Remaining Blighting Conditions

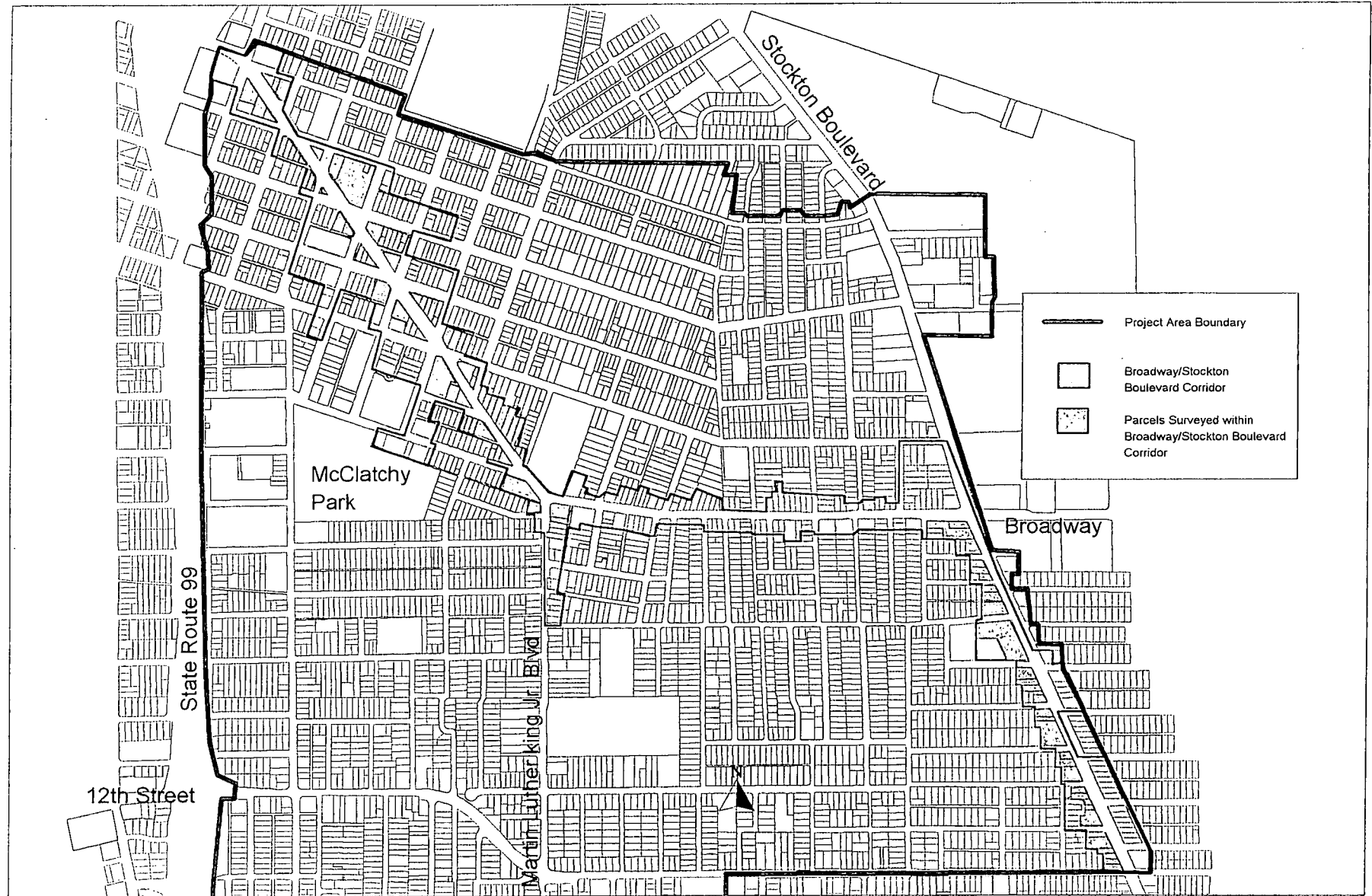
i. Physical Blighting Characteristics

Buildings in Which it is Unsafe or Unhealthy for Persons to Live or Work

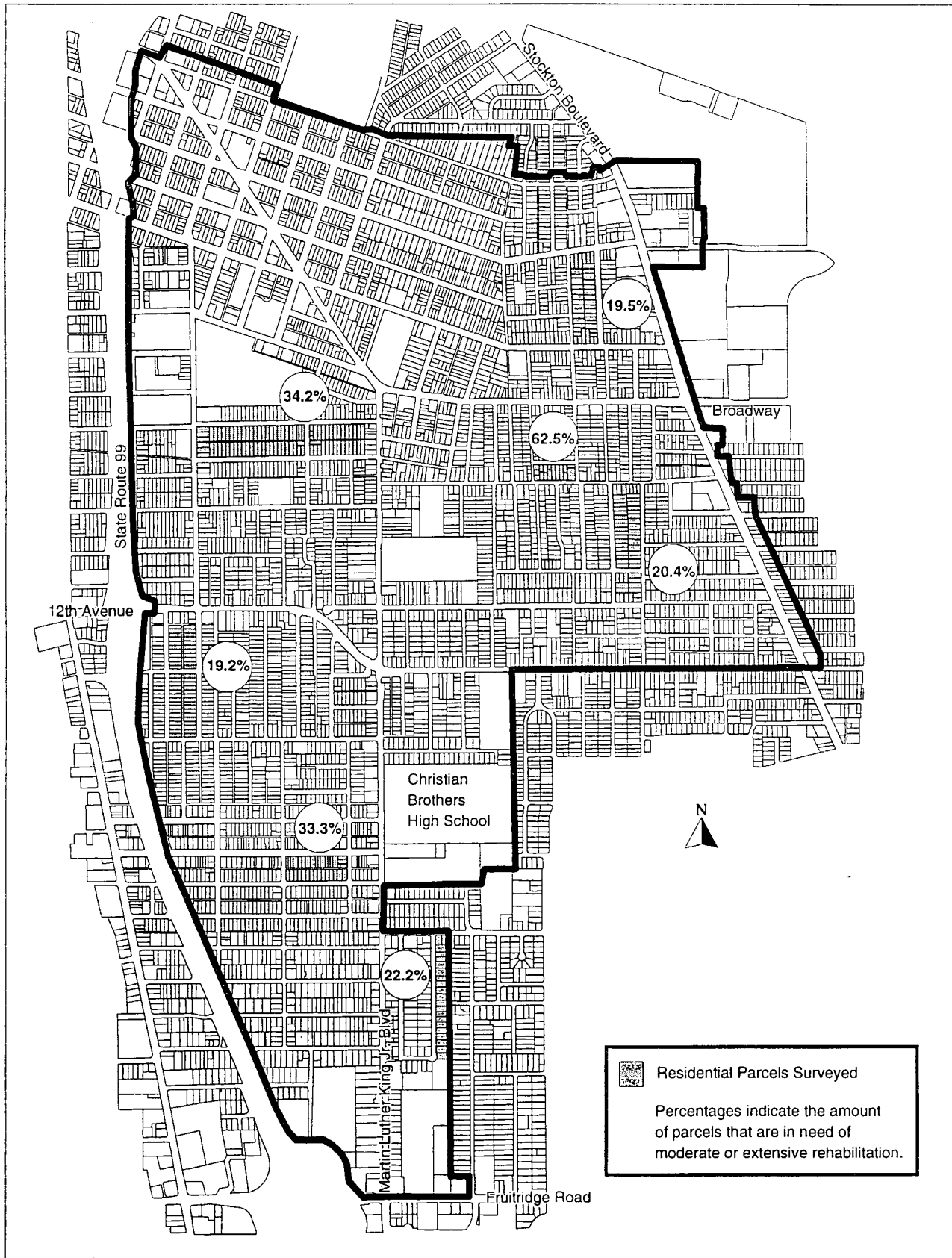
According to Section 33031(a)(1) of the CRL, buildings in which it is unsafe or unhealthy for persons to live or work can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.

Dilapidation and Deterioration

The rating categories used in the field survey to assess building conditions are generally defined as follows: buildings rated as excellent or good condition ("A") are in need of little or no maintenance; buildings rated as deferred maintenance ("B") need minor



KatzHollis



improvements such as paint; buildings rated as moderate rehabilitation ("C") need a substantial amount of improvements such as a new roof, exterior siding, foundation repairs, etc.; and buildings rated as extensive rehabilitation ("D") are very poorly maintained, have significant structural damage and need several major repairs.

Conditions of deterioration and dilapidation are evident in both commercial and residential development. Signs of deterioration and dilapidation noted in commercial structures during the field survey were evidenced by structural damage, broken windows, and damaged/weathered exterior building material. Residential development often exhibited chipped/peeling paint and damaged roofing material. Of the 78 buildings surveyed in the Broadway/Stockton Boulevard Corridor, 24 (31 percent) are in need of moderate to extensive rehabilitation (refer to Table II-3). Of the 272 residential structures surveyed in the Residential Survey Area, 77 (28 percent) are in need of moderate to extensive rehabilitation. Map 3 shows the percentages of structures in each surveyed area in need of moderate to extensive rehabilitation. Later in this Report, Map 7 indicates the general areas within the Project, as observed during a windshield survey in April 1997, that had the highest concentrations of deteriorated structures.

A brief windshield survey of Martin Luther King Boulevard Jr. disclosed that many of the commercial buildings in this section of the Project Area have either outlived their economic usefulness or require substantial rehabilitation. Commercial uses consist of automobile repair and service stations, small markets, and small retail stores. At the corner of 12th Avenue are three abandoned gas stations and a vacant automobile repair shop. These properties, in addition to being physically blighted, pose potential environmental hazards to the neighborhood.

Plates 5 to 7 provide examples of deterioration and dilapidation in the Project Area. Plate 5 shows two residential structures with extensive roof damage. Two residential structures exhibiting chipped paint and weathered exteriors are demonstrated in Plate 6. The top photograph of Plate 7 shows a commercial structure on Stockton Boulevard with poorly maintained exterior walls, boarded windows, and roof damage. The bottom photograph of Plate 7 shows a marginal commercial structure on Martin Luther King Jr. Boulevard. Mismatched paint has been used to cover graffiti on the side and roofline of the building.

The process of deterioration can be self-perpetuating. The presence of properties which exhibit signs of deterioration may deter owners of neighboring properties from improving or even maintaining their properties if it appears that any benefits which might accrue to their properties will be diminished or negated because of the poor condition of surrounding properties. For instance, when deteriorating conditions prevail throughout an area, it is often difficult for a properly maintained property to attract a buyer because the area's overall deteriorated condition sends a message of property investment risk in terms of possible decrease in property values if deteriorated conditions are permitted to continue.

Faulty or Inadequate Utilities

Faulty or inadequate utilities is a condition identified under Section 33031(a)(1) of the CRL which characterizes buildings that are unsafe or unhealthy for persons to live or work. Buildings served by electrical or other utilities that are old, constructed inadequately, or otherwise substandard, are considered faulty or inadequate. These conditions, which include exposed electrical wiring, substandard exterior plumbing, or excessive concentration of utilities, were documented during the field survey of blighting conditions within the Broadway/Stockton Boulevard Corridor. Faulty or inadequate utilities systems often serve as an indicator of health and safety issues facing building occupants.

Table II-4 shows the results of the field survey regarding these conditions. Of the 78 buildings surveyed along the Broadway/Stockton Boulevard Corridor, 18 (23 percent) have faulty or inadequate utilities visible from the street.

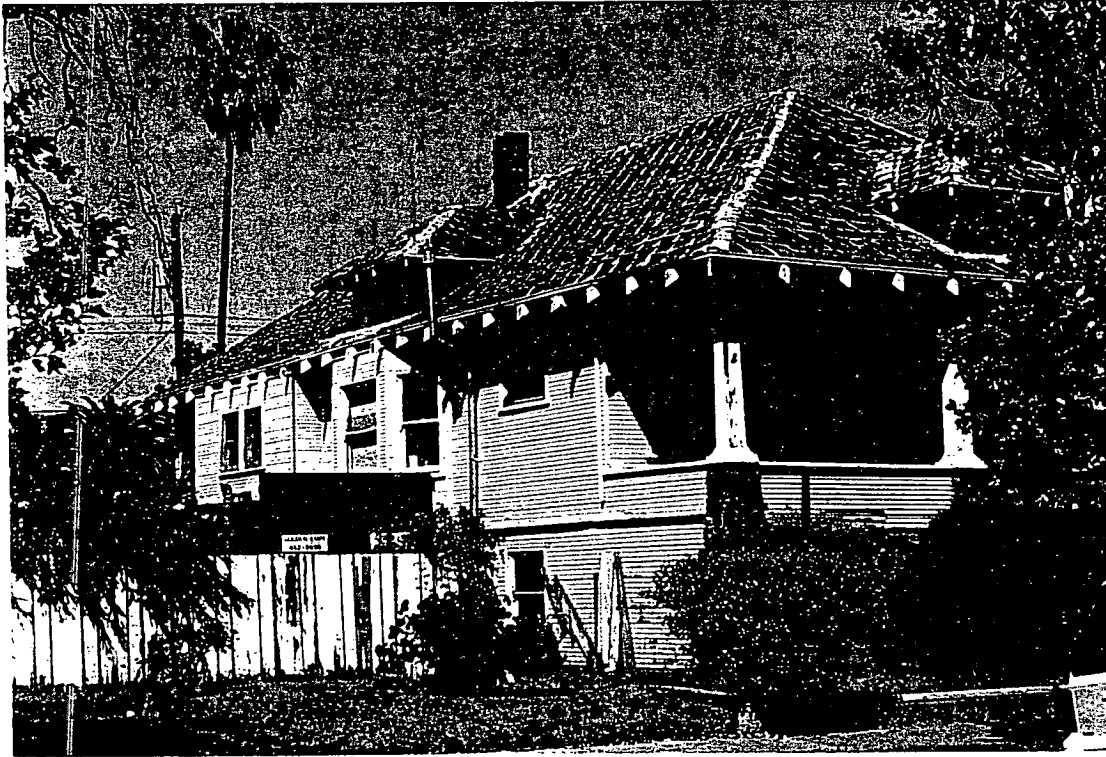
Table II-3
 Sacramento Redevelopment Agency
 Oak Park Redevelopment Project

DETERIORATION AND DILPAPIDATION

	Sound		Deferred Maintenance		Moderate Rehabilitation		Extensive Rehabilitation		TOTAL	
	No.	%	No.	%	No.	%	No.	%	No.	%
<i>Broadway/Stockton Boulevard Corridor</i>	25	32.0%	29	37.2%	17	21.8%	7	9.0%	78	100.0%
<i>Residential Survey Area</i>	45	16.5%	150	55.1%	71	26.1%	6	2.2%	272	100.0%

Source: Katz Hollis field survey, April 1997

DETERIORATION AND DILAPIDATION



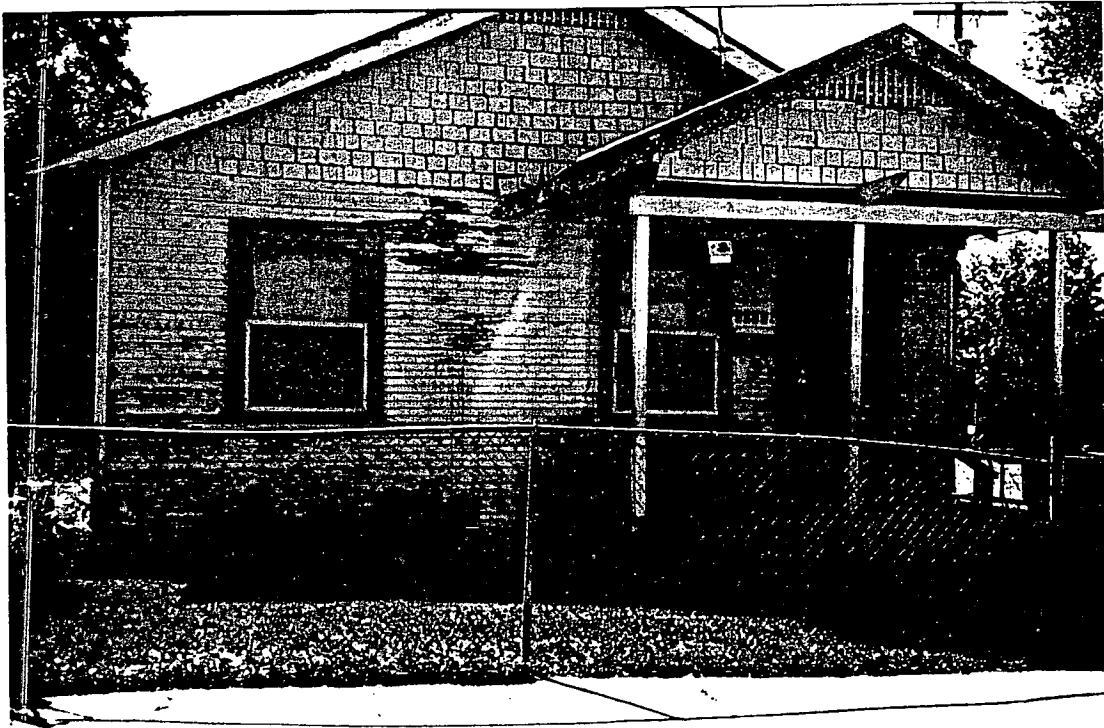
The roofs of these structures located on 3rd Avenue (above) and 38th Street (below) are deteriorated and need repair or replacement.



DETERIORATION AND DILAPIDATION

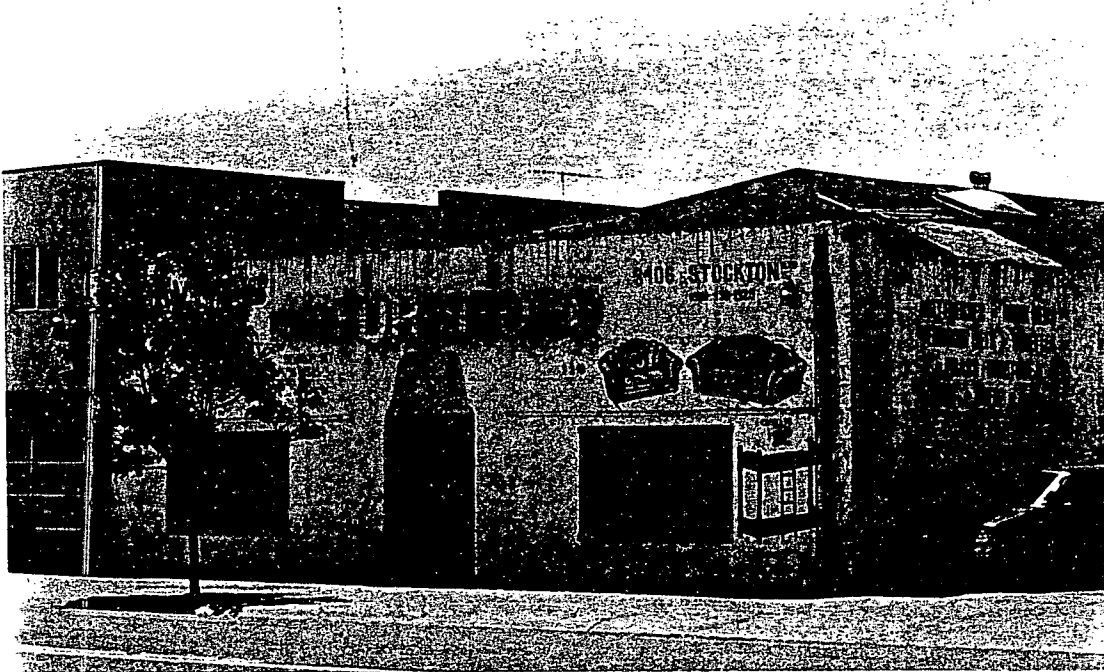


Deteriorated residential structure on 8th Street.

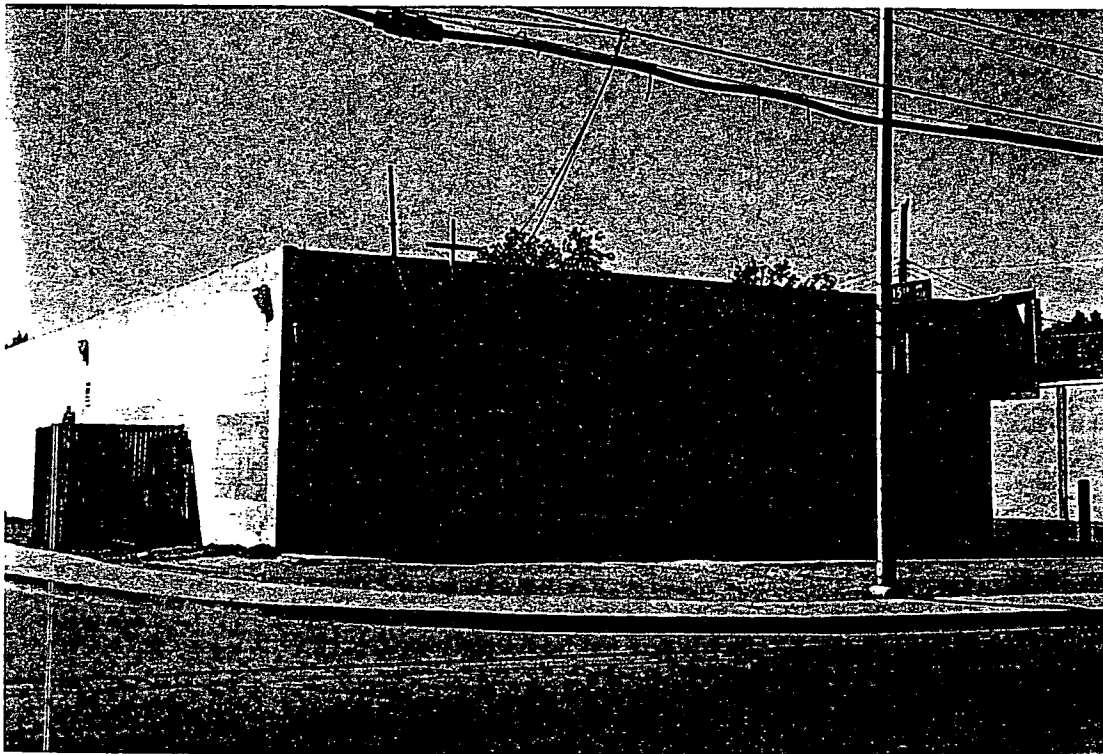


Small residential structure with peeling paint and damaged siding.

DETERIORATION AND DILAPIDATION



Commercial structure on the 3400 block of Stockton Boulevard with boarded windows, stained paint, and damaged roof with makeshift repair.



Deteriorating commercial building on the 3900 block of Martin Luther King Jr. Boulevard that appears to be vacant.

Table II-4
Sacramento Redevelopment Agency
Oak Park Redevelopment Project

**BUILDINGS IN WHICH IT IS UNSAFE OR UNHEALTHY FOR PERSONS TO LIVE OR WORK:
BROADWAY/STOCKTON BOULEVARD CORRIDOR**

Characteristic	Buildings with Conditions of Faulty or Inadequate Utilities and Defective Design (1)	Total Number of Buildings Surveyed	Percentage of Buildings with One or More Characteristics of Faulty or Inadequate Utilities and Defective Design	Total Buildings with One or More Conditions of Faulty or Inadequate Utilities and Defective Design	Total Buildings with One or More Characteristics of Faulty or Inadequate Utilities and Defective Design as a Percentage of Total Buildings
I. Faulty or Inadequate Utilities					
Exposed Wiring	18	78	23.08%		
Substandard Exterior Plumbing	3	78	3.85%		
Total Faulty or Inadequate Utilities	21	78	26.92%		26.92%
II. Conditions of Defective Design					
Substandard Exterior Building Material	7	78	8.97%		
Faulty Additions	4	78	5.13%		
Inadequate Setbacks	15	78	19.23%		
Total Conditions of Defective Design	26	78	33.33%		29.49%
TOTAL BUILDINGS IN WHICH IT IS UNSAFE OR UNHEALTHY FOR PERSONS TO LIVE OR WORK				32	41.03%

Source: Katz Hollis field survey, April 1997

(1) A building may have more than one characteristic of faulty or inadequate utilities and defective design.

Faulty utility conditions are particularly prevalent in the Oak Park commercial properties due to the age of the commercial building stock. When originally constructed, building owners could not anticipate the changing needs of the commercial sector, accordingly, such older commercial buildings often do not provide adequate electrical capacity or outlets for contemporary users. In an effort to upgrade the electrical system, electrical wiring has been in many instances strung along the exterior of a building, or electrical systems have been altered to provide adequate electrical capacity to commercial tenants.

Substandard exterior plumbing, which was also observed during the field survey, includes pipes for water, sewer, or vending purposes which are attached to the exterior of a building. These conditions were observed in older commercial and residential structures where plumbing appeared to be added to the building to compensate for utility deficiencies which do not meet modern standards.

Defective Design

Defective design is a condition identified in CRL Section 33031(a)(1) which, like faulty or inadequate utilities, characterizes buildings in which it is unsafe or unhealthy for persons to live or work. Characteristics of defective design include inadequate vehicle/pedestrian access, inadequate setbacks, substandard exterior building material, deficient light/ventilation and fault building additions.

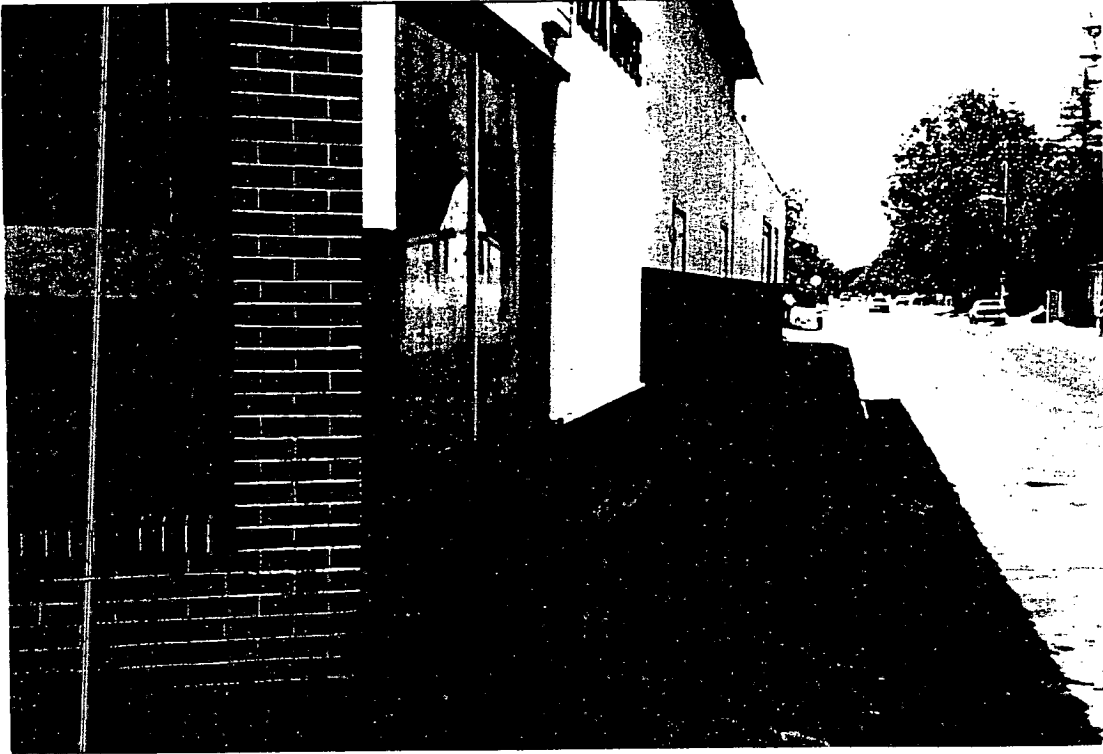
Table II-4 shows that of the 78 buildings surveyed in the Broadway/Stockton Boulevard Corridor, 26 (33 percent) exhibit signs of defective design. The most often observed condition of defective design was inadequate building setbacks. Other design defects observed were substandard building materials and faulty additions.

As stated, the most prevalent condition of defective design was inadequate setbacks. As shown in Table II-4, 15 buildings, or 19 percent, were constructed with inadequate setbacks. Plate 8 provides an example of two buildings at the corner of 13th and Stockton Boulevard constructed only a couple of feet from the roadway. The prevalence of inadequate building setbacks provides testament to the antiquated nature of the development in Oak Park. The community was subdivided at the turn of the century with lots that for the most part averaged 6,000 square feet. Commercial structures were later built on these small lots, and in order to maximize coverage, buildings were built to their respective lot lines.

A number of residences were observed in the Project Area to have insufficient front yard setbacks. Similar to commercial development, this may be the result of the antiquated nature of the community's original subdivision and street widening over the years. The top photograph of Plate 9 shows Santa Cruz Way where a number of homes are less than ten feet from the street. As observed in the April 1997 windshield survey, the area between Broadway and 8th Avenue, west of Martin Luther King Jr. Boulevard, appears to have a concentration of residences with limited front yard setbacks, as shown in Plate 9. This general area is indicated later in this Report on Map 7.

Other conditions of defective design noted in 11, or 14 percent, of the structures surveyed in the Broadway/Stockton Boulevard Corridor include substandard exterior building material and faulty additions. Substandard exterior building material includes materials such as untreated plywood and corrugated metal. Often these materials are used for repairs or to construct an addition to a structure. Substandard building materials are vulnerable to weather damage and deterioration, contributing to the deteriorated appearance of an area. Faulty additions are usually built by business owners attempting to correct inadequacies in the building site or design which do not adequately provide the storage or space requirements of contemporary business. Often these additions are "bootlegged," in that building codes have not been followed and little attempt has been made to integrate the addition with the structure of the rest of the building.

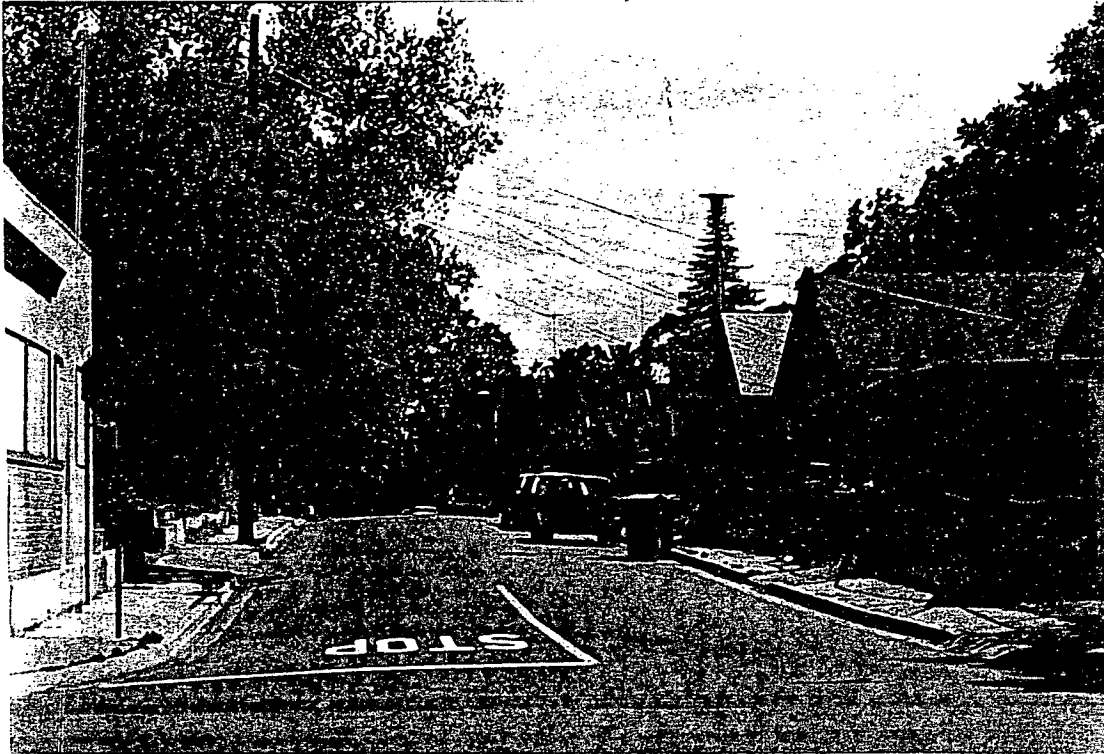
DEFECTIVE DESIGN



These commercial structures, located on the southwest corner (above) and northwest corner (below) of Stockton Boulevard and 13th Avenue, lack adequate building setbacks.



DEFECTIVE DESIGN



Street widening and inadequately sized lots resulted in a number of residential lots in the Project Area with inadequate front yard setbacks. Above is Santa Cruz Way and below is a residence on the 4300 block of 4th Avenue.



Physical Factors Inhibiting Economic Viability

According to Section 33031(a)(2) of the CRL, factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots can be caused by substandard design, inadequate size given present day standards and market conditions, lack of parking, or other similar factors.

Substandard Design and Inadequate Parking

Substandard design is identified as a factor that prevents or substantially hinders the economically viable use or capacity of buildings or lots, under Section 33031(a)(2) of the CRL. Substandard design includes architecture, site layout problems, and other deficiencies of the building or property that do not meet the requirements of contemporary users. Specific conditions of substandard design include outdoor storage or production of materials, inadequate loading space and excessive lot coverage.

In total, 32 of the 78 buildings surveyed within the Broadway/Stockton Boulevard Corridor (41 percent) exhibit one or more conditions of substandard design (Table II-5a). A total of 28 parcels (27 percent) exhibit inadequate parking (Table II-5b). Conditions of substandard design and inadequate parking are shown in Plates 10 to 12.

The conditions of substandard design noted along the Broadway/Stockton Boulevard Corridor can be attributed to the age of the building stock and the nature of the original subdivision of the community. Lots were originally divided to accommodate residential development. In order to maximize limited lot sizes, commercial development was constructed to their respective lot lines. As shown in Table II-5a, nearly 36 percent of the buildings surveyed exhibit excessive coverage, and nearly 17 percent of the buildings surveyed exhibit inadequate loading.

Excessive lot coverage contributes to or is an indication of other blighting conditions. Excessive coverage reduces the amount of open space on a parcel, thereby limiting on-site circulation, vehicular access and loading facilities. Perhaps of more importance, excessive coverage contributes to parking deficiencies, a particular problem affecting Broadway and Stockton Boulevard. The majority of commercial structures in the Project Area were constructed using pre-automobile design concepts. Since no on-site parking was planned, buildings were constructed to maximize lot coverage. However, with the present day reliance on the automobile, on-site parking or the provision of convenient off-street parking is important to the viability of commercial areas. Without significantly altering the structure, it is impossible to provide on-site parking on lots with excessive building coverage. Parking lots could be provided to alleviate parking deficiencies. However, the Broadway/Stockton Boulevard Corridor has few off-site parking lots. Only eight parcels, totaling 52,428 square feet, are now used for parking facilities. With 400 square feet being the approximate area needed to provide one parking space (including circulation space), there are only an estimated 113 off-site parking spaces in the Broadway/Stockton Boulevard Corridor. Of the parcels used for off-street parking, only one totaling 6,863 square feet is located on Stockton Boulevard.

The lack of parking in the Project Area severely hampers the area's competitiveness with newer shopping areas in surrounding communities. Prospective businesses that are considering a move to the area are less likely to lease or purchase a property that has inadequate parking. This contributes to the disinvestment in and decline of the Project Area. Not only does the lack of parking affect the economic climate of the area, but it also can interfere with pedestrian and vehicular circulation, creating disruptions in traffic flow as drivers are forced to circle blocks in search of a space and block traffic entering and exiting the few existing parking lots.

Table II-5a
 Sacramento Redevelopment Agency
 Oak Park Redevelopment Project

**PHYSICAL FACTORS INHIBITING ECONOMIC VIABILITY:
 BROADWAY/STOCKTON BOULEVARD CORRIDOR**

Characteristic	Number of Buildings Exhibiting Characteristic	Total Number of Buildings In Survey	Percentage of Total Buildings Exhibiting Characteristic	Total Buildings With One or More Factors Inhibiting Economic Viability	Total Buildings With One or More Factors Inhibiting Economic Viability as a Percentage of Total Buildings In Survey
Substandard Design					
Inadequate Loading	13	78	16.67%		
Excessive Coverage	28	78	35.90%		
Outdoor Storage or Production	4	78	5.13%		
Total Substandard Design	45	78	57.69%	32	41.03%
TOTAL PHYSICAL FACTORS INHIBITING ECONOMIC VIABILITY (1)	45	78	57.69%	32	41.03%

Source: Katz Hollis field survey, April 1997

Table II-5b
 Sacramento Redevelopment Agency
 Oak Park Redevelopment Project

**PHYSICAL FACTORS INHIBITING ECONOMIC VIABILITY:
 BROADWAY/STOCKTON BOULEVARD CORRIDOR**

Characteristic	Number of Parcels Exhibiting Characteristic	Total Number of Parcels In Survey	Number of Parcels Exhibiting Characteristic	Total Parcels With One or More Factors Inhibiting Economic Viability	Total Parcels With One or More Factors Inhibiting Economic Viability as a Percentage of Total Parcels In Survey
Inadequate Parking	28	103	27.18%	28	27.18%
TOTAL PHYSICAL FACTORS INHIBITING ECONOMIC VIABILITY (1)	28	103	27.18%	28	27.18%

Source: Katz Hollis field survey, April 1997

SUBSTANDARD DESIGN

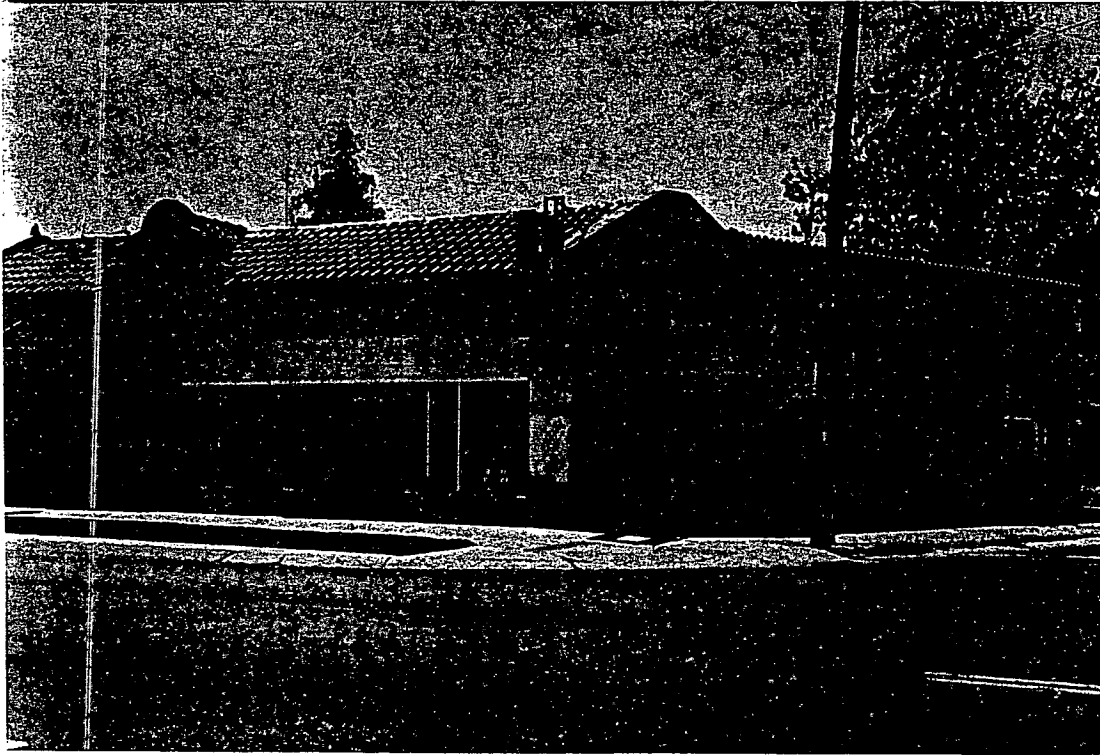


Vacant commercial structure on the 3100 block of Stockton Boulevard with excessive coverage lacks loading facilities and on-site parking.



Deteriorated commercial structure, built as a commercial addition to a residential structure on Stockton Boulevard exhibits excessive lot coverage.

SUBSTANDARD DESIGN

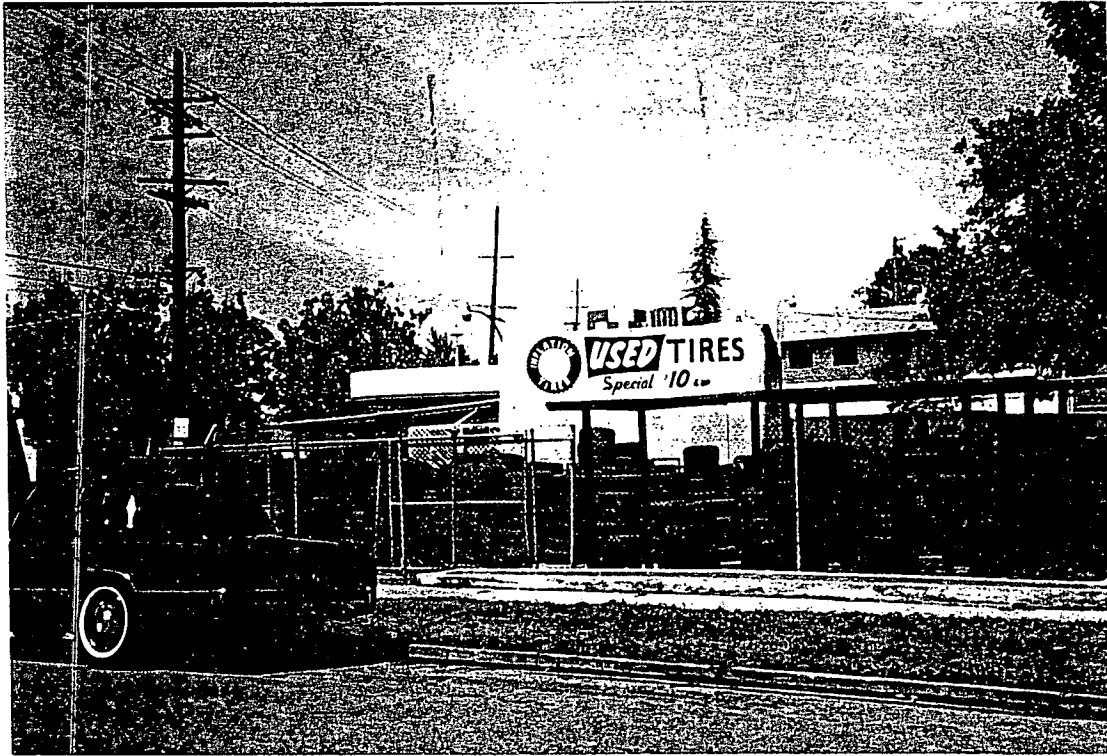


Vacant commercial structure on the 3600 block of Stockton Boulevard with excessive coverage, no loading facilities and no on-site parking.

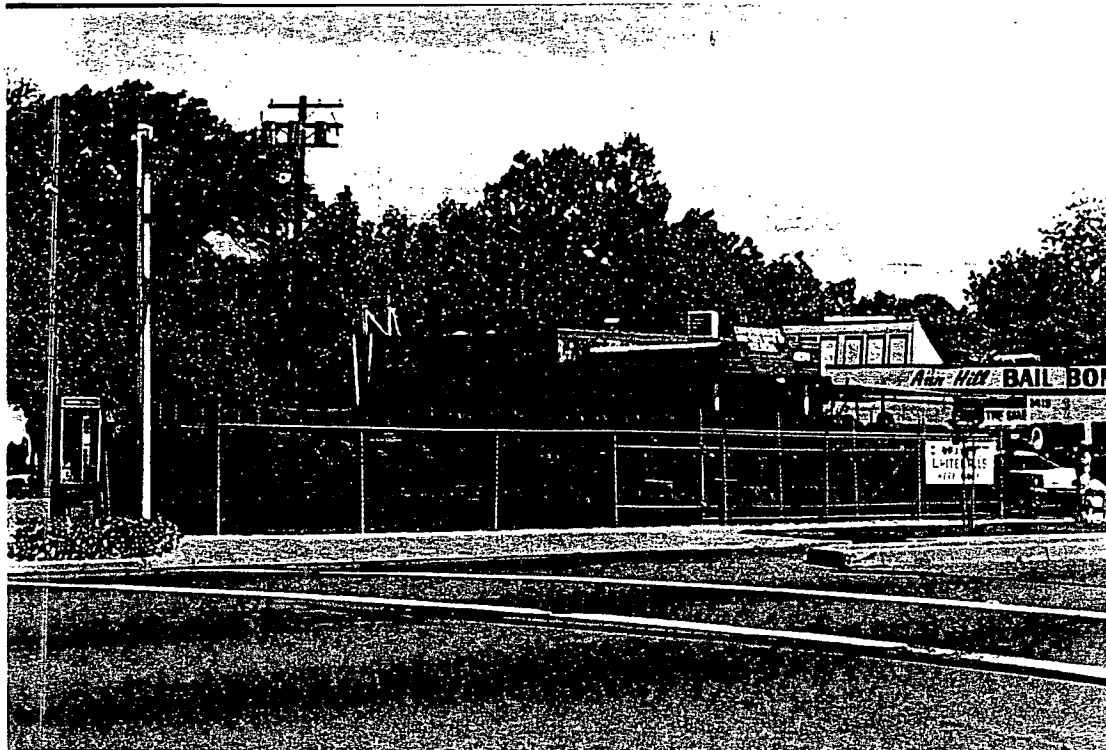


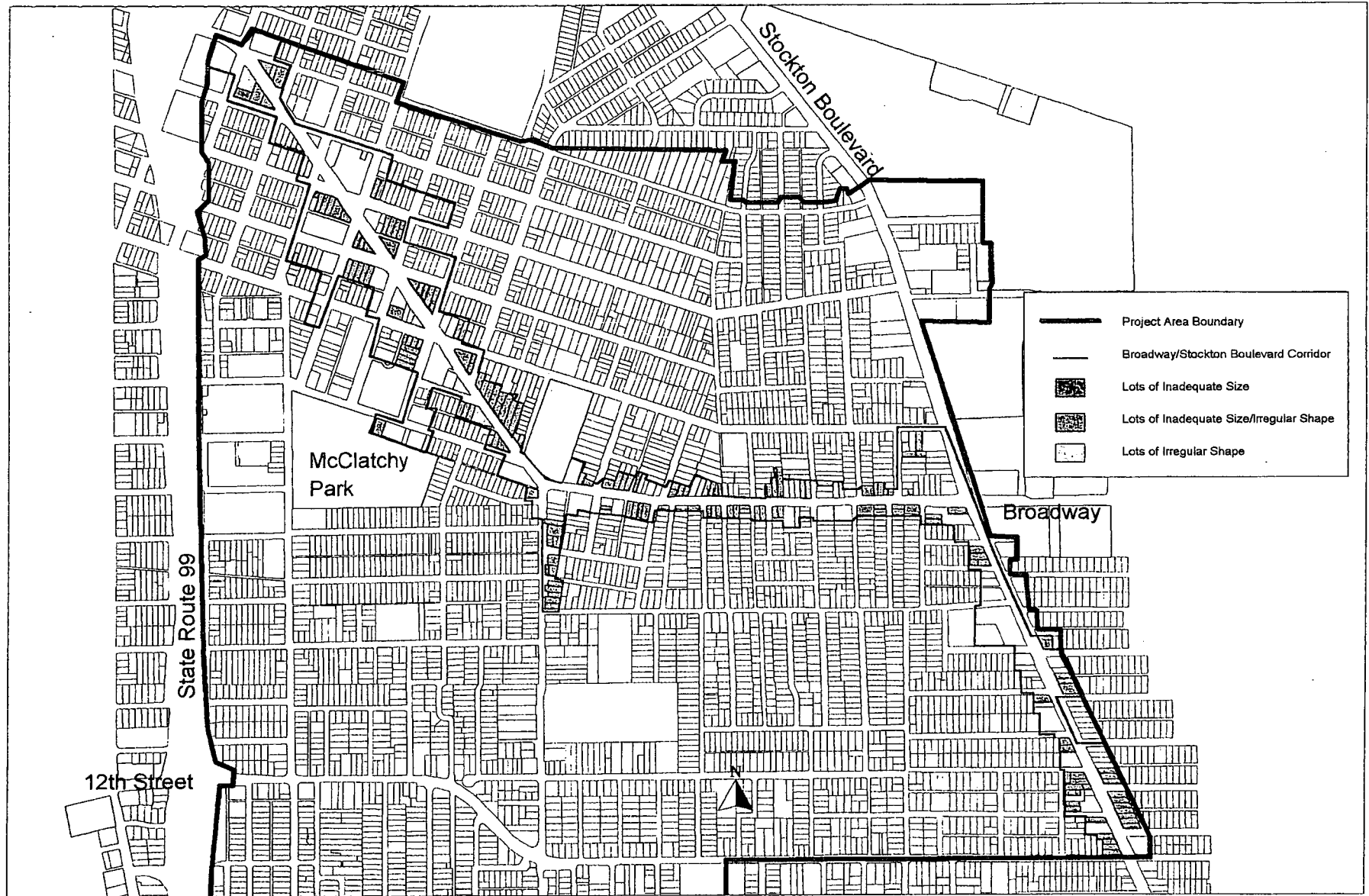
Strip commercial development on Stockton Boulevard with inadequate parking facilities. Parking is prohibited on the street and on-site parking is not provided.

SUBSTANDARD DESIGN



Open storage of used tires is not only visually unattractive and contributes to the blighted appearance of the Project Area, but it also creates potential for environmental contamination.





LOTS OF INADEQUATE SIZE AND IRREGUALR SHAPE
Sacramento Redevelopment Agency
Oak Park Redevelopment Project

Table II-7
Sacramento Redevelopment Agency
Oak Park Redevelopment Project

**AVERAGE ASSESSED VALUE PER PARCEL: OAK PARK PROJECT AREA, CITY OF SACRAMENTO, AND
COUNTY OF SACRAMENTO 1996-97 FISCAL YEAR**

	<u>Number of Parcels</u>	<u>Total Assessed Valuation</u>	<u>Average Valuation per Parcel</u>
Oak Park Project Area	5,070	\$ 213,816,490	\$ 42,172
City of Sacramento	122,777	\$ 15,874,469,866	\$ 129,295
County of Sacramento	375,348	\$ 49,513,855,345	\$ 131,914

Source: County of Sacramento

average high-end sale price of \$12.00 in South Sacramento and \$25.00 per square foot in downtown Sacramento.

A number of factors are responsible for the low value of vacant commercial property in Oak Park. Recent demand for commercial development has been for large users, such as discount wholesale retailers, national franchise-type development, and large-scale office park development. This type of development is typically not attracted to inner-city regions, but rather to developing suburban locations such as south Sacramento. The small size of most Oak Park properties, compared to availability of large, vacant lots in outlying regions, is a further barrier to attracting large-scale or high density commercial users. In addition, the perception of crime and limited incomes of residents to support a wide variety of commercial uses decreases the interest and demand for commercial property.

Impaired Investments

Impaired Investments is one indicator of the economic health and vitality of an area and is identified under CRL Section 33031(b)(1) as an economic condition that causes blight. A property's value can significantly depreciate if the property is unsuited for use or development because of impaired investments. An investment is often impaired because of one or more constraints to development. The redevelopment potential of the Project Area suffers from physical constraints that impair the investment potential of the area. Constraints include problems associated with small parcel sizes which have led to problems of inadequate parking, substandard design and poor access. Other constraints include poor traffic circulation and other public improvement deficiencies (discussed below). These constraints make the Project Area less competitive in comparison with other surrounding areas, leading to depreciated or stagnant property values and impaired investments.

One method of measuring impaired investments is to examine the level of building activity in the area. Building permit activity represents the level of rehabilitation and new development occurring in an area. Building permits are required for all new construction as well as major repairs and improvements. The combined valuation of the building permits represents the scope of the work completed. Because the Project Area is essentially "built-out," new development should reflect reuse of existing sites or infill of vacant lots. The total value of reuse or rehabilitation activity can help indicate the economic health of an existing area as a gauge of measuring existing businesses expansion and new businesses moving to an area. A decline in the total building permit valuation for an area is one indication of slow or stagnant development investment and reinvestment.

Table II-8 presents the valuation for building permit activity and the total number of building permits issued in the Project Area and the City of Sacramento (including the Project Area) between 1992 and 1996. Since 1992, there has been a decline in the value of building permits issued for construction or major repairs within the Project Area. The valuation of building permits was \$477,177 in 1992. This figure increased to just over \$1.0 million in 1994. However, since 1994, building permit valuation has dropped substantially, to \$182,807 in 1995 and \$136,422 in 1996. Overall, building permit valuation decreased a total of 71 percent between 1992 and 1996. This compares to a total decrease during this time period in the City of Sacramento of 15 percent.

In addition to the decreasing value of building activity within the Project Area, the percentage of Citywide building permit valuation derived from the Project Area has remained abnormally low. As shown in Table II-8, Oak Park contains just over four percent of the total number of parcels in the City of Sacramento. However, between 1992 and 1996 Oak Park captured only 0.2 percent of total building permit valuation in the City. The abnormally low percentage of building permit valuation being captured by the Project

Table II-8
Sacramento Redevelopment Agency
Oak Park Redevelopment Project

**BUILDING PERMIT VALUATION: OAK PARK PROJECT AREA
AND CITY OF SACRAMENTO, 1992-1996**

	Oak Park Project Area		City of Sacramento		Percent of Citywide Total
	Building Permit Valuation	Percent Change	Building Permit Valuation	Percent Change	
1992	\$ 477,177	n/a	\$ 251,559,532	n/a	0.2%
1993	\$ 693,348	45.3%	\$ 292,882,496	16.4%	0.2%
1994	\$ 1,015,563	46.5%	\$ 265,733,806	-9.3%	0.4%
1995	\$ 182,807	-82.0%	\$ 206,952,113	-22.1%	0.1%
1996	\$ 136,422	-25.4%	\$ 213,893,490	3.4%	0.1%
Total	\$ 2,505,317	-71.4%	\$ 1,231,021,437	-15.0%	0.2%

	Oak Park Project Area	City of Sacramento	Percent of Citywide Total
Number of Parcels	5,070	122,777	4.1%

Source: City of Sacramento Building Inspection Division
County of Sacramento

Area indicates that private investment is being attracted to other regions of the City that do not exhibit the conditions of blight found in Oak Park.

The decline in the value of building permits issued in the Project Area is of concern considering that 68 percent of the commercial buildings surveyed are in need of maintenance and repair, and up to 83.4 of the residential structures surveyed are in need of some degree of rehabilitation. With the decrease in the value of building permits issued in Oak Park, it is apparent that the foreseeable improvement to the building stock by private sector investment will be slow. It is likely that the number of buildings in need of maintenance will increase by lack of investment, as indicated by the decreasing value of building permits. This will perpetuate the decline of the Project Area. The low value of the permits issued indicates that few of the permits were for new construction. Therefore, there is little chance that substandard buildings will be replaced with new construction that will attract contemporary businesses to the area.

Abnormally Low Lease Rates

Lease rates in the Oak Park community are also much lower compared to adjacent markets. The low lease rates in the Project Area are the result of many of the same circumstances that produce low sale prices of vacant land, such as inadequate size and perceptions of crime and low incomes to support commercial activity. However, unlike vacant land which can accommodate new construction, the commercial building stock in most cases requires extensive rehabilitation and tenant improvements to remain viable. As a result, lease rates in Oak Park range between \$0.40 - \$1.00 per square foot. This compares to \$0.95 - \$1.30 and \$1.25 - \$2.40 per square foot in South Sacramento and downtown Sacramento respectively.

Vacant Lots

Vacancies are an important indicator of impaired investments in that their presence reveals that the private sector is unable or unwilling to invest in the Project Area. In addition, vacant lots and buildings contribute to a neighborhood's deteriorated appearance and attract crime.

Of the 323 commercially zoned parcels in the Broadway/Stockton Boulevard Corridor, 99, or 31 percent are vacant (refer to Table II-9). This number of vacant parcels is extremely high given the Project Area has been developed for over 90 years. Often the site conditions of these vacant commercial parcels is poor. As shown in the top photograph of Plate 13, many parcels have become covered with weeds and debris. The prospect of commercial development of these parcels without Agency assistance is not bright. Of the 99 vacant parcels, 76, or 77 percent are below 6,000 square feet in size (Table II-9). These sites are not viable since they do not provide room for a stand alone structure and on-site parking. Only five of the vacant parcels are over 12,000 square feet, considered the minimum lot size required for new commercial development in this Report. Given the insufficient size of many of these parcels and deficiency of parking in the Broadway/Stockton Boulevard Corridor, it is unlikely these vacant sites will develop unless they are combined with adjacent properties to provide adequate site space.

In addition to the high number of vacant lots along Broadway and Stockton Boulevard, vacant lots are scattered in the residential portions of the Project Area. As part of the Oak Park Five-Year Investment Strategy, Agency staff conducted a survey of vacant lots in all the residential areas of the Project Area. The survey discovered 222 vacant residential lots in the Project Area. The vacant lots are for the most part concentrated in the area bounded by Broadway, 14th Street, Stockton Boulevard, and Martin Luther King Jr. Blvd. The bottom photograph of Plate 13 provides an example of a typical vacant residential lot in the southern portion of the Project Area. Vacant lots within the Project area are shown on Map 5.

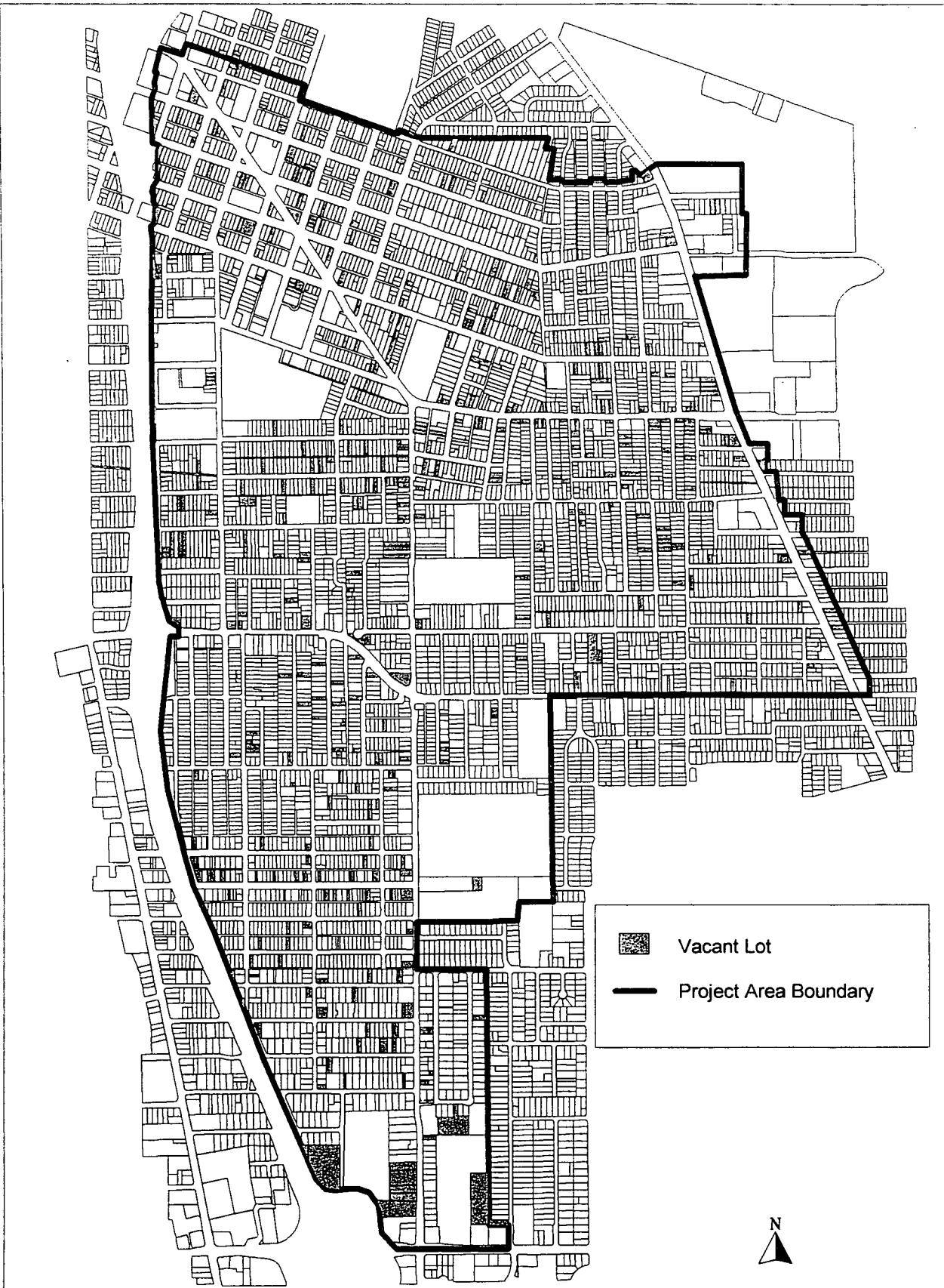
Table II-9
 Sacramento Redevelopment Agency
 Oak Park Redevelopment Project

**BROADWAY/STOCKTON BOULEVARD CORRIDOR COMMERCIAL ZONED PARCELS:
 VACANT LOTS AND VACANT BUILDINGS**

Square Feet	0-3000	3001-6000	6001-12000	12001-18000	18000+	Total
Vacant Parcels	19	57	18	3	2	99
<i>Percentage of Total Vacant Parcels</i>	19.2%	57.6%	18.2%	3.0%	2.0%	100.0%
Vacant Buildings	11	10	2	1	0	24
<i>Percentage of Total Vacant Buildings</i>	45.8%	41.7%	8.3%	4.2%	0.0%	100.0%

Source: Oak Park Five-Year investment Strategy: 1996-2000

KatzHollis



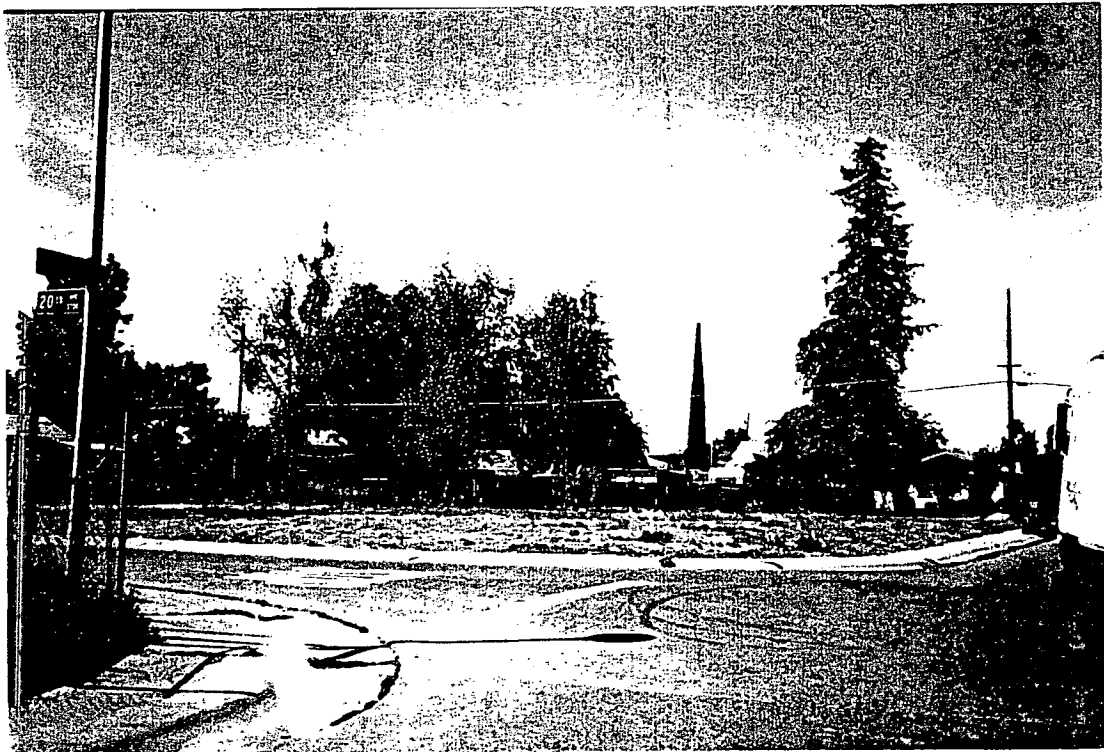
VACANT LOTS
SACRAMENTO REDEVELOPMENT AGENCY
OAK PARK REDEVELOPMENT PROJECT

MAP 5

VACANT LOTS



The proliferation of vacant lots, which often become filled with weeds and debris, contribute to the neglected appearance of the Project Area. Above is a vacant commercial lot on Broadway.



Vacant residential infill lot at the intersection of 38th Street and 20th Avenue. Residential development is unlikely to be attracted to these lots without Agency assistance.

Since most new residential development is constructed on the fringes of the urban area in planned communities, the demand for infill lots is limited. Given the age of the existing building stock and continued blighted character of a substantial portion of the existing building stock, there is little likelihood that these vacant parcels will develop with new construction without the assistance of the Agency.

Vacant Buildings

The Broadway/Stockton Boulevard Corridor contains the greatest number of commercial vacancies in the Project Area. In preparation of the 1996 Investment Strategy, Agency staff conducted a vacancy survey of the Broadway/Stockton Boulevard Corridor. As shown in Table II-9, of the 99 commercial buildings, 24, or 24 percent were vacant. Of the 24 vacant commercial buildings, 21 (87 percent), were under 6,000 square feet in size. There is little potential for the reuse of these vacant buildings, in particular the number of vacant smaller structures, which in many cases are blighted, and do not provide the floor space or amenities demanded by contemporary commercial users. Plate 14 provides examples of a vacant industrial/commercial building (top) and vacant former fast food restaurant on Broadway (bottom).

Vacant, boarded residential buildings also continue to be an issue in Oak Park. As noted, many of the residential units in Oak Park are over 50 years old. In some instances property owners, rather than undertaking the expense of rehabilitating their property, abandon the property in a state of disrepair. According to the Five-Year Investment Strategy, in the Oak Park Project Area, 158 residential structures are boarded and vacant. This represents over two percent of the total housing stock. The continued existence of boarded residential units is problematic as it attracts criminal activity, contributes to physical blight, and provides a visual testimony to depressed economic conditions, thereby discouraging private investment. Plate 15 provides two examples of boarded, vacant single-family homes in the Project Area.

Lack of Necessary Commercial Facilities Including Grocery Stores, Drug Stores and Banks and Other Lending Institutions

The CRL identifies the lack of necessary commercial facilities as a blighting condition. Necessary commercial facilities include supermarkets, drug stores, banks or other lending institutions that provide basic services to the residents of Oak Park.

Although there are several small "mom and pop" grocery stores in the Project Area, there are no large grocery stores located in or within a convenient distance from the Project Area. The nearest full-service supermarket is located over a mile from the Project Area, at Stockton Boulevard and Fruitridge Road. The lack of a community supermarket creates an inconvenience for Project Area residents. A disproportionate number of Project Area residents are dependent on public transportation; thus the lack of a neighborhood super-market creates an extra hardship. The lack of a community supermarket also causes residents to pay higher food prices due to the lack of local competition and reliance on smaller convenience markets that tend to charge higher prices for basic items.

The lack of a neighborhood grocery store has been recognized by the Agency as a serious burden on the community. To alleviate this problem, the Agency has acquired and designated a 2.7-acre site at the northwest corner of Broadway and Stockton Boulevard for development of a grocery store. The Agency is continuing its efforts to prepare the site for development and has negotiated an agreement with a developer to construct and operate a supermarket.

Residential Overcrowding

Residential overcrowding is considered a problem because public health, safety, and welfare are threatened under this condition. Typically, overcrowding occurs when people inhabit units with an inadequate number of bedrooms in an effort to reduce housing costs. Sometimes, more than one household will occupy one unit to reduce housing costs. The number of persons per room¹ is used by the U. S. Census to define overcrowding. That is, more than 1.01 persons per room is considered overcrowded, and 1.51 or more persons per room is considered severely overcrowded.

Information obtained from the 1990 U.S. Census indicates that housing conditions are overcrowded in the Project Area relative to both the City and the County of Sacramento (refer to Table II-10). Table II-10 shows that over 20 percent of the households in Oak Park were overcrowded, compared to 8.6 percent in the City and 6.3 percent in the County. Table II-10 also shows that nearly three times as many households in Oak Park were severely overcrowded compared to the City, and the rate of severe overcrowding in Oak Park is nearly four times that of the County.

High Crime Rate That Constitutes a Serious Threat to the Public Safety and Welfare

According to the CRL, "a high crime rate that constitutes a serious threat to the public safety and welfare" is a condition of economic blight. High crime and the negative image associated with criminal activity has been an ongoing problem in the Project Area. Within the Sacramento metropolitan region, Oak Park has long been perceived as an unsafe neighborhood. Media coverage of crime in the community has only served to reinforce the negative perception of the community. Crime or perceived threat of crime has been a major barrier to private investment in the community. Extensive graffiti (Plate 16) or wide use of security bars (Plate 17) is typically perceived as indication of criminal activity. Business and property owners are often unwilling to invest in a community that they perceive to be unsafe. In order to address these concerns the Agency has been active in funding crime prevention measures, including Neighborhood Police Officers, and public service programs that employ neighborhood youths.

Despite Agency and City efforts, criminal activity in Oak Park remains disproportionately high. In order to assess the impact of crime in the Project Area, the number of crimes reported to the Sacramento Police Department for 1996 was analyzed. Since the Police Department tracks crime statistics by Patrol Districts, data reported for the Oak Park Project Area is based on the Patrol Districts that most closely approximate the Project Area boundary, Patrol Districts 31 and 32. The boundaries of the police reporting and the Project Area boundary are shown on Map 6.

Table II-11 presents the total number of crimes reported within six selected categories that were available for the Project Area and City in 1996. In order to determine how prevalent crime is in the Project Area, the percentage of crimes Citywide that occurred in Oak Park is compared to the percentage of City residents that live in Oak Park.

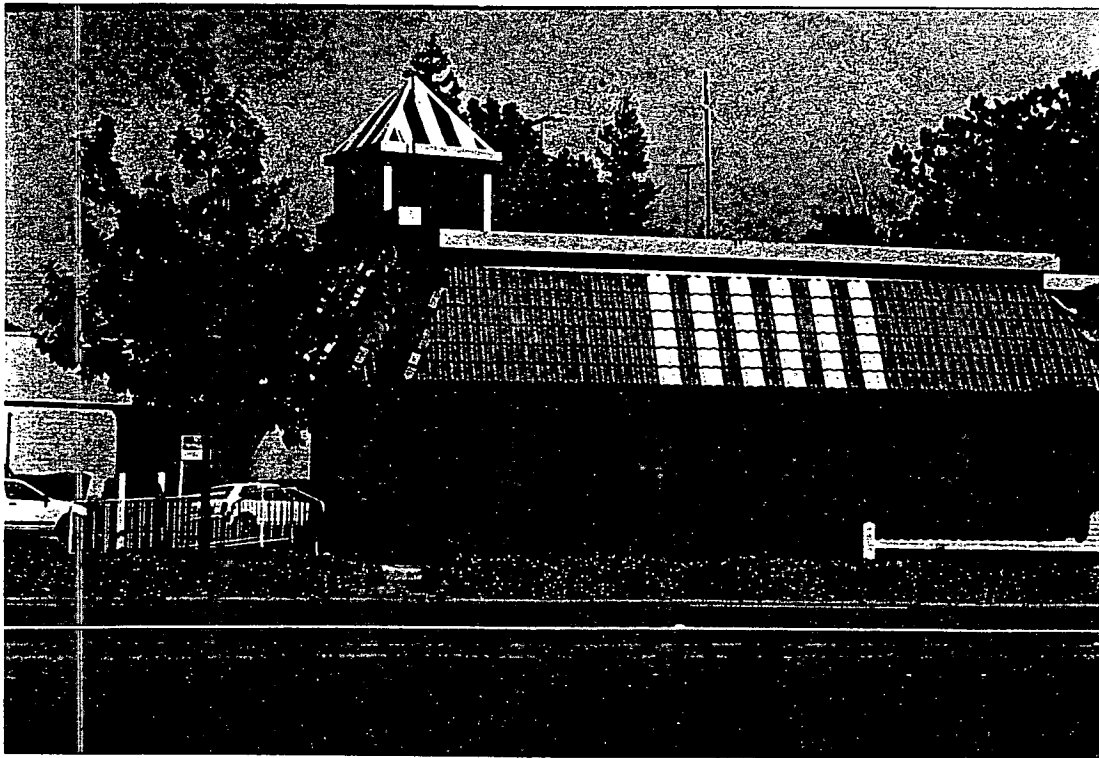
The 1990 Census reported 18,092 residents in the census tracts covering the Project Area. The census tracts cover a slightly larger area than the Project, thereby providing a more conservative analysis by over-stating the Project Area population. Of the 393,000 estimated residents of Sacramento in 1996, 4.6 percent reside in Census Tracts 18, 27, 28, and 37 which together include Oak Park. As shown in Table II-11 Oak Park accounted for 21 percent of rapes, nine percent of assaults, eight percent of robberies, and eight percent of residential burglaries, four percent of auto thefts, and three percent of commercial burglaries in the City. Of the total crimes committed in the City, over 6.4 percent occurred in Oak Park.

¹ Excluding kitchens, bathrooms, hallways, and porches.

VACANT BUILDINGS

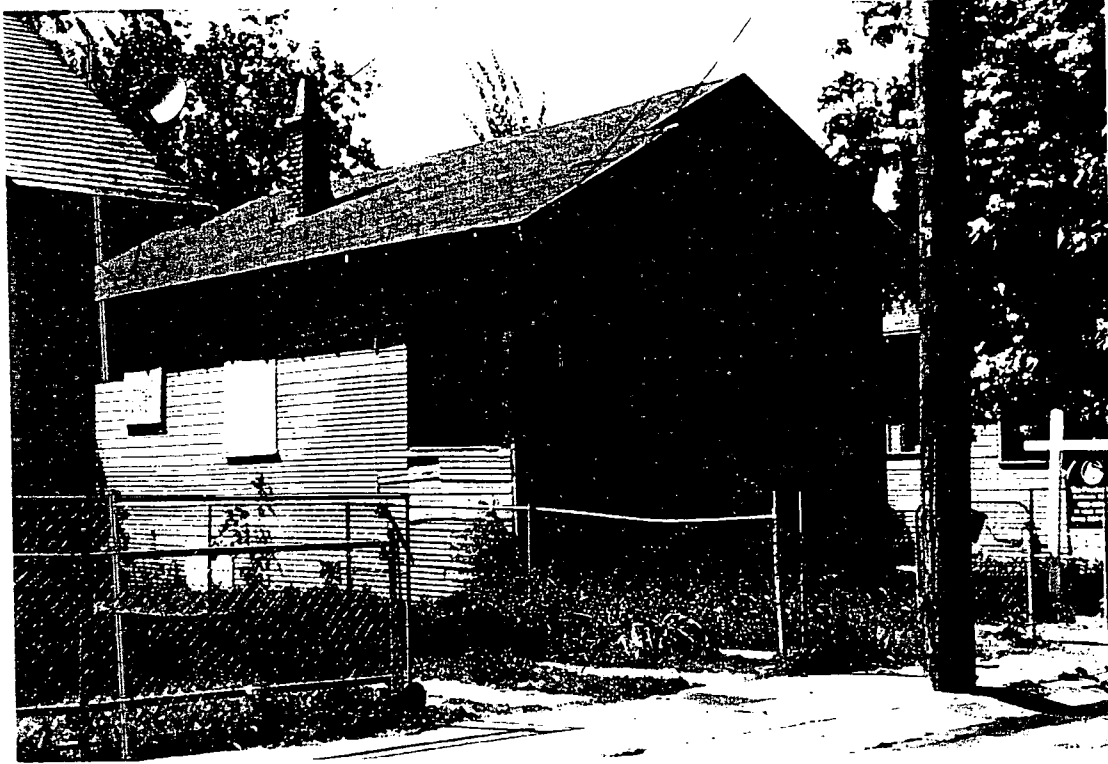


Numerous commercial vacancies indicate a weak commercial climate in the Project Area.



The manager of this former fast food restaurant indicated crime and low sales as reasons for vacating this site on Broadway.

VACANT BUILDINGS



Vacant residential buildings indicate poor economic conditions in the Project Area and attract criminal activity.



Vacant residence on the 3500 block of 3rd Avenue.

Table II-10
Oak Park Redevelopment Project
Sacramento Redevelopment Agency

OVERCROWDED HOUSEHOLDS: OAK PARK, CITY OF SACRAMENTO, AND COUNTY OF SACRAMENTO- 1990

	<u>Oak Park Project Area (1)</u>		<u>City of Sacramento</u>		<u>County of Sacramento</u>	
<u>Persons Per Room</u>	<u>1990</u>	<u>% of total</u>	<u>1990</u>	<u>% of total</u>	<u>1990</u>	<u>% of total</u>
1.00 or Less (Ideal) (2)	4,579	79.1%	132,109	91.5%	369,815	93.7%
1.01 - 1.5 (Overcrowded) (3)	485	8.3%	6,179	4.3%	13,664	3.5%
1.51 or more (Severely Overcrowded) (4)	719	12.4%	6,156	4.3%	11,051	2.8%
Total Households	<u>5,783</u>		<u>144,444</u>		<u>394,530</u>	

Source: United States Census Bureau, 1990

(1) Includes Census Tracts 18, 27, 28, 37

(2) Ideal household defined as less than 1.0 persons per room

(3) Overcrowded household defined as 1.01 to 1.5 persons per room

(4) Severely overcrowded households defined as more than 1.51 persons per room

HIGH CRIME



Graffiti defaces this vacant structure on Martin Luther King Jr. Boulevard (above) and fencing along 26th Avenue (below).



HIGH CRIME



Security bars on the this convenience market located on Martin Luther King Jr. Boulevard (above) and this single-family residence on 15th Avenue (below) indicate concerns of criminal activity.



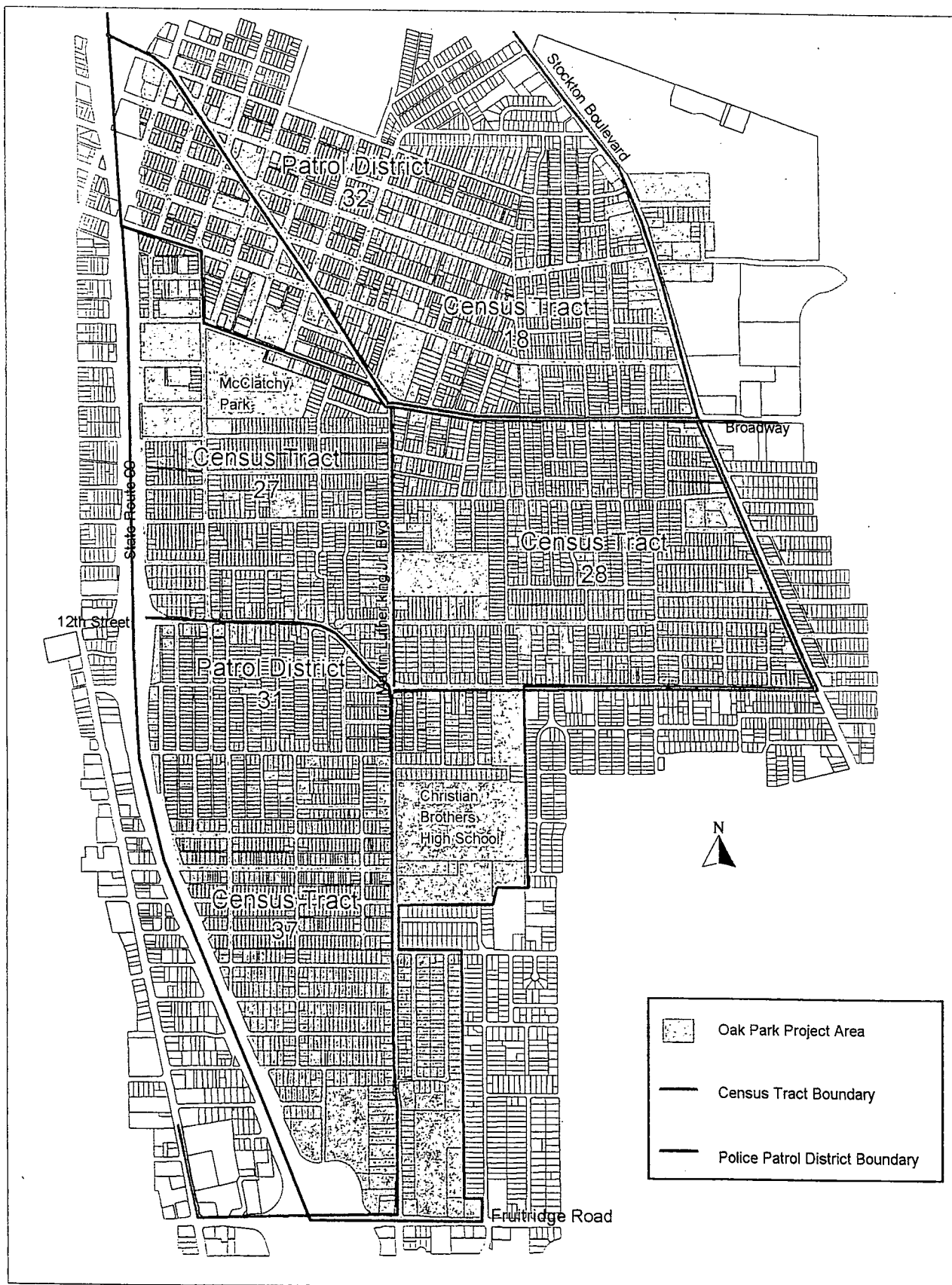


Table II-11

Sacramento Redevelopment Agency
Oak Park Redevelopment Project

REPORTED CRIMES IN 1996: CITY OF SACRAMENTO AND OAK PARK REDEVELOPMENT PROJECT

	Total Reported Crimes City of Sacramento	Total Reported Crimes Oak Park (1)	Percent of Total Citywide Crimes Committed in Oak Park	Reported Crimes Per 1,000 Persons City of Sacramento	Reported Crimes Per 1,000 Persons Oak Park
Rape	155	33	21.3%	0.39	1.82
Robbery	1,474	118	8.0%	3.69	6.51
Assault	3,802	338	8.9%	9.51	18.66
Auto Theft	6,284	252	4.0%	15.71	13.91
Residential Burglary	5,363	417	7.8%	13.41	23.02
Commercial Burglary	1,817	58	3.2%	4.54	3.20
TOTAL	18,895	1,216	6.4%	47.24	67.12
Population (2)	393,000	18,092	4.6%		

(1) Oak Park represented by police reporting districts 31 and 32, and census tracts 37, 27, 28 and 18

(2) Population figures are 1995 estimate (City) and 1990 Census (Project Area)

The police patrol districts and census tract boundaries (also shown on Map 6) for Oak Park cover almost identical territory. Therefore, it is possible to determine the number of occurrences of a particular crime per 1,000 persons, which is the standard method for reporting crime statistics (crime rate). These numbers are provided in Table II-11. In most categories, the rate of crime is substantially higher in Oak Park than the remainder of Sacramento. The number of rapes in Oak Park in 1996, 1.82 per 1,000 persons, is over four times higher than the rate of .39 rapes per 1,000 persons in the City. The number of assaults (18.6) is nearly double the number in the City (9.51). Residential burglaries occurred in Oak Park at nearly twice the rate (23.0 versus 13.4) as in the City. Commercial burglaries were substantially lower in Oak Park. However, this is probably due to the limited commercial activity in Oak Park rather than lower criminal activity. The incidence of auto theft was also lower in Oak Park (13.9) than in the City of Sacramento (15.7).

iii. Public Improvements Deficiencies

In the early years of the Oak Park Redevelopment Project Area, a significant investment was made in public infrastructure. Streetlights, parks, sidewalks and street improvements were provided, resulting in a greatly improved neighborhood. The Agency also invested in public services, such as assisting in the construction of the Oak Park Community Center and expansion of the Netta Sparks Senior Citizen Center. Oak Park was also one of the first Sacramento neighborhoods to hire additional patrolman under the Neighborhood Police Officers Program.

According to the Oak Park Investment Strategy, because of the early efforts of the Agency, most current public infrastructure needs have been met. Remaining deficiencies center on circulation improvements on Broadway, Stockton Boulevard and 12th Avenue. Circulation improvements required include the provision of off-street parking (on Broadway and Stockton Boulevard), installation of street medians, improved street lighting and landscaping, and other traffic calming measures. The diagonal orientation of Broadway tends to impede traffic flow in the northern portion of the Project Area. In order to correct this deficiency selected streets that intersect Broadway between Y Street and 5th Avenue will need to be converted to one-way or partially vacated.

b. Portions of the Project Area that are No Longer Blighted

The Sacramento Redevelopment Agency has accomplished much in the Project Area, particularly with correcting public infrastructure deficiencies, and improving and augmenting the housing stock. While these projects have done much to improve conditions on those particular properties, the "spin-off" effect of these projects has been limited. Thus, despite successful Agency activity, with the exception of specific parcels that have been rehabilitated with Agency assistance or private sector investment, no definable area exists in the Project Area that does not exhibit conditions of blight.

D. SUMMARY OF REMAINING CONDITIONS THAT COMBINED CAUSE A LACK OF PROPER UTILIZATION OF THE PROJECT AREA TO SUCH AN EXTENT THAT IT CONTINUES TO CONSTITUTE A SERIOUS PHYSICAL AND ECONOMIC BURDEN ON THE COMMUNITY WHICH CANNOT REASONABLY BE EXPECTED TO BE REVERSED OR ALLEVIATED BY PRIVATE ENTERPRISE OR GOVERNMENTAL ACTION, OR BOTH, WITHOUT REDEVELOPMENT

Under Section 33030(b) of the CRL, a blighted area is defined as an area that contains one or more of each of the enumerated physical and economic conditions, which conditions combined are so prevalent and substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. This section of

the Report summarizes the physical and economic blighting conditions in the Project Area presented in detail above, and describes the burden on the community which cannot be alleviated without redevelopment.

1. Physical and Economic Burden on the Community

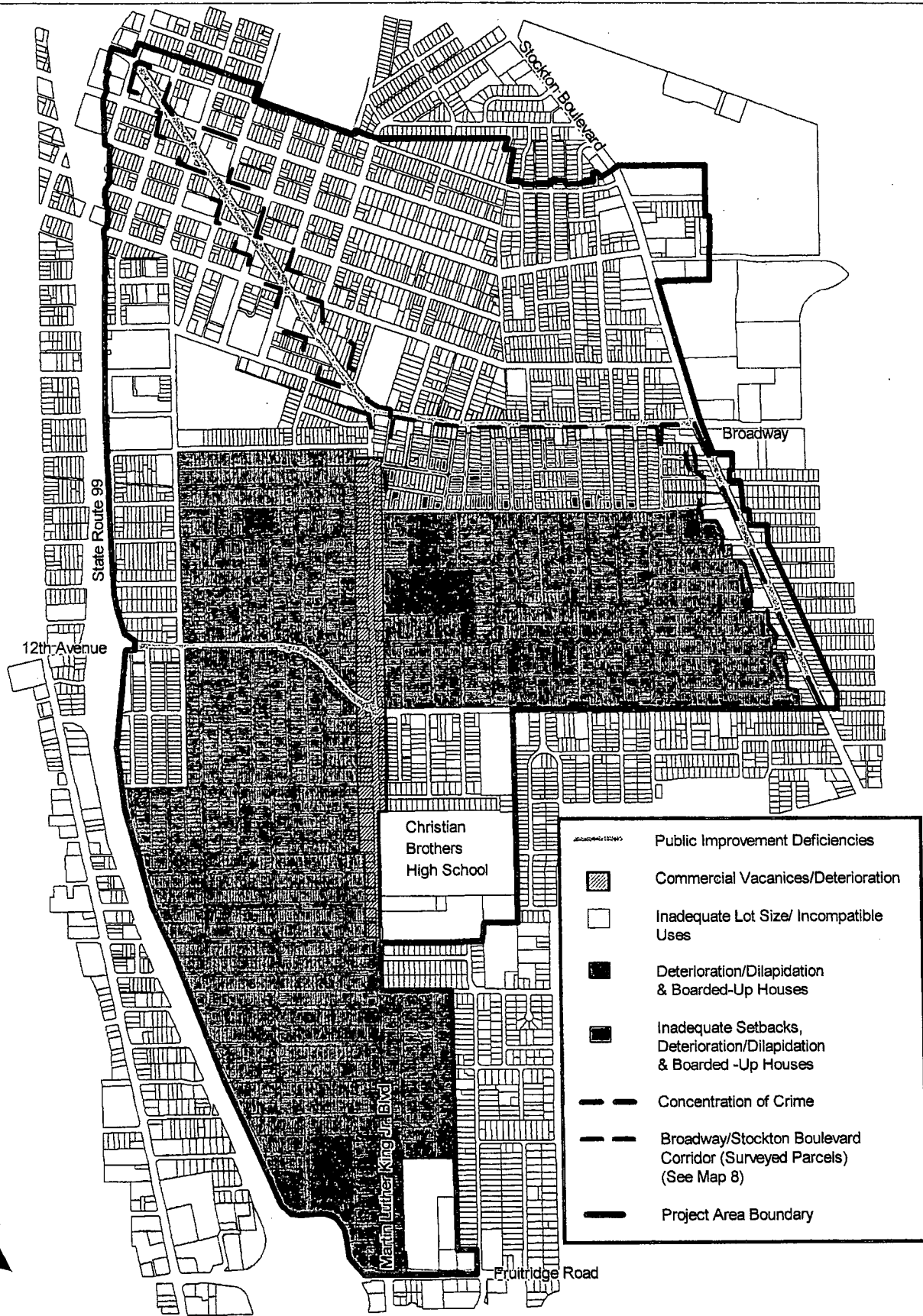
The physical conditions remaining in the Project Area that cause blight include: deterioration and dilapidation; defective design; faulty or inadequate utilities; defective and substandard design; inadequate parking; incompatible uses; and subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are under multiple ownership. The economic conditions remaining in the Project Area that cause blight include: depreciated property values; abnormally low lease rates; high crime rate; residential overcrowding; and lack of necessary commercial facilities. The prevalence of these conditions is briefly summarized below and illustrated on Map 7 for the Project Area as a whole and Map 8 for the Broadway/Stockton Boulevard Corridor. Map 7 illustrates general impressions of building and parcel conditions as observed during a windshield survey of the Project Area, while Map 8 presented more specific observations based on a parcel-by-parcel survey.

Physical blighting conditions (i.e., deterioration and dilapidation; defective design, faulty or inadequate utilities), lead to health and safety problems that are not being alleviated by the private sector or local government without redevelopment. The negative appearance caused by these blighting conditions discourages investment and perpetuates the blighted conditions in the Project Area. Conditions of defective design and faulty or inadequate utilities in the Project Area were often noted in many of the older commercial buildings that were constructed without adequate setbacks or electrical outlets to accommodate commercial users. In addition, issues of substandard design, in particular excessive coverage and inadequate loading facilities, contribute to the unviability of local businesses as these conditions contribute to the lack of parking in the Project Area. Conditions of substandard design were noted in 32, or 41 percent, of the 78 buildings surveyed within the Broadway/Stockton Boulevard Corridor.

Defects in design or physical construction and faulty or inadequate utilities often represent safety hazards. The costs associated with defective design and faulty utilities may range from a liability resulting from a safety hazard to a lost opportunity. A lost opportunity may occur when a potential buyer purchases another property comparable in all other aspects except for the defect instead of purchasing a property within the Project Area. Defective design and faulty utilities also indicate the unwillingness or inability of property owners to invest in their properties. Overall, 32 (41 percent) of the 78 structures surveyed within the Broadway/Stockton Boulevard Corridor evidenced characteristics of defective design or faulty utilities. Building deficiencies represent large costs that would likely be passed on to the private sector, thereby discouraging private sector investment.

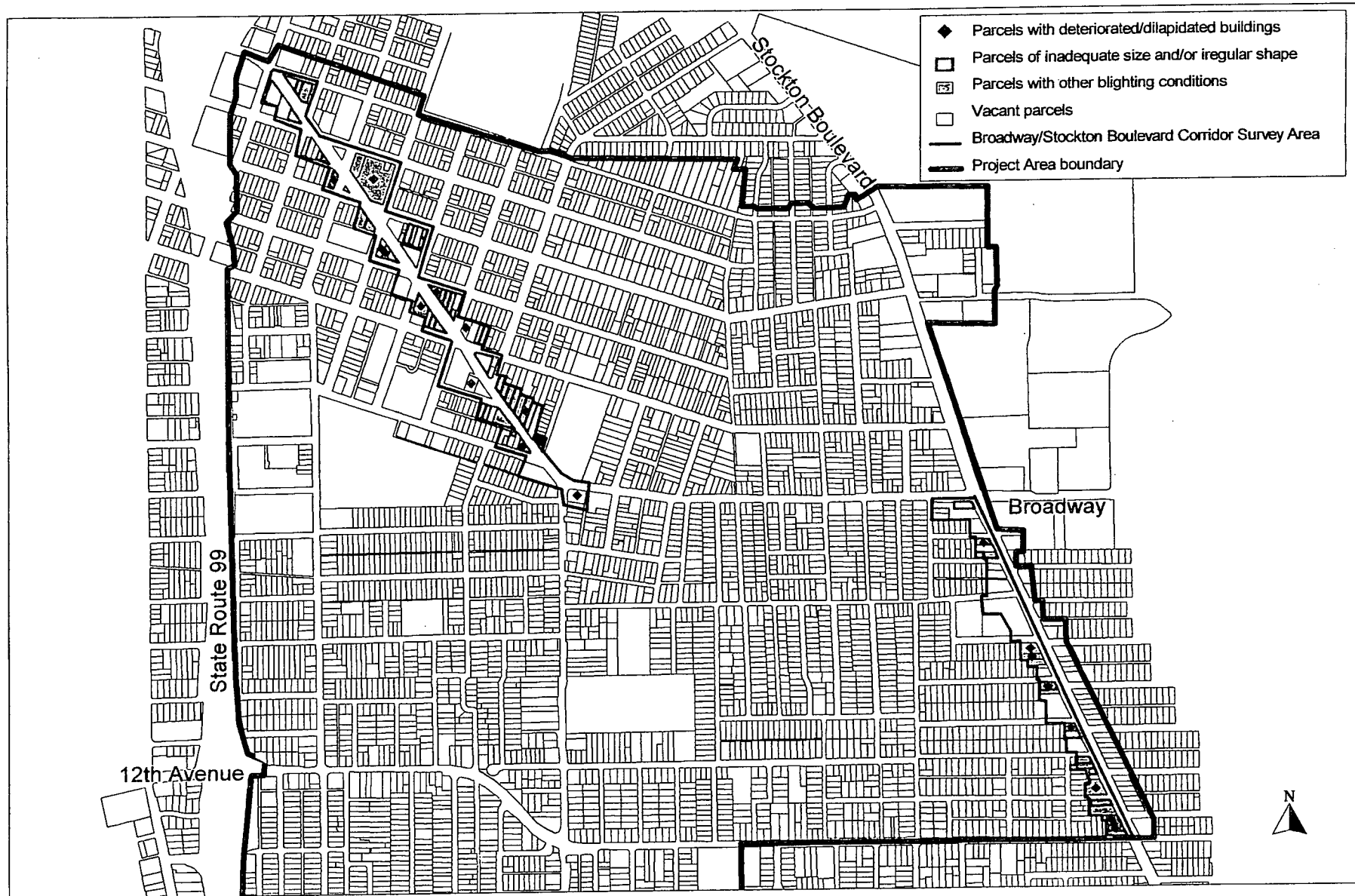
A lack of parking is prevalent throughout the Broadway/Stockton Boulevard Corridor. The conditions survey indicated that, out of 323 parcels, 28 had either no parking or the parking facilities were inadequate. There are only eight parcels being utilized as parking lots (with an estimated 113 spaces) serving the tenants of the corridor. This condition means that properties become economically undesirable because the use of the building or lot becomes limited. A lack of parking for existing properties often results in haphazard parking accommodations and an overflow of parking onto surrounding streets and neighboring properties.

A number of lots are smaller than standard sizes for typical commercial development, which limits the use of these properties. Out of a total of 323 parcels in the Broadway/Stockton Boulevard Corridor, 176 (55 percent) are of inadequate size. In addition, 48 parcels, or 15 percent, are of irregular shape. These properties are under different ownerships, which poses difficulties and risks to private investors, including existing owners who may wish to assemble parcels for new development. Because of the



PROJECT AREA WIDE EXISTING CONDITIONS
Sacramento Redevelopment Agency
Oak Park Redevelopment Project

MAP 7



**BROADWAY/STOCKTON BOULEVARD CORRIDOR
REMAINING CONDITIONS (SURVEYED PARCELS)**
Sacramento Redevelopment Agency
Oak Park Redevelopment Project

small lot sizes, and multiple ownership, it is unlikely that new development would be possible without Agency assistance to assemble parcels.

The burden on the community caused by the economic conditions in the Project Area is two-fold. First, there is a financial burden imposed upon businesses and property owners as a result of poor market conditions in the area. Second is the lower quality of life for residents in and around the Project Area due to overcrowded housing and crime.

The financial burden on businesses and property owners in the Project Area is exemplified by depreciated property sales prices and abnormally low lease rates. Together these factors create an unstable business environment which has adverse economic consequences to both private enterprise and the City in terms of income and business tax revenues.

The quality of life is sometimes more difficult to precisely measure but is no less important to the economic health and vitality of an area. The lack of a neighborhood-serving supermarket has placed a burden on Project Area residents who must either travel to neighboring communities to purchase food or pay higher prices at local convenience markets. Overcrowding conditions in the housing stock adversely affect both residents and property owners. Overcrowded housing is often more expensive to maintain and is generally considered an unhealthful condition in which to live. Crime is a major factor which affects the quality of life of those living and working both within and adjacent to the Project Area. Crime in the Project Area has been a burden on the community and a threat to the public safety of residents, businesses and patrons of the area. It is important to note that a high incidence of crime, particularly those crimes that impact commercial properties such as burglary and theft, continue to threaten the economic vitality of businesses in the Project Area. Businesses located in high crime areas tend to sustain additional costs of operation, including increased insurance and other costs as a result of stolen merchandise and property damage. Public perception of a crime problem in these areas also discourages patronage.

These remaining physical and economic conditions combined are substantial and prevalent throughout the Project Area and, because of the reasons stated above, continue to cause a reduction of, or lack of, proper utilization of the area to such an extent that it continues to constitute a serious physical and economic burden on the community.

2. Conditions Which Cannot Reasonably be Expected to be Reversed or Alleviated by Private Enterprise or Governmental Action, or Both, Without Redevelopment

The remaining conditions summarized above cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment because there is little or no incentive for the private sector to invest in the area. In fact, the need for redevelopment is due to the continuing physical and economic conditions in the Project Area, which are a result of limited or declining private and public investment and reinvestment.

Private development from existing owners as well as outside developers has been hindered by the risks associated with investment in a blighted area. In analyzing potential sites for development, the private sector reviews the costs and issues attendant to each site in relation to the potential revenues from the site. Blighted areas will almost always have higher costs and more significant risk factors than non-blighted areas. Governmental actions cannot address all the conditions that cause blight in the Project Area or reduce the risks and impediments to developers of the Project Area single-handedly or in conjunction with private enterprise without redevelopment. In the absence of some form of major public assistance, private sector investment in blighted areas is minimal. Alternative areas that are not blighted offer better and safer investment opportunities. Therefore, without major public intervention, the large-scale effort needed

to redevelop and reverse the conditions in the area would not and cannot occur. The extensive programs and costs involved in governmental intervention cannot be provided or sustained by any source or program available on an on-going basis except redevelopment. This is explored in more detail in Part IV of this Report.

Parts III and IV of this Report identify the programs and costs that continue to be needed to alleviate the conditions that cause blight found in the Project Area. As stated in Part IV section C, "Reasons for Continuing to Include Tax Increment Financing in the Redevelopment Plan," these programs cannot be undertaken solely by private enterprise or by the local government other than through redevelopment financed by tax increment revenue. The use of tax increment financing is necessary to cover portions of the extensive program costs that have and will continue to be incurred in implementing the redevelopment program, and land acquisition to create developable sites.

PART III.

DESCRIPTION OF SPECIFIC PROJECTS PROPOSED TO BE CONTINUED BY AGENCY IN PROJECT AREA, AND DESCRIPTION OF HOW PROPOSED PROJECTS WILL IMPROVE OR ALLEVIATE CONDITIONS REMAINING IN THE PROJECT AREA

As described in detail in Part II of this Report, the Project Area continues to suffer from certain problems which cannot be remedied by private enterprise acting alone. The area's problems center around a number of physical issues, including: buildings characterized by dilapidation and deterioration; defective design or physical construction; faulty utilities; substandard design; inadequate parking facilities; incompatible uses and parcels of irregular shape and inadequate size. The area's problems also center around a number of economic issues, including: depreciated or stagnant property values; impaired investments; low lease rates; vacant lots and buildings; a lack of necessary commercial facilities; residential overcrowding; and a high crime rate. Project Area conditions are also affected by public improvement deficiencies. In order to remove remaining blighting conditions and facilitate economic revitalization, the following programs will continue to be implemented in the Project Area.

A. GENERAL REDEVELOPMENT ACTIONS

The Amended and Restated Redevelopment Plan ("Amended and Restated Redevelopment Plan") for the Oak Park Redevelopment Project (as contained in the proposed Fourth Amendment) identifies the redevelopment implementation mechanisms available to the Agency to eliminate and prevent the spread of remaining blight and blighting influences. The central purpose of a redevelopment project is the elimination of blighting conditions and the overall revitalization of the area. To accomplish this purpose in the Project Area, the redevelopment projects, programs and activities contemplated under the Redevelopment Plan include: 1) property owner, tenant and business owner participation; 2) construction, reconstruction, and installation of public improvements and facilities; 3) demolition, clearance, and site preparation for the construction of buildings and public improvements; 4) relocation assistance; 5) construction and enhancement of low- and moderate-income housing; 6) property acquisition; 7) property disposition; 8) public and private cooperation; 9) establishment of restrictions and enforcement programs; and 10) other actions as appropriate.

The foregoing projects, programs and activities of the Agency have been occurring and include projects and programs identified in the Agency's Implementation Plan for the Project Area. The Implementation Plan, which was adopted in November, 1994 and is being implemented over a five-year period, will remain consistent with the projects, programs and activities discussed below. However, since the Implementation Plan covers only the period from November 1994 through November 1999, additional activities within each of the programs have been included and will be implemented in later years of the Amended and Restated Redevelopment Plan.

B. SPECIFIC REDEVELOPMENT PROJECTS, PROGRAMS AND ACTIVITIES

The general redevelopment mechanisms available to the Agency will continue to be used to implement the specific programs and projects administered by the Agency, as described below. Even though the proposed projects, programs and activities are preliminary with respect to the exact sequence and timing of activities, the emphasis and major components of the activities represent the Agency's intent as to its involvement in the ongoing revitalization of the Project Area. The allocation of resources to accomplish the goals and objectives of the Amended and Restated Redevelopment Plan will occur on an annual basis.

The overall intent of the Agency's program is the removal of the remaining blight and blighting influences identified in Part II in order to benefit the occupants of the area and to accomplish the integration of the area into the overall economic fabric of the City of Sacramento. It is believed that this betterment and integration will be realized when sufficient private investment and reinvestment occurs, and when the provision of ancillary, regional and community-based services in the area is fully realized.

In order to accomplish this goal, the Agency will continue to undertake a number of activities, programs and projects that are specifically intended to eliminate those remaining blighting conditions identified in Part II and to prevent their recurrence. The programs proposed by the Agency to address the Project Area's remaining problems and needs include: a Development Assistance Program; a Rehabilitation Program; a Public Improvements Program; and a Housing Program.

1. Development Assistance Program

As described in Part II of this Report, the Project Area continues to suffer from a variety of physical and economic blighting conditions. Through this program, the Agency intends to rehabilitate and where necessary eliminate the most blighted structures and promote new economic activity, primarily within the Broadway/Stockton Boulevard Corridor.

The Agency will continue to encourage commercial development within the Project Area by providing incentives to encourage business to locate into the Project Area. As part of this program, the Agency enters into agreements with developers or property owners which call for the redevelopment of developed sites or new development of vacant sites in the Project Area. In order to engender such development activity on these sites, the Agency assists with land assembly, site preparation, offsite improvements and provides relocation assistance to existing property owners and tenants. The Agency also assists new development activity in the Project Area by providing low interest or deferred payment loans. The recruitment and retention of existing businesses is also a part of this program. Programs have included or may include: business outreach programs, promotional programs for businesses, assistance to spur a business incubation program, and other programs of this nature.

The Agency is currently working on a number of specific projects as part of the Development Assistance Program. One of the major projects is the development of a grocery store at the intersection of Broadway and Stockton. Other sites have been identified as potential catalyst projects, but the Agency currently does not have adequate resources to fully remove blighting conditions and allow such developments to move forward.

2. Rehabilitation Program

This program is designed to eliminate blighting conditions resulting from defective design, deterioration and dilapidation. The program encourages existing property owners/businesses to substantially upgrade deteriorated storefronts, correct code violations, and renovate the interiors of stores in order to upgrade the appearance of commercial properties. This program provides deferred payment and low interest loans to property owners in the Project Area for these types of upgrades. Expenses are also reimbursed to business property owners and tenants for facade improvements.

3. Public Improvements Program

The focus of redevelopment activities in Oak Park in the initial years following Project adoption was the installation of public improvements. Many of the deficiencies in the Project Area's infrastructure have been remedied. Two public improvements remain and are proposed to be completed over the extended term of the Project.

Part II of this Report identified inadequate parking facilities along the Broadway/ Stockton Boulevard Corridor as a contributor to the stagnation in the Project Area. The Agency intends to assist in the provision of adequate parking in this part of the Project Area. In addition, medians, traffic circulation improvements, and the installation of streetlights are planned in order to upgrade the appearance of the Broadway/Stockton Boulevard Corridor.

4. Housing Program

The Agency's Housing Program includes both a rehabilitation component and assistance for housing construction designed to increase and preserve the supply of low- and moderate-income housing.

The Agency's rehabilitation loan program focuses on preserving existing housing. Loans are available both for units housing low-income households (80 percent of area median income) and those housing very low-income (50 percent of median income) households. Typical repairs that can be made with these loans include: roof repair or replacement; new plumbing; replacement of water heaters, heating and air conditioning systems; repair of termite and pest damage; and interior or exterior painting of the units. General property improvement such as new appliances and carpeting may be permitted, if accompanied by all structural repairs necessary to bring the unit(s) to community standards.

The Agency also participates in the rehabilitation of vacant and boarded homes in the Project Area. The rehabilitation of such units can follow a self help model in which the future owners assist in the actual rehabilitation of the units. The Agency has also utilized the services of individuals who receive job training in all aspects of residential construction as part of the rehabilitation effort.

The Agency also has worked with Habitat for Humanity to assist in the construction of new housing on infill sites in the Project Area. The use of the self help model for the construction of units in conjunction with the job training program described above may also occur as part of this element of the housing program.

Other housing programs include: the First-Time Homebuyer program designed to encourage homeownership; and the paint plus program in which paint is provided to property owners to assist in maintaining their properties.

5. Other Redevelopment Activities

Other redevelopment activities may be necessary to eliminate blighting conditions, facilitate rehabilitation and development or to otherwise carry out the Agency's purposes in the Project Area. In addition, the Agency will continue to have various administration and operational requirements associated with carrying out the above programs and activities. These will include program staff, conducting planning and other studies, and securing legal and other technical assistance.

C. DESCRIPTION OF HOW PROPOSED PROJECTS WILL IMPROVE OR ALLEVIATE REMAINING BLIGHTING CONDITIONS IN THE PROJECT AREA

In addition to facilitating expansion and development of new businesses, the Agency's Development Assistance Program directly confronts many of the physical and economic blighting conditions remaining in the Project Area. The negative effect of buildings suffering from deterioration and obsolescence can continue to be removed and vacant and underutilized lots and buildings can continue to be replaced with, or rehabilitated to house, more productive commercial or industrial development. New businesses have created and will continue to create new jobs and increase economic activity in the Project

Area. In addition, the use of a business attraction and retention program assists in alleviating such economic blighting characteristics as stagnant land values.

The Rehabilitation Program enables existing business owners to upgrade their properties not only to eliminate structural problems stemming from deterioration but also to expand and/or modernize their facilities so that they are no longer obsolete and can effectively compete in the commercial marketplace. Rehabilitation of commercial structures improves the image and appearance of the area to attract new businesses and private investment to the Project Area.

Parking improvements will improve traffic circulation by taking vehicles off the streets and eliminating the need to drive around looking for scarce on-street parking spaces. These improvements will also enhance the competitiveness of the businesses they serve. The installation of medians, improvements to the traffic circulation patterns and the installation of streetlights will contribute to improving the movement of traffic and the overall appearance of the Broadway and Stockton Boulevard Corridor. A focused public improvement program represents a tangible expression of the Agency's/City's continuing interest in making the Project Area a better place to live, work and conduct business, creating an environment where property owners, businesses and outside developers have the incentive to make long range plans and the commitment to carry them out.

It is a major goal of the Agency to increase, improve and preserve the supply of affordable housing in the Project Area and the City of Sacramento. The Housing Program promotes this goal through rehabilitation, new construction, and low interest funding of housing projects. Development of new and rehabilitation of existing housing units will substantially enhance the economic vitality of the Project Area and the City of Sacramento.

PART IV. PROPOSED METHOD OF FINANCING REDEVELOPMENT OF THE AMENDED PROJECT, INCLUDING ASSESSMENT OF CONTINUED ECONOMIC FEASIBILITY OF AMENDED PROJECT AND REASONS FOR CONTINUING TO INCLUDE TAX INCREMENT FINANCING

The Agency proposes that the redevelopment process continue to be used, to the greatest extent possible, to alleviate remaining problems in the Project Area, which are described in detail in Part II of this Report, in order to provide a proper environment for revitalization to continue to occur. Such activities will facilitate and enable the economic revitalization of the Project Area, and will benefit the City of Sacramento as a whole. This Part IV will briefly describe and provide aggregate cost estimates for the activities described in Part III of this Report which, along with ancillary activities such as Project administration, constitute the redevelopment program proposed to be continued by the Agency to alleviate remaining blighting conditions. The potential resources and methods of financing that are available to the Agency will be discussed and the amended Project's continuing economic feasibility will be demonstrated.

This Part IV analyzes the Project Area financing in two ways for separate purposes. First, the total costs attributable to the various elements of the continued redevelopment program are aggregated in current 1998 dollars, as shown in Table IV-1. This analysis of costs is then used as the basis for establishing new bonded indebtedness and tax increment limits for the Project Area, as shown in Table IV-2. To determine if the amended Project is financially feasible, total Project costs could be compared to total estimated tax increment revenues. This approach to financial feasibility, however, is a limited portrayal because it cannot identify annual revenue shortfalls that could potentially cripple program implementation, nor does it show whether the continued program of redevelopment is feasible given the extended time limits for incurring and repaying debt and undertaking program activities as contemplated under the Fourth Amendment. Thus, as shown on the Cash Flow Summary (Table IV-5), the costs identified in Table IV-1 (as adjusted for inflation) are compared to resources over time on a cash flow basis to demonstrate financial feasibility.

The cash flow represents only one possible portrayal of the implementation of the amended Project over its extended term and does not allow for unforeseen events, such as higher than anticipated inflation or bond interest rates substantially in excess of current rates. Therefore, to be prudent, the Project's bonded indebtedness and tax increment limits are established by the "snapshot" method shown in Table IV-2, with contingencies taken into account.

A. ESTIMATED COSTS OF THE CONTINUED REDEVELOPMENT PROGRAM

Part III of this Report discussed the activities, programs, and projects that make up the Agency's continued redevelopment program and how that redevelopment program will improve or alleviate blighting conditions remaining in the Project Area. This section summarizes the estimated costs of the continued redevelopment program.

The total cost estimates, as shown below for the categories of Agency involvement in the revitalization of the Project Area, are shown in 1998 dollars. These amounts have been adjusted for inflation and included in the Cash Flow Summary of the Project Area's financial feasibility discussed above and described more fully below.

Table IV-1 shows the total estimated Project Area costs to complete the Agency's continued redevelopment program, any offsets to program costs, and the portion of those costs proposed for Project Area funding. The offsets to program costs shown on the table are revenues dedicated to the Project Area which would come from sources other than the Agency's tax increment revenues. Estimated program costs and offsets to those

Table IV-1
Sacramento Housing and Redevelopment Agency
Oak Park Project

ESTIMATED PROGRAM COSTS
(000's Omitted)

	<u>Total</u> <u>Estimated Cost</u>	<u>Offsets to</u> <u>Estimated Cost</u>	<u>Net</u> <u>Estimated Cost</u>
Development Assistance Program			
Land Assembly / Relocation	\$1,919	\$402	\$1,517
Other Development Assistance	6,285	0	6,285
Subtotal	<u>8,204</u>	<u>402</u>	<u>7,802</u>
Rehabilitation Program			
Deferred Payment Loans	1,663	837	826
Subtotal	<u>1,663</u>	<u>837</u>	<u>826</u>
Public Improvement Program			
Medians, Lighting and Other Improvements	1,000	0	1,000
Parking Improvements	1,257	0	1,257
Subtotal	<u>2,257</u>	<u>0</u>	<u>2,257</u>
Low - Mod Housing Program			
Housing Rehabilitation	1,650	443	1,207
Housing Construction	12,359	707	11,652
Other Housing Programs	1,375	437	938
Subtotal	<u>15,384</u>	<u>1,587</u>	<u>13,797</u>
Administration And Operations (1)	<u>9,421</u>	<u>0</u>	<u>9,421</u>
GRAND TOTAL	\$36,929	\$2,826	\$34,103

(1) Based on the net present value of administrative expenses shown in the Cash Flow Summary.

costs have been included in the Cash Flow Summary of the Project's financial feasibility discussed later.

1. Development Assistance Program

In order to address certain physical and economic blighting conditions within the Project Area, the Agency proposes to continue its Development Assistance Program. Through this program, the Agency encourages infill development that establishes new commercial areas within the Project Area. This program also solicits businesses to locate within the boundaries of the Project Area and encourages the retention of existing businesses. Total costs for this program are estimated to equal \$8.2 million over the extended term of the Project, with net Agency expenditures estimated to be \$7.8 million.

2. Rehabilitation Program

As noted in Part III of this Report, the Agency will continue its Rehabilitation Program to address certain conditions of blight in the Project Area. This program is intended to provide deferred payment or low interest loans to businesses in the Project Area for a variety of rehabilitation improvements. The total cost for the continuation of the Agency's Rehabilitation Program is estimated to be \$1.7 million. Offsets to the cost of the rehabilitation program in the form of loan repayments are estimated to equal \$837,000, resulting in net Agency costs of approximately \$826,000.

3. Public Improvement Program

The Agency intends to provide for the construction of various improvements along the Broadway/Stockton Boulevard Corridor at a cost of \$1.0 million. The Agency also proposes to participate in a program for the provision of additional parking, as needed, within the Project Area. The total cost for this item is estimated to equal \$2.3 million.

4. Housing Program

The Agency proposes the continuation of a Housing Program within the Project Area. One element of this program involves the creation of new residential development on vacant and underutilized sites in the Project Area. In addition, the Agency has provided, and will continue its efforts to rehabilitate the housing stock. This includes assistance in the rehabilitation of vacant and boarded housing units. The Agency also intends to continue funding its First Time Homebuyers program designed to promote homeownership in the Project Area. The total costs for the Housing Program are estimated to be approximately \$15.4 million. Approximately \$1.6 million of funds are anticipated to be available from loan repayments, leaving \$13.8 million in net Housing Program costs.

5. Other Redevelopment Activities

In implementing all of the above program activities, administrative and operating overhead expenditures will be incurred over the extended term of the Project. Administrative and operating expenses reflect costs for salaries, technical assistance and enforcement programs, operating services and supplies, and consultant and legal services for both daily operations and project-specific implementation. Administration and operations costs shown in Table IV-1 are based on the net present value of administrative expenditures shown in the Cash Flow Summary, resulting in a total cost of approximately \$9.4 million, in 1998 dollars.

The combination of estimated net Agency costs for the completion of redevelopment of the Project Area, including anticipated costs associated with the continued redevelopment program activities described above and administrative expenditures over the extended life of the Project Area, total approximately \$34.1 million (in 1998 dollars), as shown in Table

IV-1. The costs shown in Table IV-1, and summarized above, do not include adjustments for inflation or the cost of interest which may result from the financing of Agency activities. Project Area costs also do not include future mandated payments to taxing entities pursuant to the provisions of the CRL.

B. FINANCING METHODS AND ALTERNATIVES

1. General Financing Methods Available to the Agency

Except for extending time limits and increasing the Project tax increment and bond debt limits, the proposed Fourth Amendment does not affect the Agency's authority to finance the Project Area with financial assistance from the City of Sacramento, the County of Sacramento and other local public entities, the State of California, the federal government, tax increment funds, special assessment districts, donations, interest income, Agency bonds, loans from private financial institutions, the lease or sale of Agency-owned property, participation in development or any other available sources, both public and private.

Also not affected is the Agency's authority to obtain advances, borrow funds and create indebtedness in carrying out the Amended and Restated Redevelopment Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

2. Financing Alternatives Other Than Tax Increment

Other than tax increment receipts, which are discussed later, the potential revenue funding sources for the anticipated Project Area costs include: loans, grants and contributions from the City, other local entities, the County, the State, the federal government, developers; proceeds from the sale or lease of Agency-owned property; repayment of Agency loans and advances; financing proceeds based upon revenues from special assessment or special tax districts; and developer fees.

a. Loans, Grants, Contributions From the City, the County, the State, the Federal Government and From Developers

Advances, grants or loans from government agency funds or private sector developers could be effectively used to realize timely implementation and completion of the continuing redevelopment activities and programs for the Project Area. No grants or loans have been incorporated into the Cash Flow Summary of the continued economic feasibility of the amended Project, since the availability of such funding is uncertain.

b. Property Disposition Proceeds

The Agency anticipates continuing to assist in the acquisition of certain property in the course of program implementation in the Project Area. Any such property not intended to house or be the site for permanent public improvements or facilities is intended for disposition by the Agency to private sector participants in the revitalization efforts in the Project Area. Due to the density of the area within the Project Area and the high cost of land assembly, any proceeds recovered for Agency-assembled sites are not expected to exceed the costs of assembly and will likely continue to be substantially below the cost of assembly. For this reason it is assumed that the Agency will need to continue to fund the excess cost of land assembly over disposition proceeds in order to spur the revitalization of the Project Area. Resources resulting from sale proceeds are included in the Cash Flow Summary and are estimated at \$1.2 million in escalated dollars. Such amounts are assumed to be utilized to fund the acquisition activities to which they are related.

c. Repayment of Loans and Advances

The Agency is proposing the continuation of a loan program to assist in the revitalization of commercial and residential structures in the Project Area. The repayment of these loans will constitute a resource that can fund other expenditures of the Agency. As shown on the Cash Flow Summary (Table IV-5) approximately \$2.2 million (escalated dollars) in loan repayment resources are assumed to be available over the extended term of the Project Area.

d. Special Assessment or Tax Districts

The Agency may consider the creation of other special assessment or tax districts to assist in the financing of anticipated Project Area activities and programs. Other assessment or special tax districts, as permitted under existing state law, could be utilized as a method for financing deficits anticipated as a result of the implementation of the public improvements or private development activity within or of specific benefit to the district. Under this financing alternative, the Agency could be responsible for the partial or total funding of improvements originally financed by the special district through the sale of Agency bonds in future years or through use of tax increment reimbursements. The proceeds of such bonds, as well as tax revenues in excess of corresponding debt service, could reimburse the district for costs and reimburse developers for all or a portion of assessments paid in the interim. Such districts are not specifically included in the Cash Flow Summary, but could be the source of funding in some years of project implementation.

3. Tax Increment Revenue

a. Reasons for Continuing To Include Tax Increment Financing in the Redevelopment Plan

The continued redevelopment program anticipated for the Project Area will continue to provide a method of securing desired revitalization, new development and public improvements in the Project Area which will, in turn, benefit from the infusion of new capital. The redevelopment program and subsequent development activity in the Project Area will also continue to provide a viable financing tool by means of tax increment revenue generation. As discussed in the previous section, it is assumed that the City and the Agency will continue to consider other legally permissible alternative sources of funding available to finance Project Area activities and programs, prior to the use of tax increment revenues. However the Agency and the City must look to and continue to rely upon this source of funding as a primary means of resolving the Project Area's various problems.

Neither the City, other public entities, nor private sector developers will be or historically have been able to fully assume the combination of costs associated with development in the Project Area. The provision for tax increment in the Amended and Restated Redevelopment Plan is necessary to cover the currently estimated shortfall between costs and other funding sources and to be available in the event that other funding sources are not fully realized. In the case of the City and other public entities, without the assistance of tax increment funding, public services in other parts of the City would have to be reduced in order to fund needed redevelopment activities in the Project Area. In the case of the private development market, once the anticipated investment return on a property is reduced below a rate comparable to alternative investments, the economic feasibility of developing the given parcel is jeopardized.

Finally, even though a number of financing methods and sources are available and will continue to be utilized to fund some of the types of programs to be administered by the Agency, such sources are insufficient to finance all program costs. Alternative financing sources also present limitations and drawbacks that are not presented by tax increment

financing. For example, the availability of tax increment revenue is ongoing, measurable and determinable, unlike assistance and grants from different levels of government which must be applied on an annual basis and are therefore not guaranteed. Furthermore, the limitations of the use of tax increment are not as restrictive as those for other types of funding, such as assessment districts. Assessment districts also increase the cost of development for the private sector and can act as a barrier to investment, particularly in blighted areas. Development fees have similar problems, and also are normally set at levels sufficient to cover the cost of a particular service or infrastructure need. Such fees do not and cannot be set at levels sufficient to generate excess revenue for use in a general revitalization effort, as is to be continued in the Project Area. For each of these reasons, tax increment revenues are necessary to resolve the significant blight problems remaining in the Project Area.

b. New Debt Establishment, Debt Repayment, Plan Effectiveness, Bonded Indebtedness and Tax Increment Revenue Limitations

The CRL requires that every redevelopment plan that includes the use of tax increment must include specified time limits. The Amended and Restated Redevelopment Plan for the Oak Park Project includes the following limits:

Debt Establishment:	2013
Plan Effectiveness:	2013
Debt Repayment:	2023

The above time limits have been extended to the maximum permitted by the CRL. In addition to the above limits, the Oak Park Redevelopment Plan specifies the maximum amount of bonded indebtedness, to be repaid from tax increment, that may be outstanding at any time during the implementation of the plan. For redevelopment plans adopted prior to January 1, 1994, the redevelopment plan must also contain a limit on the total amount of tax increment that can be received by an Agency. These limits have been increased, as shown in Table IV-2, and are included in the Amended and Restated Redevelopment Plan and discussed below.

The determination of the new bonded indebtedness limit is based on the combined total costs of the various components of the Agency's continued program for the Project Area, as shown in Table IV-1. As was indicated earlier, the costs shown in Table IV-1 exclude any estimate of inflationary or financing (interest) costs which may be incurred in the implementation of the Agency's program. Table IV-1 also excludes any factor for contingencies which may have to be addressed in the course of program implementation. To take into account adjustments to the cost estimates and other unforeseen events, a contingency factor of 30 percent has been included, resulting in assumed additional costs totaling approximately \$10.2 million. Together with program costs, the total Project costs are estimated to be approximately \$44.3 million.

To determine the total amount of bonded indebtedness that can be outstanding at any one time, estimated Project costs are assumed to be financed as a single borrowing. The total amount is adjusted for financing costs (debt service reserve requirements and assumed underwriter's discount and fees). In addition, the Agency has approximately \$8.2 million in principal outstanding in tax allocation bonds. The combined total amount of \$59 million is the limitation contained in the Amended and Restated Redevelopment Plan on the total amount of bonded indebtedness that can be outstanding at any one time.

Given the assumption of a single financing that would fund the totality of continued program expenditures, the debt service payments on this borrowing would represent the total use of tax increment in the completion of the amended Project, other than tax increment revenue received to date and mandatory payments to taxing entities required by Section 33607.7 of the CRL. Using the assumptions of an interest rate of 12 percent

Table IV-2

Sacramento Housing and Redevelopment Agency
Oak Park Project

limit

BONDED INDEBTEDNESS AND TAX INCREMENT LIMITS

(000's Omitted)

Total Program Costs	\$34,103
Plus: Contingencies @ 30%	10,231
Total Estimated Project Costs	<u>\$44,334</u>
Plus: Finance Costs (1)	6,650
Principal Outstanding on Tax Allocation Bonds	8,240
Round to Bonded Indebtedness Limit	<u>\$59,000</u>
Plus: Debt Service on Bond Issue (Interest Only) (2)	84,260
Tax Increment Received thru 1996	14,992
Estimated Tax Sharing Payments	13,612
Amended Project Costs	<u>171,864</u>
Tax Increment Limit (Rounded)	<u>\$172,000</u>

(1) Financing costs are the costs of issuance included as 15% of Program Costs assuming deposits to reserve fund, underwriters discount and miscellaneous costs associated with the issuance of bonds.

(2) Debt service on the financing assumes a 12 percent interest rate and a 22 year term. Also includes remaining interest on outstanding bonds. It is assumed that debt service in the 22nd year will be paid from reserve fund.

Source: Katz Hollis, 1998

and a term of 22 years, interest on the financing, plus interest on outstanding bonds, would result in total payments (or required tax increment) of approximately \$84.3 million.

The Agency has received approximately \$15.0 million of tax increment revenues through 1995-96. Based on the provisions of Section 33607.7 of the CRL, approximately \$13.6 million in tax increment revenues are anticipated to be used for future statutory pass through payments triggered by the Fourth Amendment. The total of each of these items, when rounded to \$172.0 million, is the new limitation of tax increment included in the Amended and Restated Redevelopment Plan for the Project.

c. Estimate of Potential Tax Increment Revenue

Revenues resulting from the annual incremental assessed valuation of the Project Area are based upon transfer of property ownership and new construction activities within the Project Area. Table IV-3, Assumed Agency-Engendered New Development, summarizes the type and scope of developments engendered by the Agency that may occur over the extended term of the Project Area.

A projection of annual tax increment revenues that could be realized over the extended term of the Project Area is summarized in Table IV-4, Projection of Tax Increment Revenue. It should be noted that the total amount of tax increment revenue shown in Table IV-4 reflects the potential universe of revenue that the Agency could receive, given the assumptions that underlie the projections, including an increase in the existing tax increment limit and the extension of plan effectiveness, debt establishment and repayment time limits.

Estimated tax increment revenues shown in Table IV-4 are based upon future Project Area valuation increases attributable to transfer of ownership and assumed new construction activities and to allowable inflationary increases as permitted under Article XIII A of the California Constitution. Assumptions regarding other trending factors utilized in this projection are noted in the footnotes for Table IV-4. The timing of specific new development activity is based on the Cash Flow Summary of Project Area implementation presented in this Report.

Total cumulative tax increment revenues to be received by the Agency over the extended term of the Project, given the assumptions used in the analysis, are estimated to be \$94.8 million. This amount has been reduced for: 1) property tax administration fees that are collected by the County of Sacramento pursuant to SB 2557 (Chapter 466, Statutes of 1990); and 2) mandatory payments to taxing entities pursuant to AB 1290. As shown in Table IV-4, approximately \$19.2 million will be set aside for the use of funding low- and moderate-income housing programs. As a result, the Agency is anticipated to receive approximately \$68.9 million in net tax increment revenue, given the implementation scenario represented by the cash flow below.

The estimated tax increment revenue projections are based on the general assessment and revenue allocation practices of the County of Sacramento. General assessment and revenue allocation practices are, however, subject to policy and legislative changes, which could result in actual tax increment revenues being different from what has been projected for the cash flow. To the extent development activities do not take place based on the scope and schedule assumed, tax increment could also be other than what is shown in Table IV-4. However, the level of development assumed in this analysis is consistent with that which is possible through the implementation of the continued redevelopment program.

d. Tax Increment Obligations

No tax sharing agreements currently exist for the Project Area. Pursuant to the CRL, once any of the current Redevelopment Plan limitations being amended by the Fourth

Table IV-3

Sacramento Housing and Redevelopment Agency
Oak Park Project

ASSUMED AGENCY ENGENDERED NEW DEVELOPMENT

<u>Type of Development</u>	Square Footage <u>Units</u>	Value Added <u>(000's Omitted)</u>
Commercial Development	131,166	\$9,426
Housing- Infill	222	16,530
Housing- Vacant/Boarded	158	11,850
		<hr/>
Grand Total		\$37,806

Table IV-4
Sacramento Housing and Redevelopment Agency
Oak Park Project

tiproj

PROJECTION OF TAX INCREMENT REVENUE
(000's Omitted)

Plan Year	Agency Fiscal Year	Total Real (1) Property	Total Other (2) Property	Total Value	Value Over Base Of \$60,321	Gross (3) Tax Increment	Unitary (4) Tax Increment	Total Tax Increment	Property Tax Admin. Fees	Tax Increment Less Admin Fee	Housing Set Aside	Tax Sharing (5) To Other Taxing Entities	To City	Net Tax Increment
1	1997	\$213,709	\$5,922	\$219,631	\$159,310	\$1,597	\$106	\$1,703	\$37	\$1,665	\$333	\$0	\$0	\$1,332
2	1998	219,685	6,040	225,725	165,404	1,657	108	1,765	39	1,726	345	0	0	1,381
3	1999	230,244	6,161	236,404	176,084	1,763	110	1,873	41	1,832	366	0	0	1,466
4	2000	249,208	6,723	255,931	195,610	1,958	112	2,070	46	2,025	405	0	0	1,620
5	2001	263,934	7,490	271,424	211,103	2,112	115	2,226	49	2,177	435	0	0	1,742
6	2002	277,587	7,826	285,413	225,093	2,251	117	2,368	52	2,316	463	0	0	1,853
7	2003	291,813	7,983	299,795	239,475	2,395	119	2,514	55	2,459	492	0	0	1,967
8	2004	305,895	8,142	314,038	253,717	2,537	122	2,659	58	2,600	520	19	9	2,052
9	2005	318,905	8,305	327,211	266,890	2,669	124	2,793	61	2,732	546	37	18	2,130
10	2006	332,437	8,471	340,908	280,587	2,806	127	2,933	65	2,868	574	55	27	2,212
11	2007	346,510	8,641	355,150	294,830	2,948	129	3,077	68	3,010	602	74	37	2,297
12	2008	361,145	8,814	369,959	309,638	3,096	132	3,228	71	3,157	631	94	47	2,385
13	2009	376,366	8,990	385,355	325,035	3,250	134	3,385	74	3,310	662	114	57	2,477
14	2010	391,136	9,170	400,306	339,985	3,400	137	3,537	78	3,459	692	134	67	2,566
15	2011	406,485	9,353	415,838	355,518	3,555	140	3,695	81	3,614	723	155	77	2,659
16	2012	422,436	9,540	431,976	371,655	3,717	143	3,859	85	3,774	755	176	88	2,755
17	2013	439,011	9,731	448,742	388,421	3,884	145	4,030	89	3,941	788	199	99	2,855
18	2014	456,235	9,926	466,161	405,840	4,058	148	4,207	93	4,114	823	242	111	2,939
19	2015	473,369	10,124	483,493	423,172	4,232	151	4,383	96	4,287	857	284	122	3,023
20	2016	491,165	10,327	501,491	441,171	4,412	154	4,566	100	4,466	893	328	134	3,110
21	2017	509,650	10,533	520,183	459,863	4,599	157	4,756	105	4,651	930	374	147	3,200
22	2018	528,852	10,744	539,596	479,275	4,793	161	4,953	109	4,844	969	422	159	3,294
23	2019	548,798	10,959	559,756	499,436	4,994	164	5,158	113	5,045	1,009	472	173	3,391
24	2020	569,517	11,178	580,695	520,374	5,204	167	5,371	118	5,253	1,051	523	187	3,492
25	2021	591,041	11,401	602,442	542,122	5,421	170	5,592	123	5,298	1,060	576	201	3,461
26	2022	613,401	11,629	625,030	564,709	5,647	174	5,821	128	5,519	1,104	632	216	3,567
	2023	636,629	11,862	648,491	588,170	5,882	177	6,059	133	5,748	1,150	690	232	3,677
CUMULATIVE REVENUE						\$94,836	\$3,746	\$98,581	\$2,169	\$95,891	\$19,178	\$5,600	\$2,208	\$68,905

- (1) Real property is trended at an assumed annual rate of 2 percent for 1997-98 and 1998-99 and 4 percent thereafter.
Also includes new development value from Table IV-3, "Assumed Agency Engendered New Development". The future value of new development has been trended at 2 percent per year.
- (2) Includes the taxable value of personal property trended at 2 percent annually plus the value of new construction.
- (3) Based on the application of Project Area tax rates to incremental value.
- (4) Reflects unitary revenues reported by Sacramento County for 1995-96, escalated by 2 percent per year.
- (5) Mandatory tax sharing payments per the provisions of the CRL.

Amendment would have taken effect without the Fourth Amendment, the Agency is required to begin payments to the affected taxing entities. It is estimated that the Agency will pass the current debt incurrence limit of May 2003 prior to reaching its current tax increment limit and that mandatory tax sharing payments will commence in 2003-04. At that point in time, tax sharing payments are calculated against the amount of assessed value by which the (then) current year assessed value exceeds an adjusted base year value. The adjusted base year value is the assessed value of the Project Area in the year in which the first limit is reached (estimated to be 2002-03).

Outlined below is a description of specific payments amounts.

- (1) Commencing with the first fiscal year following the fiscal year in which the adjusted base year value is determined and continuing through the last fiscal year in which the Agency receives tax increments, the Agency shall pay to the affected taxing entities an amount equal to 25 percent of the tax increment attributable to increases in value above the adjusted base year value. The tax sharing payment is calculated after the amount required to be deposited in the Low- and moderate-income Housing Fund has been deducted. The net tax sharing payment is therefore equal to 20 percent.
- (2) Commencing with the 11th fiscal year in which the Agency receives tax increments above the adjusted base year value and continuing through the last fiscal year in which the Agency receives such tax increments, the Agency shall pay to the affected taxing entities, in addition to the amounts paid pursuant to item (1) above and after deducting the amount allocated to the Low- and moderate-income Housing Fund, an amount equal to 21 percent of the portion of tax increments received by the Agency, which shall be calculated by applying the tax rate against the amount of assessed value by which the current year assessed value exceeds a second adjusted base year assessed value. The second adjusted base year assessed value is the assessed value of the Project Area in the 10th fiscal year in which the Agency receives tax increment attributable to the first adjusted base year value.

It should be noted that the CRL requires a third tier of tax sharing payments. However, such payments would not be due until the period of time when the Agency is eligible to receive tax increment for the Project Area has expired.

The tax sharing payments that are required to be made to the affected taxing entities have been included as offsets to net tax increment revenue in Table IV-4, Projection of Tax Increment Revenue, under the heading "Tax Sharing." Such amounts have also been shown in Table IV-5, Cash Flow Summary and are therefore included in the analysis of the continuing economic feasibility of the amended Project.

e. Tax Increment Use Limitations and Requirements

In addition to the limits discussed above, there are several other statutory requirements relating to the Agency's use of tax increment funds. The Agency is aware of such requirements and intends to adhere to them to the extent they are applicable to the Agency and/or the Project Area. A summary of these requirements is presented below:

- (1) Prior to paying all or part of the value of land for and the cost of installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside a project area, the Agency will request the City Council to consent to such payment and to determine:

that such building, facility, structure or improvement is of benefit to the project area or the immediate neighborhood; and

that no other reasonable means of financing the building, facility, structure or improvement is available to the community; and

that the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the project or provide housing for low- or moderate-income persons; and

that the payment of funds for the acquisition of land or the costs of buildings, facilities, structures, or other improvements is consistent with the implementation plan adopted pursuant to Section 33490 of the CRL.

- (2) The Agency shall not pay for, either directly or indirectly with tax increment funds, the construction or rehabilitation of a building that is, or that will be used as, a city hall or county administration building unless the Agency uses tax increment funds of the purpose of rehabilitating or replacing a city hall that was seriously damaged during an earthquake that was declared by the President of the United States to be a natural disaster.

- (3) The Agency shall not provide any form of direct assistance to:

an automobile dealership which will be or is on a parcel of land which has not previously been developed for urban use, unless, prior to January 1, 1994, the Agency either owns the land or has entered into an enforceable agreement, for the purchase of the land or of an interest in the land; or

a development that will be or is on a parcel of land of five acres or more which has not previously been developed for urban use and that will, when developed, generate sales or use taxes, unless the principal permitted use of the development is office, hotel, manufacturing, or industrial, or unless, prior to January 1, 1994, the Agency either owns the land or has entered into an enforceable agreement, for the purchase the land or of an interest in the land.

a development or business, either directly or indirectly, for the acquisition, construction, improvement, rehabilitation, or replacement of property that is or would be used for gambling or gaming of any kind whatsoever, including, but not limited to, casinos, gaming clubs, bingo operations, or any facility wherein banked or percentage games, any form of gambling device, or lotteries, other than the California State Lottery, are or will be played.

- (4) The Agency will not, without prior consent of the City Council, develop a site for industrial or commercial use so as to provide streets, sidewalks, utilities or other improvements which the owner or operator of the site would otherwise be obligated to provide.

- (5) Prior to entering into any agreement to sell or lease any property acquired in whole or in part with tax increment funds, the Agency will request the City Council to approve such sale or lease after holding a public hearing. In connection with such public hearing the Agency shall make available a summary describing and specifying to the extent applicable:

the cost of the agreement to the Agency;

the estimated value of the interest to be conveyed or leased, determined at the highest and best uses permitted under the redevelopment plan;

the estimated value of the interest to be conveyed or leased, determined at the use and with the conditions, covenants and development costs required by the

sale or lease. The purchase price or the present value of the lease payments, and, if the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased determined at the highest and best use consistent with the redevelopment plan, an explanation of the reasons for such difference; and

an explanation of why the sale or lease of the property will assist in the elimination of blight.

C. ASSESSMENT OF PROPOSED FINANCING METHOD AND CONTINUED ECONOMIC FEASIBILITY OF THE AMENDED PROJECT

The determination of financial feasibility as required by the CRL is demonstrated on a cash flow basis. The Cash Flow Summary, shown in Table IV-5, is a projection of assumed annual resources and expenditures over the extended term of the amended Project.

Table IV-5 provides an example of the implementation of the Project Area's continued redevelopment program on a cash flow basis. The cash flow projection presented and described in this Report should not be construed, however, as the only method of financing the Agency's continued redevelopment program for the Project Area under the provisions of Section 33000 *et seq.* of the Health and Safety Code. The projection does show that the completion of the continued redevelopment program in the Project Area is feasible under the assumptions explained in this section and within the following general parameters: that actual timing and costs of the redevelopment program are as projected; that subsequent new development activities will occur as projected assuming the continuation of necessary Agency assistance; and that the time and financial limits are amended as proposed as part of the Fourth Amendment.

In implementing the continued redevelopment program of the Project Area, it is assumed that the City and the Agency will continue to consider and utilize legally permissible funding sources, like those described earlier. However, given the estimated continued redevelopment program cost (including administration) of approximately \$103.8 million to complete the Agency's revitalization objectives as shown in the Cash Flow Summary, it is obvious that tax increment revenues will continue to be required to finance program activities. The annual resources in the cash flow include: tax increment revenues assumed to be generated within the Project Area; bond proceeds; land sale proceeds; investment earnings on the available fund balances; and repayment of rehabilitation loans.

The expenditures included in the cash flow are bond debt service, the administrative costs associated with completing the Agency's continued program and specific Project Area program costs. For the purposes of the cash flow, specific program costs have been divided into four main categories including: Development Assistance; Public Improvements; Rehabilitation; and Housing.

The Cash Flow Summary includes certain timing and duration assumptions for the completion of the Agency's continued redevelopment program that are intended to address the goals and objectives of the Agency's program. The prioritization of program implementation is based on funding those items most likely to engender new development at the earliest feasible date. The Cash Flow Summary is also consistent with the Agency's budget for 1997. The sequence of implementation beyond 1997 as portrayed in the Cash Flow Summary should not be construed, however, as the actual or only potential sequence of implementation for the Agency's program. Even though the sequence of implementation for the programs and activities to be continued over the extended term of the Project is preliminary with respect to the exact sequence and timing of activities, the emphasis and major components of the activities planned represent the Agency's intent as to its involvement in the revitalization of the Project Area. To a large

Table IV-5
Sacramento Housing and Redevelopment Agency
Oak Park Project

CASH FLOW SUMMARY
(000's Omitted)

	Total		1	2	3	4	5	6	7	8
	<u>1998 \$</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Revenues										
Beginning Balance	\$3,582	\$3,582	\$2,462	\$7,160	\$3,895	\$1,768	\$3,657	\$2,316	\$1,217	\$3,127
Tax Increment	95,891	1,665	1,726	1,832	2,025	2,177	2,316	2,459	2,600	2,732
Less: Mandatory Tax Sharing	(7,808)	0	0	0	0	0	0	0	(28)	(55)
Net Bond Proceeds	20,069	0	8,095	0	0	3,608	0	0	3,080	0
Land Sale Proceeds	1,180	0	381	385	324	90	0	0	0	0
Inv Earnings @	2,801	178	69	262	122	37	118	89	58	134
Rehab. Loan Repayments	2,219	657	61	64	62	59	57	55	54	52
Total Revenues	\$117,934	\$6,082	\$12,794	\$9,703	\$6,427	\$7,740	\$6,148	\$4,919	\$6,980	\$5,990
Expenditures										
Existing Bond Debt Service	\$34,729	1,158	1,160	1,408	1,408	1,408	1,408	1,408	1,408	1,408
New Bond Debt Service	22,062	0	0	0	0	0	346	346	346	666
Administration and Operations	13,219	642	687	604	495	498	501	504	468	470
Deficit Carry	28	0	0	0	0	0	0	0	0	0
<i>Program Costs:</i>										
Development Assistance	9,322	1,050	2,071	1,895	1,382	875	235	63	65	67
Public Improvements	2,884	62	203	315	109	0	0	0	184	697
Rehabilitation	1,940	200	412	347	57	59	61	63	65	67
Housing	19,666	508	1,100	1,238	1,207	1,244	1,281	1,319	1,317	863
Total Expenditures	\$103,849	\$3,621	\$5,634	\$5,808	\$4,659	\$4,084	\$3,832	\$3,703	\$3,853	\$4,236
ENDING ANNUAL BALANCE	\$14,085	\$2,462	\$7,160	\$3,895	\$1,768	\$3,657	\$2,316	\$1,217	\$3,127	\$1,754

Source: Katz Hollis

Table IV-5
Sacramento Housing and Redevelopment Agency
Oak Park Project

page 2 of 3

CASH FLOW SUMMARY
(000's Omitted)

	9	10	11	12	13	14	15	16	17	18
	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Revenues										
Beginning Balance	\$1,754	\$588	(\$21)	\$2,600	\$1,702	\$864	\$78	\$1,070	(\$219)	\$237
Tax Increment	2,868	3,010	3,157	3,310	3,459	3,614	3,774	3,941	4,114	4,287
Less: Mandatory Tax Sharing	(82)	(111)	(140)	(171)	(201)	(232)	(264)	(298)	(352)	(406)
Net Bond Proceeds	0	0	3,168	0	0	0	2,112	0	0	6
Land Sale Proceeds	0	0	0	0	0	0	0	0	0	0
Inv Earnings @	92	47	29	127	103	67	40	85	55	55
Rehab. Loan Repayments	51	49	48	47	52	55	59	62	64	65
Total Revenues	\$4,682	\$3,583	\$6,240	\$5,913	\$5,114	\$4,368	\$5,798	\$4,860	\$3,662	\$4,243
Expenditures										
Existing Bond Debt Service	1,408	1,408	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410
New Bond Debt Service	666	666	666	1,053	1,053	1,053	1,053	1,357	1,357	1,357
Administration and Operations	472	474	476	462	462	462	462	462	462	462
Deficit Carry	0	0	0	0	0	0	8	0	17	3
<i>Program Costs:</i>										
Development Assistance	69	71	73	76	78	80	83	85	88	90
Public Improvements	522	0	0	0	0	0	389	401	0	0
Rehabilitation	69	71	73	75	77	79	82	84	0	0
Housing	889	915	943	1,136	1,170	1,206	1,242	1,279	91	94
Total Expenditures	\$4,094	\$3,605	\$3,641	\$4,212	\$4,250	\$4,290	\$4,728	\$5,079	\$3,425	\$3,416
ENDING ANNUAL BALANCE	\$588	(\$21)	\$2,600	\$1,702	\$864	\$78	\$1,070	(\$219)	\$237	\$827

Source: Katz Hollis

Table IV-5
Sacramento Housing and Redevelopment Agency
Oak Park Project

CASH FLOW SUMMARY
(000's Omitted)

	19 <u>2016</u>	20 <u>2017</u>	21 <u>2018</u>	22 <u>2019</u>	23 <u>2020</u>	24 <u>2021</u>	25 <u>2022</u>	26 <u>2023</u>
Revenues								
Beginning Balance	\$827	\$1,551	\$2,423	\$3,454	\$4,653	\$6,031	\$7,692	\$10,814
Tax Increment	4,466	4,651	4,844	5,045	5,253	5,298	5,519	5,748
Less: Mandatory Tax Sharing	(463)	(521)	(581)	(644)	(710)	(778)	(848)	(921)
Net Bond Proceeds	0	0	0	0	0	0	0	0
Land Sale Proceeds	0	0	0	0	0	0	0	0
Inv Earnings @	72	97	128	165	208	258	55	55
Rehab. Loan Repayments	67	68	70	70	70	70	66	62
Total Revenues	\$4,970	\$5,847	\$6,884	\$8,089	\$9,474	\$10,880	\$12,484	\$15,758
Expenditures								
Existing Bond Debt Service	1,410	1,410	1,410	1,410	1,410	1,410	0	0
New Bond Debt Service	1,357	1,357	1,357	1,357	1,357	1,097	1,097	1,097
Administration and Operations	462	462	462	462	462	462	462	462
Deficit Carry	0	0	0	0	0	0	0	0
<i>Program Costs:</i>								
Development Assistance	93	96	99	101	105	108	111	114
Public Improvements	0	0	0	0	0	0	0	0
Rehabilitation	0	0	0	0	0	0	0	0
Housing	96	99	102	105	109	112	0	0
Total Expenditures	\$3,419	\$3,424	\$3,430	\$3,436	\$3,442	\$3,188	\$1,670	\$1,673
ENDING ANNUAL BALANCE	\$1,551	\$2,423	\$3,454	\$4,653	\$6,031	\$7,692	\$10,814	\$14,085

Source: Katz Hollis

degree, the timing of events for program implementation is dependent upon external factors, over which the Agency may have little or no control. To the extent these externalities impact the Agency's ability to implement the program, the actual sequence of implementation may be other than what is assumed in the cash flow analysis. Minimally, the proposed sequence of implementation will be determined in three years and every five years thereafter as the Agency updates its proposed program of actions and expenditures for each respective five-year period in its Implementation Plan for the Oak Park Redevelopment Project.

It is assumed in the Cash Flow Summary that the Agency will address and mitigate the remaining blighting conditions discussed in Part II of this Report throughout the extended duration of the continued redevelopment program. An integral assumption of the cash flow analysis is that the continued redevelopment program cannot be financed without the infusion of capital in the form of tax allocation bonds. Given the Agency's current tax increment limit of \$34 million, its existing obligations against the limit, and the remaining time frame to repay debt (in 2013) the Agency would not be able to issue additional tax allocation bonds in the amount shown in Table IV-5 without the Fourth Amendment. Given amendments to the Project's tax increment and bond debt limits and financial time limits contained in the Amended and Restated Redevelopment Plan, the Agency would be able to issue additional tax allocation bonds in the latter part of 1998, 2001, 2004, 2008 and 2012.

It is assumed that the Agency's efforts through the Development Assistance Program will continue to serve as a catalyst for the generation of revenue necessary for the continued implementation of the redevelopment program. The use of bond proceeds will be essential to this effort. As the remaining deteriorated, aged and obsolete structures and other blighted properties are recycled or rehabilitated as a result of Agency activities, the annual flow of tax increment revenue will grow. It is assumed that bond proceeds will be utilized to fund major Development Assistance activities, the installation of parking improvements, rehabilitation and housing efforts. Development Assistance and Housing Program costs shown beyond the Plan effectiveness termination date are assumed to be repayment of obligations entered into per agreements with Project Area developers or property owners.

Based on the assumptions in the Cash Flow Summary, by the end of the extended time limits to receive tax increment and/or pay indebtedness of the Project Area and after all currently projected expenditures have been made, the Project would have a cash balance of \$14.1 million. This balance of discretionary resources represents the continued redevelopment program's "hedge" against cost increases or resource deficiencies resulting from situations that vary from the assumptions used in compiling the cash flow. Absent such occurrences the balance would accrue to the affected taxing entities whose jurisdictions include the Project Area. The total tax increment revenues of \$95.9 million the Agency is estimated to receive is based on the assumption that on an annual basis, total indebtedness will exceed available funds on hand and the estimated annual tax increment to be received. Pursuant to the provisions of Section 33675 of the Health and Safety Code, if total indebtedness is not greater than anticipated revenues, the surplus revenues would accrue to the taxing entities in the Project Area.

The existence of the cash balance at the termination of the time limits to receive tax increment and/or pay indebtedness, indicates that the Project continues to be economically feasible given the assumptions underlying the cash flow. The amount of the ending balance indicates that, even with some adverse adjustment(s) to the assumptions incorporated into the implementation scenario, the Project would remain economically feasible.

D. RELATIONSHIP BETWEEN SIGNIFICANT REMAINING BLIGHT, THE NEED TO EXTEND OR INCREASE THE FINANCIAL AND TIME LIMITS OF THE PLAN, THE COSTS OF THE CONTINUED REDEVELOPMENT PROGRAM AND THE AGENCY'S ABILITY TO ELIMINATE REMAINING BLIGHT

The provisions of the CRL require that when an agency proposes to increase the financial limitations of an existing redevelopment plan, it must identify the remaining blight within the project area, identify the portion, if any, that is no longer blighted, and identify the projects that are needed to eradicate the remaining blight. In addition, the relationship between the costs of those projects, the amount of increase in the limitation on the number of dollars proposed to be allocated to the agency and the agency's ability to eliminate remaining blight must be identified. Both the agency and the city council must also make a finding that (1) significant blight remains within the project area and (2) the blight cannot be eliminated without the establishment of additional debt and the increase in the limitations on the number of dollars to be allocated to the agency.

As described in the Introduction to this Report, the Agency's proposed Fourth Amendment includes: 1) an increase in the number of dollars to be allocated to the Agency (tax increment limit); 2) an increase in the amount of bond debt that may be outstanding at one time; 3) extension of the time limits for incurring debt and repaying debt with tax increment; and 4) extension of the Plan effectiveness time limit. These amendments are needed in order to fund redevelopment program activities in order to eliminate remaining blight.

Despite the efforts of the Agency, the Project Area continues to contain physical and economic blighting conditions which cannot reasonably be expected to be removed by the private sector acting alone. These remaining blighting conditions are discussed in earlier sections of this Report. In light of the extensive role the Agency needs to take in implementing the continuing redevelopment programs, redevelopment efforts will need to extend well into the next century. The amendment of the financial and time limits of the existing Redevelopment Plan is necessary to fund the continued redevelopment program as proposed in this Report.

To continue the Agency's efforts in eliminating remaining blighting conditions, the Agency is proposing to increase the bond and tax increment limits of the Redevelopment Plan. The Agency is within \$6.9 million of reaching the Project's existing \$34 million tax increment limit. Part III of this Report discussed the types of programs, activities, and projects that make up the Agency's continued redevelopment program and demonstrated how the redevelopment program will improve or alleviate blighting conditions remaining in the Project Area. The total cost of this continued redevelopment program, including financing costs, is estimated to be approximately \$103.8 million, as shown in Table IV-5, Cash Flow Summary. Therefore, without an increase in the current tax increment limit, the Agency would be unable to complete the redevelopment program and eliminate remaining blight. In addition, an increase in the tax increment limit will be needed in order for the Agency to incur additional debt, as described below.

Table IV-5, the Cash Flow Summary, assumes that the timing and expenditures included in the continued redevelopment program are financially feasible when bond financings take place in the latter part of 1998, 2001, 2004, 2008 and 2012. None of the bond issues would be feasible without an amendment to the financial and time limits, including the one in 1998. This bond issue has been assumed to have a "wrap-around" debt service structure. That is, the full debt service on the bond issue will not begin until the Agency's currently outstanding bonds are repaid in 2006. This structure will allow the Agency to issue bonds in 1998, which is much sooner than the Agency would otherwise be able to issue such debt, but is predicated on the extension of the debt repayment time limit in order to allow the Agency to repay such bonds beyond 2013. Without the ability to extend debt repayment, the sale of such bonds would not be possible. The Cash Flow Summary also indicates that the use of bond proceeds in 1998 will provide capital for the Agency to

leverage private sector investment and new development in the Project Area through its Development Assistance Program. Growth in tax increment resulting from this effort will allow the Agency to issue additional bonds and thereby continue its program of redevelopment. The assumed sale of bonds in 2004, 2008 and 2012 would occur after the existing (unamended) debt establishment time limit for the Project has expired.

The Cash Flow Summary also assumes that the Agency will incur additional debt beyond the bond issues, shown in the form of development agreements and other short-term borrowing in years up to 2013 (the final date to incur debt under the Fourth Amendment). Extension of the effectiveness of the Redevelopment Plan is also crucial in order to continue the program of redevelopment through the last year to incur debt in 2013.

In summary, the current time and financial limits restrict the Agency's ability to issue new debt to finance its continued redevelopment programs. By extending the time limits and increasing the tax increment and bond debt limits, the Agency will have the financial resources to complete an effective redevelopment program aimed at eliminating remaining blight and constraints to development throughout the Project Area. Because the Agency is approaching existing time limitations on the establishment of debt, repayment of debt and duration of the existing Redevelopment Plan, the Agency's ability to eliminate remaining blight in the Project would be restricted to near-term actions rather than long-term accomplishments. The Agency's ability to eliminate remaining blight will be seriously restricted unless the existing time limits are extended by adoption of the Fourth Amendment.

E. EXPLANATION OF WHY THE ELIMINATION OF BLIGHT AND REDEVELOPMENT OF THE PROJECT AREA CANNOT BE ACCOMPLISHED BY PRIVATE ENTERPRISE ACTING ALONE

Redevelopment of the Project Area cannot be accomplished by private enterprise acting alone for the reasons discussed in a subsection of Part II of this Report, "Conditions Which Cannot Reasonably be Expected to be Reversed or Alleviated by Private Enterprise or Governmental Action, or Both, without Redevelopment." This explanation speaks to the intended use of redevelopment to eliminate specific blighting influences remaining within the Project Area.

F. EXPLANATION OF WHY THE ELIMINATION OF BLIGHT AND REDEVELOPMENT OF THE AMENDED PROJECT CANNOT BE EXPECTED TO BE ACCOMPLISHED BY THE CITY COUNCIL'S USE OF FINANCING ALTERNATIVES OTHER THAN TAX INCREMENT FINANCING

Section 33352(d) of the CRL states that the report of the redevelopment agency to the legislative body shall provide an explanation of why the elimination of blight and the redevelopment of the Project Area cannot reasonably be expected to be accomplished by private enterprise acting alone or by other financing mechanisms available to the city council. Redevelopment and the use of tax increment financing is a last resort measure to remediate blighting conditions in a project area. What follows is a discussion of other financing alternatives (to tax increment financing) and why these sources are inadequate for the elimination of blight in the Project Area.

1. State and Federal Aid and Grants

A number of state and federal programs exist to assist cities with the funding of selected urban problems. There are state grants for development of new or improvement of existing recreation facilities. State grants also exist for historic restoration. These sources are very limited and extremely competitive to secure. Federal revenue sharing no longer exists. Urban Development Action Grants ("UDAG") from the U.S. Department of Housing and Urban Development ("HUD") are no longer being funded. The City of Riverside is currently utilizing Community Development Block Grant Funds for certain

individual project fundings but as with other programs, available funds are extremely limited and restricted.

Unfortunately, most state and federal programs tend to be available for one specific project rather than for systems or multi-year programs. And, of late, many of them have become a rapidly declining resource with limited options available to replace these lost opportunities for financial assistance. If funds were available and if the City was fortunate in securing grants and aid from the state and/or Federal Government, the funds could provide some assistance in correcting identified local infrastructure deficiencies and other public facilities deficiencies that impede private development. But, since these funds are so unreliable and rapidly disappearing, it is difficult to see what role they would play, other than an extremely limited one, in continuing the Agency's comprehensive program to implement the goals and objectives identified for the amended Project.

2. Loans from Private Financing Institutions

A city may borrow money, but obviously must have sufficient revenues to repay any loan. Other than revenue bonds or other borrowing related to a specific revenue source to repay the borrowing, cities are legally restricted in their ability to incur long term obligations. Also, cities and lenders are hesitant to create long term debt because general revenues, without the voter-approved ability to increase taxes, tend to be too uncertain from year to year to be committed to the repayment of a long term loan.

3. Property Rehabilitation and Private Investment Incentive Programs

Public improvements and facilities are only one component of the comprehensive amended redevelopment program proposed to be continued within the Project and is a component which, for the most part, is confined to the public domain.

To address deficiencies found on private property, an entirely new set of circumstances is presented to local government. Property rehabilitation programs may be undertaken by local government, but these programs are usually limited to addressing minor deficiencies in existing structures. There is little opportunity to deal with blighting conditions that are identified in the Project Area. Typically, the only point at which local government may step in to remediate poor property conditions is when the public's immediate health and safety are threatened.

4. Other Revenue Sources

Donations could certainly be used to finance redevelopment needs but the unreliability of this source clearly diminishes its value as an effective tool.

While a city expends funds on a number of projects, programs and activities, it tends to get comparatively little monetary return from these expenditures other than short term utility value. Unlike a redevelopment agency, a city does not usually receive ongoing income from an expenditure. For example, a redevelopment agency may spend a large sum of money to acquire private property for site assembly for private development and can realize a limited return when the property is sold. The agency's financial benefit from this activity, however, does not cease after the sale of such real property. The agency continues to receive revenue in the form of ongoing tax increment revenue from the taxes generated by the new development.

A city is limited in the use of its revenue in a way an agency is not. If a need is identified and a redevelopment agency chooses to utilize its powers, it may condemn private property (paying the fair market value of the property) for the expressed purpose of selling the property (possibly included with other adjacent property) to another private party for the development of new private improvements. A city is not empowered to act in this

manner. A city may only condemn property for a declared public purpose and must maintain that property for public use.

5. Conclusion

The Legislature created a special unit of local government, the redevelopment agency, and provided it with special powers designed to deal with the complex activities that are part of a costly, time consuming redevelopment process. The detailed study and analysis required to adopt a redevelopment project has been designed to ensure that the special powers given to agencies will be used to correct the specific problems associated with urban blight and that there is, in fact, an identified need in certain areas of the city within which to use these powers.

The special powers of redevelopment agencies have not been given "carte blanche" to cities. As stated above, cities have many more concerns and responsibilities. Only when a city defines a need to address the urban blight problems of a specifically identified area is it empowered to utilize the special tools of redevelopment, and it may do so only through its redevelopment agency.

PART V.

EFFECT OF AMENDMENT ON THE METHOD OR PLAN FOR RELOCATION

Section 33352(f) of the Community Redevelopment Law requires this Report to contain a "method or plan" for "the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the project area, which...shall include the provision required by Section 33411.1..." This Part V has been prepared in compliance with Sections 33352, 33411 and 33411.1 of the Community Redevelopment Law.

Section 33411 of the CRL requires an agency to prepare a feasible "method or plan" for relocation of families or persons to be temporarily or permanently displaced from housing facilities in a project area, and for nonprofit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in a project area. Section 33411.1 requires a city council to insure that "...such method or plan of the agency...shall provide that no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwelling. The agency shall not displace such person or family until such housing units are available and ready for occupancy."

This Part V is not intended to be a "Relocation Plan" within the meaning of Section 6038 of the "Relocation Assistance and Real Property Acquisition Guidelines" promulgated by the California Department of Housing and Community Development (California Code of Regulations, Division 1 of Title 25, commonly called the "State Guidelines"). As described below, a Section 6038 Relocation Plan is not prepared until an agency initiates negotiations for the acquisition of real property and prior to proceeding with any phase of a public improvement or facility project or other implementation activity that would result in any displacement other than an insignificant amount of non-residential displacement.

A. AGENCY DISPLACEMENT

As noted in Parts III and IV of this Report, the Agency anticipates that its development assistance program and its program of upgrading and installation of public improvements and facilities needed within the Project Area will continue to provide an incentive for the private sector to develop or redevelop vacant, underutilized and blighted properties. As an additional aid to the private sector, the Agency may selectively acquire and dispose of property: 1) to respond to property owner and developer initiated efforts where public assistance is necessary to assemble property needed for expansion of existing uses; and 2) to recognize "opportunity" acquisitions in which an existing owner may desire to sell in order to pursue opportunities out of the Project Area. To the extent that the Agency acquires occupied property for land assembly or other purposes, or enters into agreements with developers or others under which occupants will be required to move, the Agency will cause or will be responsible for causing such displacement of occupants. The Agency is not responsible for any displacement which may occur as a result of private development activities not directly assisted by the Agency under a disposition and development, owner participation, or other such agreement.

B. RELOCATION IN THE EVENT OF AGENCY DISPLACEMENT

As noted within this Report, displacement of persons, families, businesses or tenants is a possibility under the Agency's continued programs and activities in the Project Area. However, should such displacement occur, the Agency provides persons, families, business owners and tenants displaced by Agency activities with monetary and advisory relocation assistance consistent with the California Relocation Assistance Law (Government Code, Section 7260 *et seq.*), the State Guidelines adopted and promulgated

pursuant thereto, and the provisions of the Amended and Restated Redevelopment Plan for Oak Park Redevelopment Project.

The Agency pays all relocation payments required by law. The following portions of this Part V of the Agency's Report to City Council outline the general relocation rules and procedures which will continue to be adhered to by the Agency in activities requiring the relocation of persons and businesses. Also identified below are the Agency determinations and assurances which must be made prior to undertaking relocation activities. The Agency's functions in providing relocation assistance and benefits are also summarized.

C. RULES AND REGULATIONS

The Agency has adopted rules and regulations that: (1) implement the requirements of California Relocation Assistance Law (Government Code, Chapter 16 of Division 7 of Title 1, commencing with Section 7260) (the "Act"); (2) are in accordance with the provisions of the State Guidelines; (3) meet the requirements of the California Community Redevelopment Law and the provisions of the Redevelopment Plan; and (4) are appropriate to the particular activities of the Agency and not inconsistent with the Act or the State Guidelines.

D. AGENCY DETERMINATIONS AND ASSURANCES

1. The Agency may not proceed with any phase of a project or other activity which will result in the displacement of any person or business until it makes the following determinations:

a. Fair and reasonable relocation payments will be provided to eligible persons as required by law, the State Guidelines and Agency rules and regulations adopted pursuant thereto.

b. A relocation assistance advisory program offering the services described in Article 2 of the State Guidelines will be established.

c. Eligible persons will be adequately informed of the assistance, benefits, policies, practices and procedures, including grievance procedures, provided for in the State Guidelines.

d. Based upon recent survey and analysis of both the housing needs of persons who will be displaced and available replacement housing, and considering competing demands for that housing, comparable replacement dwellings will be available, or provided, if necessary, within a reasonable period of time prior to displacement sufficient in number, size and cost for the eligible persons who require them.

e. Adequate provisions have been made to provide orderly, timely and efficient relocation of eligible persons to comparable replacement housing available without regard to race, color, religion, sex, marital status, or national origin with minimum hardship to those affected.

f. A Relocation Plan meeting the requirements of law and the State Guidelines has been prepared.

2. No person shall be displaced until the Agency has fulfilled the obligations imposed by the Act, the California Community Redevelopment Law, the Redevelopment Plan, the State Guidelines and the Agency rules and regulations adopted pursuant thereto.

3. No persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and an otherwise standard dwelling. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.

4. If any portion of the Project Area is developed with low or moderate income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low- and moderate-income displaced by Agency activities. Such persons and families shall be given priority in renting or buying such housing; provided, however, that failure to give such priority shall not affect the validity of title to real property.

5. If insufficient suitable housing units are available in the community for low- and moderate-income persons and families to be displaced from the Project Area, the City Council shall assure that sufficient land is made available for suitable housing for rental or purchase by low- and moderate-income persons and families. If insufficient suitable housing units are available in the City of Sacramento for use by such persons and families of low- and moderate-income displaced by Agency activities within the Project Area, the Agency may, to the extent of that deficiency, direct or cause the development, rehabilitation, or construction of housing units within the City.

6. Permanent housing facilities shall be made available within three years from the time occupants are displaced and pending the development of such facilities there shall be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City at the time of their displacement.

E. RELOCATION ASSISTANCE ADVISORY PROGRAM AND ASSURANCE OF COMPARABLE REPLACEMENT HOUSING

The Agency implements a relocation assistance advisory program which satisfies the requirements of the State Law and Article 2 of the State Guidelines and the Civil Rights Act. Such program is administered so as to provide advisory services which offer maximum assistance to minimize the hardship of displacement and to ensure that (a) all persons and families displaced from their dwellings are relocated into housing meeting the criteria for comparable replacement housing contained in the State Guidelines, and (b) all persons displaced from their places of business are assisted in reestablishing with a minimum of delay and loss of earnings. No eligible persons are required to move from his/her dwelling unless within a reasonable period of time prior to displacement a comparable replacement dwelling or, in the case of a temporary move, an adequate replacement dwelling is available to such person.

The following outlines the general functions of the Agency in providing relocation assistance advisory services. Nothing in this section is intended to permit the Agency to displace persons other than in a manner prescribed by law, the State Guidelines and the adopted Agency rules and regulations prescribing the Agency's relocation responsibilities.

F. ADMINISTRATIVE ORGANIZATION

1. Responsible Entity

The Redevelopment Agency of the City of Sacramento is responsible for providing relocation payments and assistance to site occupants (persons, families, business owners and tenants) displaced by the Agency from the Project Area, and the Agency will continue to meet its relocation responsibilities through the use of its staff and consultants, supplemented by assistance from local realtors and civic organizations.

2. Functions

The Agency's staff and/or consultants perform the following functions:

1) Prepare a Relocation Plan as soon as possible following the initiation of negotiations for acquisition of real property by the Agency and prior to proceeding with any phase of a public improvement or facility project or other implementation activity that will result in any displacement other than: (a) an insignificant amount of non-residential displacement or (b) displacement of 15 or fewer households. Such Relocation Plan shall conform to the requirements of Section 6038 of the State Guidelines. The Agency shall interview all eligible persons, business concerns, including non-profit organizations, to obtain information upon which to plan for housing and other accommodations, as well as to provide counseling and assistance needs.

2) Provide such measures, facilities or services as needed in order to:

a) Fully inform persons eligible for relocation payments and assistance within 60 days following the initiation of negotiations for a parcel of land, and not less than 90 days in advance of displacement, as to the availability of relocation benefits and assistance and the eligibility requirements therefor, as well as the procedures for obtaining such benefits and assistance, in accordance with the requirements of Section 6046 of the State Guidelines.

b) Determine the extent of the need of each such eligible person for relocation assistance in accordance with the requirements of Section 6048 of the State Guidelines.

c) Assure eligible persons that within a reasonable period of time prior to displacement there will be available comparable replacement housing meeting the criteria described in Section 6008(c) of the State Guidelines, sufficient in number and kind for and available to such eligible persons.

d) Provide current and continuing information on the availability, prices and rentals of comparable sales and rental housing, and of comparable commercial properties and locations, and as to security deposits, closing costs, typical down payments, interest rates, and terms for residential property in the area.

e) Assist each eligible person to complete applications for payments and benefits.

f) Assist each eligible, displaced person to obtain and move to a comparable replacement dwelling.

g) Assist each eligible person displaced from his/her business in obtaining and becoming established in a suitable replacement location.

h) Provide any services required to insure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances.

i) Supply to such eligible persons information concerning federal and state housing programs, disaster loan and other programs administered by the Small Business Administration, and other federal or state programs offering assistance to displaced persons.

j) Provide other advisory assistance to eligible persons in order to minimize their hardships. As needed, such assistance may include counseling and

referrals with regard to housing, financing, employment, training, health and welfare, as well as other assistance.

k) Inform all persons who are expected to be displaced about the eviction policies to be pursued in carrying out the Project, which policies shall be in accordance with the provisions of Section 6058 of the State Guidelines.

l) Notify in writing each individual tenant and owner-occupant to be displaced at least 90 days in advance prior to requiring a person to move from a dwelling or to move a business.

m) Coordinate the Agency's relocation assistance program with the project work necessitating the displacement and with other planned or proposed activities of other public entities in the community or other nearby areas which may affect the implementation of its relocation assistance program.

3. Information Program

The Agency has established and maintains an information program that provides for the following:

a. Within 60 days following the initiation of negotiations and not less than 90 days in advance of displacement, except for those situations described in subsection 6042(e) of the State Guidelines, the Agency shall prepare and distribute informational materials (in the language most easily understood by the recipients) to persons eligible for Agency relocation benefits and assistance.

b. Conducting personal interviews and maintaining personal contacts with occupants of the property to the maximum extent practicable.

c. Utilizing meetings, newsletters and other mechanisms, including local media available to all persons, for keeping occupants of the property informed on a continuing basis.

d. Providing each person written notification as soon as his/her eligibility status has been determined.

e. Explaining to persons interviewed the purpose of relocation needs survey, the nature of relocation payments and assistance to be made available, and encouraging them to visit the relocation office for information and assistance.

4. Relocation Record

The Agency prepares and maintains an accurate relocation record for each person to be displaced as required by the State of California.

5. Relocation Resources Survey

The Agency conducts a survey of available relocation resources in accordance with Section 6052 of the State Guidelines.

6. Relocation Payments

The Agency makes relocation payments to or on behalf of eligible displaced persons in accordance with and to the full extent permitted by State Law and Article 3 of the State Guidelines. The obligations for relocation payments are in addition to any acquisition payments made pursuant to the Agency's real property acquisition guidelines.

7. Temporary Moves

Temporary moves are required only if adequate resources for permanent relocation sites are not available. Staff makes every effort to assist the site occupant in obtaining permanent relocation resources prior to initiation of a temporary move, and then only after it is determined that Agency activities in the Project Area will be seriously impeded if such move is not performed.

8. Last Resort Housing

The Agency follows State law and the criteria and procedures set forth in Article 4 of the State Guidelines for assuring that if the Agency action results, or will result, in displacement and comparable replacement housing will not be available as needed, the Agency shall use its funds or funds authorized for the Project to provide such housing.

9. Grievance Procedures

The Agency has adopted grievance procedures to implement the provisions of the State Law and Article 5 of the State Guidelines. The purpose of the grievance procedures is to provide Agency requirements for processing appeals from Agency determinations as to the eligibility for, and the amount of a relocation payment, and for processing appeals from persons aggrieved by the Agency's failure to refer them to comparable permanent or adequate temporary replacement housing. Potential displacees are informed by the Agency of their right to appeal regarding relocation payment claims or other decisions made affecting their relocation.

10. Relocation Appeals Board

The Mayor of the City of Sacramento has appointed a relocation appeals board composed of five members, and approved by the City Council. The relocation appeals board shall promptly hear all complaints brought by residents of the Project Area relating to relocation and shall determine if the Agency has complied with the applicable State relocation requirements and where applicable, federal regulations. The board shall, after a public hearing, transmit its findings and recommendations to the Agency.

PART VI. ANALYSIS OF THE PRELIMINARY PLAN

Prior to the preparation of a redevelopment plan for the adoption of a new project area, the Planning Commission in cooperation with the Agency must prepare a preliminary plan. An adopted amendment must be based upon the preliminary plan. Per section 33324 of the CRL, a preliminary plan is sufficient if it 1) describes the boundaries of the project area, 2) contains a general statement of the land uses, layout of principal streets, population densities and building intensities and standards proposed as the basis for the redevelopment of a project area, 3) shows how the purposes of this part would be attained by such redevelopment, 4) shows that the proposed redevelopment conforms to the master or general community plan, and 5) describes, generally, the impact of the project upon residents thereof, and upon the surrounding neighborhood.

The Fourth Amendment to the Oak Park Redevelopment Project proposes only changes to financial and time limits and changes to provide that permitted land uses will continue to conform to the City's General Plan, and therefore does not cause the Redevelopment Plan to depart from its Preliminary Plan basis.

PART VII

**REPORT AND RECOMMENDATIONS OF PLANNING COMMISSION, AND
REPORT REQUIRED BY SECTION 65402 OF GOVERNMENT CODE**

Section 33352(h) of the CRL requires the report and recommendations of the Planning Commission on the proposed Fourth Amendment to be included in this Report to Council. Section 65402 of the Government Code states that no real property should be acquired by dedication or otherwise for public purposes, no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized until such activities have been submitted to and reported upon by the local planning agency as to conformity with the jurisdiction's adopted general plan.

On June 11, 1998, the Planning Commission of the City of Sacramento adopted a Notice of Decision and Findings of Fact (Exhibit VII-1) providing the report and recommendations of the Planning Commission on the proposed Fourth Amendment including the Planning Commission's determination that the proposed Fourth Amendment conforms to the General Plan of the City of Sacramento, pursuant to Section 65402 of the Government Code.

ATTACHMENT D

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
The General Plan Review of amendments to the Del Paso Heights and
Oak Park Redevelopment Plans (M97-026)**

At the regular meeting of June 11, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following action:

- A. **General Plan Review** determining that the proposed amendments to the Oak Park and Del Paso Heights Redevelopment Plans are consistent with adopted goals and policies.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. General Plan Consistency Review: The City Planning Commission finds the Oak Park and Del Paso Heights Redevelopment Plan amendments to be consistent with adopted goals and policies, based upon the following findings:

1. The project is consistent with the adopted goals and policies of the Commerce and Industry Element in that the amendments promote:
 - a. the re-use and revitalization of existing developed areas;
 - b. new employment opportunities;
 - c. economic vitality and diversification of the local economy;
 - d. ensuring that all areas of the City are adequately served by neighborhood/ community shopping districts; and,
 - e. a mixed use development of neighborhood/ community commercial districts through new construction and revitalization.
2. The project is consistent with the adopted goals and policies of the Housing Element in that the amendments promote:
 - a. improving the existing housing stock;
 - b. meeting new housing needs for all income groups; and,
 - c. affordable housing for all income groups.

ATTEST:

Emily L. Stanhouse
SECRETARY TO CITY PLANNING COMMISSION

Paul J. R.
CHAIRPERSON

6-11-98
DATE (M97-026)

CITY PLANNING COMMISSION CONSENT ITEMS

CPC AGENDA DATE: June 11, 1998

Item No.	Project No.	Title/Location	Action: Approved/ Denied
4	P98-026	Warehouse located at 4291 Pell Drive Don Lockhart, 264-7584	<i>Approved</i>
5	P98-026 M 97-024	Redevelopment Plan Review (Del Paso Heights & Oak Park) Don Smith, 264-8289	<i>Approved</i>
6	P97-021	Unity Parkside Villages 1 & 2 Bridgette Williams, 264-5000	<i>Continued</i>
7	P98-014	McDonald's Restaurant at 2517 Del Paso Blvd. Doug Holmen, 264-8267 <i>Amended Conditions per staff</i>	<i>Approved</i>
8	P98-030	Simotas Estates Tentative Map, 4209 76th St/7600 17th Ave. Bridgette Williams, 264-5000	<i>Approved</i>
9	P98-040	Kennedy High School Cellular Site at 6715 Gloria Drive Sandra Yope, 264-7158	<i>Hearing</i>

VOTE OF THE PLANNING COMMISSION:

COMMISSIONER	Motion (M)/ Second (S)	YES	NO	ABSTAIN
Donahue	<i>S</i>	<i>✓</i>		
Duruisseau	<i>M</i>	<i>✓</i>		
Harvey		<i>✓</i>		
Jacobs		<i>✓</i>		
La Chappelle		<i>✓</i>		
Molodanof		<i>✓</i>		
Valencia				
Yee (Vice-Chair)		<i>✓</i>		
Kennedy (Chair)		<i>✓</i>		

PART VIII.

ACTIONS OF PROJECT AREA COMMITTEE AND SUMMARY OF CONSULTATIONS WITH PROJECT AREA OWNERS, RESIDENTS, COMMUNITY ORGANIZATIONS AND OTHERS

Section 33385.3(a) of the CRL provides that "The Agency shall forward copies of the proposed amendment to the redevelopment plan to the project area committee, if one exists, at least 30 days before the hearing of the legislative body, required in Section 33454." The Oak Park Project Area Committee (PAC) has acted as a project area committee for the Project Area since the early 1980's. Because the Fourth Amendment does not propose to add any additional territory to the Oak Park Redevelopment Project Area, there is no need to expand membership of the PAC for the Fourth Amendment.

In accordance with Section 33385(f), the Agency held a community meeting in conjunction with the Oak Park Project Area Committee during the PAC's regular meeting on June 3, 1998. At this meeting the Fourth Amendment was presented to the PAC and copies of the Fourth Amendment and the Preliminary Report were made available for public review. Notice of this meeting was transmitted by first class mail to all property owners, occupants, businesses, and community organizations within the Project Area (Exhibit VIII-1) and published in the *Sacramento Bee* on May 15, 1998 (Exhibit VIII-2). Minutes of the meeting are presented as Exhibit VIII-3.

Approximately 30 community members, in addition to the PAC members, attended the meeting. Some of the issues raised by community members and the PAC related to future opportunity for the community to participate in the adoption process and, given that the Fourth Amendment would extend the duration of the Redevelopment Plan, whether there would be additional money to implement additional project and programs. Staff responded the public will have an opportunity for additional input at the joint public hearing where the City Council will consider adoption of the Fourth Amendment and that the Fourth Amendment will result in additional tax increment to implement additional projects in the Project Area.

The PAC recommended approval of the Fourth Amendment, with the addition of language that states that tax increment generated in the Oak Park Project can be utilized only in the Oak Park Project Area.

Due to complications, the notices for the PAC meeting were not delivered to all property owners, occupants, businesses, and community organizations within ten days of the meeting. In order to ensure that the community had adequate opportunity to participate in the Fourth Amendment process, the Agency held a second community meeting in conjunction with Oak Park Project Area Committee on July 1, 1998. Notice of this meeting was mailed to all property owners, occupants, businesses, and community groups in the Project Area (Exhibit VIII-4), and published on June 24, 1998, in the *Sacramento Bee* (Exhibit VIII-5). Minutes of this meeting are presented as Exhibit VIII-6.

Approximately 100 community members, in addition to PAC members, attended the July 1 meeting. Some of the issues raised by PAC members and members of the community included Agency bonds and tax increment revenue, the past actions of the SHRA in dealing with residential rehabilitation issues and the current programs which are available, the potential uses of eminent domain in the Oak Park area, as well as many other property-specific individual issues. Staff responded to all issues raised and referred members of the public to other City departments or Fourth Amendment documents, as applicable.

May 15, 1998

Dear Property Owner, Resident, Business Owner, or Community Organization:



The Sacramento City Council and the Sacramento Housing and Redevelopment Agency are considering amending the Redevelopment Plan for the Oak Park Redevelopment Project. The Agency has prepared a proposed Fourth Amendment (Fourth Amendment") to the existing Redevelopment Plan and we want to hear your comments. The attached Notice of Public Meeting explains the purpose of the proposed Fourth Amendment. County records show that you own or live on property in the Project Area or that you operate a business or represent an organization in the Project Area.

In order to provide you with an opportunity to learn first-hand what is involved in the amendment process, a meeting has been scheduled to discuss the proposed Fourth Amendment with you and other residents, business owners and community organization and church leaders. It will be held in cooperation with the Oak Park Project Area Committee at 6:30 p.m. on Wednesday, June 3, 1998, at the Oak Park Community Center, 3425 Martin Luther King Boulevard, Sacramento, CA, 95817, and I sincerely hope that you will be able to attend the meeting. The Agency looks forward to answering any questions that you may have.

If you have any questions prior to the meeting, please call Celia Yniguez, Senior Planner, at (916) 440-1399 ext.1503 weekdays between 8:30 a.m. and 4:30 p.m.

P.O. Box 1834

S a c r a m e n t o

C A 9 5 8 1 2 - 1 8 3 4

9 1 6 - 4 4 4 - 9 2 1 0

Cordially,

Dan Moellenberndt
Associate Planner

NOTICE OF PUBLIC MEETING

FOR PURPOSE OF CONSULTING WITH AND OBTAINING ADVISE OF PROPERTY OWNERS, RESIDENTS, BUSINESS OWNERS, AND COMMUNITY ORGANIZATIONS REGARDING THE PROPOSED FIFTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE DEL PASO HEIGHTS REDEVELOPMENT PROJECT

NOTICE IS HEREBY GIVEN that the Del Paso Heights Redevelopment Advisory Committee and the Sacramento Housing and Redevelopment Agency will hold a public meeting on June 11, 1998, at 6:00 p.m. at the Hagginwood Community Center, 3271 Marysville Boulevard, Sacramento, California 95838.

A draft Fifth Amendment to the Redevelopment Plan ("Fifth Amendment") for the Del Paso Heights Redevelopment Project Area has been prepared. Among other things, the proposed Fifth Amendment would extend certain time limitations contained in the existing Redevelopment Plan, including the time limit on the Agency's use of eminent domain (property condemnation) authority, would provide that land uses permitted in the Project Area shall be the same as the land uses permitted under the City's General Plan, and would replace the existing Redevelopment Plan with an updated Amended and Restated Redevelopment Plan. All residential owners-occupants and tenants, business owners, community organizations (including religious institutions) and other interested parties are invited to the public meeting for the purpose of consulting with and advising the Agency on the proposed Fifth Amendment and other matters pertaining to the Project.

Copies of the current Redevelopment Plan and the proposed Fifth Amendment will be available at the public meeting. The boundaries of the Del Paso Heights Project Area are shown on the map accompanying this Notice.

For further information please call Mark Heckey of the Sacramento Housing and Redevelopment Agency at (916) 440-1399 ext. 1237, weekdays, between 8:30 a.m. and 4:30 p.m.

The Del Paso Heights Redevelopment Advisory Committee and the Sacramento Housing and Redevelopment Agency urge your participation at this important meeting.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

May 15, 1998

by: 

Anne M. Moore
Acting Executive Director
Sacramento Housing and Redevelopment Agency

Publish: Sacramento Bee

To: File

From: Dan Moellenberndt, Associate Planner

Date: July 2, 1998

Subject: Summary of Public Meeting, July 1, 1998, to hear comments and to answer questions on the proposed amendment of the Oak Park Redevelopment Plan

The following summary documents the comments made and questions asked during a public meeting held on July 1, 1998, to consider the proposed amendment of the Oak Park Redevelopment Plan. The public meeting was conducted as part of the monthly Oak Park Project Area Committee meeting, which is held on the first Wednesday of each month. The meeting was held at the Oak Park Community Center, 3425 Martin Luther King Boulevard at 6:30 p.m., July 1, 1998

Summary

Vice Chairperson Steve Gibbs called the meeting to order, and asked the Secretary to call the roll. It was noted that Chairman Ray White was absent. A quorum was present.

Vice Chairperson Gibbs announced that Chairman White was on vacation, and that he would assume the position of Chairman for this meeting. Tim Quintero, Associate Planner, Sacramento Housing and Redevelopment Agency, introduced Dan Moellenberndt, Sacramento Housing and Redevelopment Agency, (SHRA) who will present some remarks about the proposed amendment of the Oak Park Redevelopment Plan.

Mr. Moellenberndt thanked the Chairman and Project Area Committee for allowing him to provide additional information about the proposed amendment of the Oak Park Redevelopment Plan. He commented that the meeting was being held to allow residents and property owners an additional opportunity to participate in this discussion. It was noted that some residents and property owners had received a late notification of the previous public meeting held on June 3, 1998.

Mr. Moellenberndt introduced Mr. Don Fraiser, KatzHollis, Lalin Adint, student intern, Tim Quintero and Celia Yniguez both Community Development Planners, SHRA, all of whom will participate in the up coming discussion. Also, he announced that if members of the audience wished to receive a copy of the various handouts that a sign-in sheet was available and the materials would be mailed as soon as possible. Only fifty handouts had been provided and they were insufficient for the estimated two hundred plus residents in the audience.

He advised the audience that the purpose of the meeting was to listen to comments and to answer questions about the proposed amendment of the Oak Park Redevelopment Plan, and for that reason his remarks would be brief. The minutes of this meeting, with the comments and questions asked, would be presented to the City Council when the approval of the proposed amendment was considered in the fall. He continued by giving a brief background of the formation of the Redevelopment Area in 1973, and noted that the duration of the Redevelopment Plan had been originally set for thirty years. If no action is taken, the plan will end in the year 2003 and all redevelopment activities would cease.

Mr. Quintero and Ms. Yniguez presented an overview of the cost and types of projects and programs that had been undertaken and completed since the start of the Redevelopment Area. It was noted that a total of \$31.0M of tax increment and Community Development Block Grant funds had been spent on projects and activities within Oak Park Redevelopment Area. Also, the soon to be constructed grocery store at the corner of Broadway and Stockton Boulevard is an example of the types of community improvements made possible by redevelopment funds.

Mr. Moellenberndt briefly outlined the overall process required to amend the Redevelopment Plan. The major steps included researching and drafting of required documents, approval by the City Council to proceed with the amendment process, review of the proposed amendment by the City Planning Commission, the holding of community meetings to provide public comment, the drafting and public review of the environmental document, and holding a public hearing before the City Council to consider adoption of the proposed amendment to the Redevelopment Plan. He commented that no official action had been taken on this matter to date, and that no official action will be taken until late September. Consideration to adopt the amendment will take place before the City Council and all residents and property owners will receive a notice of the time and place of the hearing.

Also reviewed were the major items that will be changed if the amended Redevelopment Plan is adopted, and they include: 1) a reworded and restated Redevelopment Plan that will replace the current Redevelopment Plan, and the new and restated plan will conform to current legal requirements, 2) the extension of the Redevelopment Plan by twenty years to the year 2023, 3) the extension of the power of eminent domain for a period of twelve years from the date of adoption, 4) and an increase in the bonding limit from \$39.0M to \$54.0M, and 5) the increase in the amount of tax increment funds that can be collected to retire the bonds. It was noted that while the bonding limit was being increased by some \$25.0M it was doubtful that available funds would reach that amount. The amount of bond funds made available will be determined by the economic conditions present at the time of bond sales.

Mr. Moellenberndt then returned the meeting to the Chairman for the purpose of hearing comments and answering questions on the proposed amendment of the Oak Park Redevelopment Plan.

Mrs. Carnies (sp) asked what types of bonds are used and how do the bonds help the community. Mr. Moellenberndt commented that when sufficient tax increment revenue is present the Redevelopment Agency will issue revenue bonds to help fund identified projects within the Redevelopment Area. In that way, rather than wait until sufficient funds are available to undertake large projects, the bonds make those funds available earlier. It was also noted that all funds must be spent within the Redevelopment Area boundaries.

Mr. Wilson asked if the properties on the dead-end streets of 12th and 13th Avenues would be assessed for improvements? It was explained that if the improvements were made with Community Improvement Block Grants or tax increment funds the answer is no, but if the improvements are made by the City of Sacramento it is possible that property owners could be assessed the cost of improvements.

An audience member commented that the sidewalks in front of her home were in bad shape, and could the City take a look at the condition of the sidewalks and repair them? It was also asked if the work would be assessed to the property owner. It was requested that the matter be referred to the City Public Works Department.

An audience member commented that an apartment developer on 4th Avenue was not installing sidewalks in front of the building and what could be done? It was requested that the matter would be referred to the City Public Works Department.

An audience member commented that many people in the audience have lived here for many years yet they pay large taxes for low priced homes. Where has the money gone and why the high property taxes? It was suggested that property owners contact the County Assessor's office and check their assessments. It was also recommended that homeowners contact their city elected officials and ask about the expenditure of property taxes.

Mr. Odom, asked why doesn't the Sacramento Housing and Redevelopment Agency have some programs that will fix up substandard homes. It was his feeling that boarded homes caused the value of surrounding homes to drop. Mr. Quintero commented that SHRA had several programs that are being used to address the boarded home problem. He also briefly explained the programs and how they worked.

An audience member commented that home loans were difficult to obtain and the paperwork was confusing to complete. Mr. Quinterio commented that a number of non-profit agencies were available to assist with that paperwork.

An audience member requested detailed information on what SHRA had completed in the area, and the amounts of funds expended. Mr. Quintero referred him to the Draft Report to the City Council for that information.

An audience member encouraged the audience to oppose the plan to amend the Redevelopment plan and to develop a community wide housing association instead. He also asked that the Agency break down the amendment to show where the money will be spent. Mr. Quintero commented that the use of all additional funds will be discussed first at the Project Area Committee, and that community members can obtain that the best information here at the PAC meetings.

A property owner asked if the Agency is proposing any rezoning within the Oak Park area. Mr. Moellenberndt commented that no property rezoning was being proposed as part of the plan amendment, and any such request in the future would be considered by the PAC. However, it was noted that some rezoning was being considered along Stockton near Broadway as part of the current urban design study.

An audience member asked if the proposed rezoning would affect property taxes. A PAC member responded that the answer was no.

An audience member stated that she had been assessed, fined, and given 90 days to fix up her property. She stated that most of her problems were caused by neighborhood drug use and prostitution and that the police were not responding. The owner stated that she had tried to obtain loans from SHRA but had been turned down. She was advised by PAC members to participate in the drug free zone program and to get involved in neighborhood improvement projects.

Several audience members commented that they were concerned with getting fined by the City because of the condition of their property and the difficulty of obtaining funds/loans to improve the homes. The Chairman encouraged them to attend the PAC meetings and learning how to use the resources available to them.

An audience member commented that he had worked with SHRA and that the cooperation was great, but the difficulty was getting help to develop a business. Tim Quintero commented that façade grants are available, and that commercial loans can help with the interior business portions of the project. Also, the proposed amendment would allow additional funds to be made available in the future.

An audience member asked if the proposed amendment would cost additional tax money and how would the bonds be issued. Mr. Moellenberndt provided a brief description of tax increment financing, the use of revenue bonds, and how revenue bonds could be used to finance projects within the Redevelopment Area. It was also noted that all funds must stay within the Redevelopment Area and can not be spent outside of the boundary.

An audience member commented that section 301 of the proposed amendment referred to low income housing and asked if additional low-income housing would be built within the area? It noted that not all of the activities within the proposed amendment would be undertaken.

An audience member commented that he was concerned about the many social problems in Oak Park.

An audience member condemned SHRA for not assisting him, and for interfering with his efforts to develop his property. It was suggested that a meeting be held with various city building officials to see if some of the problems mentioned here can be solved.

An audience member asked why it took so long to tear down a building...13 years, and why did it takes SHRA so long to act? It was noted that the property owner was not responsive and that they lived out of town which made the matter it difficult to resolve.


An audience member asked if revenue bonds are issued annually, and how was it determined when to issue bonds? It noted that bonds are normally issued when there are sufficient funds to pay for them, and that bonds are usually issued every five to seven years. It was also noted that if members of the audience would attend PAC meeting they could find out more about bonds and how and when they are issued.

An audience member stated that he did not want SHRA in Oak Park.

An audience member asked for a defined plan to use eminent domain within the community. The Chairman responded that no plans are currently in existence to use eminent domain to his knowledge nor were there any such plans contained in the proposed amendment. In the six years that he had been involved in the PAC eminent domain had been used only once and then as the last resort.

An audience member asked if the PAC instituted design review, and voiced concern that the cost of property improvements would be born by the property owner. Can the Agency pay for design review instead of property owners? And fines for clean ups? It was noted that costs for design review and clean up are the responsibility of the property owners.

Chairman Gibbs noted that the time was getting late and that if no new comments or questions were forthcoming that he would close the meeting and confine comments to members of the Project Area Committee. No additional questions were asked, and PAC members did not have any additional comments or questions.



Chairman Gibbs asked if there was a motion to accept the comments and questions heard this evening. A motion was so made and carried unanimously.

Chairman Gibbs closed the public meeting portion of the PAC meeting and thanked everyone for attending.

07/20/98 15:21
JUL-20-1998 16:17

FROM CITY OF SAC NPDSO

TO

SHRA I ST P.02

OAK PARK PROJECT AREA COMMITTEE

MEETING DATE: JUNE 3, 1998OAK PARK COMMUNITY CENTER
3425 Martin Luther King Jr. Boulevard
Sacramento, California 95817

Item III - Public meeting for the purpose of consulting with and obtaining advice of property owners, residents, business owners and community organizations regarding the proposed fourth amendment to the redevelopment plan for the OAK PARK Redevelopment Project. (Voting Record)

NAME	(YES)	(NO)
BENNETT, WILLIE L.	<u>ABSENT</u>	___
CARNES-LUIS, AUREA	<u>✓</u>	___
CRUMP, HARRISON	<u>✓</u>	___
DAVIS, EDENAUSEGBOYE	<u>✓</u>	___
GIBBS, STEPHEN	<u>✓</u>	___
JOHNSON, TERRENCE L.	<u>ABSENT</u>	___
MILLER, PATTI L.	<u>✓</u>	___
MITCHELL, ANGEL	<u>✓</u>	___
PARKER, FLORA L.	<u>✓</u>	___
PEREYRA, RAQUEL J.	<u>✓</u>	___
PICKENS, TAMMY M.	<u>ABSENT</u>	___
WATTS, WILLIE C.	<u>✓</u>	___
WHITE, RAY	<u>✓</u>	___
WILLIAMS, ELAINE	<u>✓</u>	___

* A motion to accept the public comments as presented, with the condition that Oak Park Tax Increment funds be spent in the Oak Park Redevelopment Area Only, was made by Mrs. Angel Mitchell. The motion was seconded by Mrs. Elaine Williams. The motion was unanimously approved.

June 24, 1998

Dear Property Owner, Resident, Business Owner, or Community Organization:

A recent letter advising you of a meeting held on Wednesday, June 3rd arrived after the meeting was held. Please accept my apology for the delay in delivery. A second meeting has been scheduled for July 1, 1998 to make sure that everyone has an opportunity to comment on this important subject. The attached notice is to notify you of the second public meeting.

The Sacramento City Council and the Sacramento Housing and Redevelopment Agency are considering amending the Redevelopment Plan for the Oak Park Redevelopment Project. The Agency has prepared a proposed Fourth Amendment ("Fourth Amendment") to the existing Redevelopment Plan and we want to hear your comments. The attached Notice of Public Meeting explains the purpose of the proposed Fourth Amendment. County records show that you own or live on property in the Project Area or that you operate a business or represent an organization in the Project Area.



In order to provide you with an opportunity to learn first-hand what is involved in the amendment process, a meeting has been scheduled to discuss the proposed Fourth Amendment with you and other residents, business owners and community organization and church leaders. It will be held in cooperation with the Oak Park Project Area Committee at 6:30 p.m. on Wednesday, July 1, 1998, at the Oak Park Community Center, 3425 Martin Luther King Boulevard, Sacramento, CA, 95817. I hope that you will be able to attend the meeting. The Agency looks forward to answering any questions that you may have.

If you have any questions prior to the meeting, please call Celia Yniguez, Senior Planner, at (916) 440-1399 ext.1503 weekdays between 8:30 a.m. and 4:30 p.m.

P.O. Box 1834

Cordially,

S a c r a m e n t o

Dan Moellenberndt
Associate Planner

CA 95812-1834

916-444-9210

NOTICE OF PUBLIC MEETING

**FOR PURPOSE OF CONSULTING WITH AND OBTAINING ADVICE OF
PROPERTY OWNERS, RESIDENTS, BUSINESS OWNERS AND COMMUNITY
ORGANIZATIONS REGARDING THE PROPOSED FOURTH AMENDMENT TO
THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT
PROJECT**

NOTICE IS HEREBY GIVEN that the Oak Park Project Area Committee and the Sacramento Housing and Redevelopment Agency will hold a public meeting at 6:30 p.m., on Wednesday, July 1, 1998, at the Oak Park Community Center, 3425 Martin Luther King Boulevard, Sacramento, California 95817.

Notice: This public meeting has been scheduled as an addition to a meeting held on Wednesday, June 3rd. However, because mailed notice of the June 3rd notice arrived late, some citizens did not receive sufficient information about the meeting.

A draft Fourth Amendment to the Redevelopment Plan ("Fourth Amendment") for the Oak Park Redevelopment Project has been prepared. Among other things, the proposed Fourth Amendment would extend certain time limitations contained in the existing Redevelopment Plan, including the time limit on the Agency's use of eminent domain (property condemnation) authority, would provide that land uses permitted in the Project Area shall be the same as the land uses permitted under the City's General Plan, and would replace the existing Redevelopment Plan with an updated Amended and Restated Redevelopment Plan. **All residential owners-occupants, business owners, community organizations (including religious institutions) are invited to the public meeting for the purpose of consulting with and advising the Agency on the proposed Fourth Amendment and other matters pertaining to the Project.**

Copies of the current Redevelopment Plan and the proposed Fourth Amendment will be available at the public meeting. The boundaries of the Oak Park Project Area are as shown on the map accompanying this Notice.

For further information please call Celia Yniguez, Senior Planner, of the Sacramento Housing and Redevelopment Agency at (916) 440-1399 ext. 1503, weekdays between 8:30 a.m. and 4:30 p.m.

The Oak Park Project Area Committee and the Sacramento Housing and Redevelopment Agency urge your participation in this important meeting.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Dated: June 24, 1998

by: 

ANNE M. MOORE
Acting Executive Director
Sacramento Housing and Redevelopment Agency

TO

SHRA I ST P.03

OAK PARK PROJECT AREA COMMITTEE

MEETING DATE: JULY 1, 1998

OAK PARK COMMUNITY CENTER
3425 Martin Luther King Jr. Boulevard
Sacramento, California 95817

Item III - Public meeting for the purpose of consulting with and obtaining advice of property owners, residents, business owners and community organizations regarding the proposed fourth amendment to the Redevelopment Plan for the OAK PARK Redevelopment Project. (Voting Record)

NAME	(YES)	(NO)
BENNETT, WILLIE L.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CARNES-LUIS, AUREA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CRUMP, HARRISON	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DAVIS, EDENAUSEGBOYE	<u>ABSENT</u>	<input type="checkbox"/>
GIBBS, STEPHEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JOHNSON, TERRENCE L.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MILLER, PATTI L.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MITCHELL, ANGEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKER, FLORA L.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PEREYRA, RAQUEL J.	<u>ABSENT</u>	<input type="checkbox"/>
PICKENS, TAMMY M.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATTS, WILLIE C.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WHITE, RAY	<u>ABSENT</u>	<input type="checkbox"/>
WILLIAMS, ELAINE	<input checked="" type="checkbox"/>	<input type="checkbox"/>

** A motion to accept the public comments as presented was made by Mrs. Angel Mitchell. The motion was seconded by Mr. Terrence Johnson. The motion was unanimously approved.*

PART IX.

**REPORT REQUIRED BY SECTION 21151 OF PUBLIC RESOURCES CODE
(NEGATIVE DECLARATION)**

An Initial Study/Negative Declaration on the Fourth Amendment was prepared by the Redevelopment Agency and circulated for public review and comment between July 2, 1998, and July 22, 1998. The proposed Fourth Amendment to the Oak Park Redevelopment Project is administrative in nature and will not cause any additional development, but will rather facilitate development that was contemplated in the existing Redevelopment Plan and the General Plan of the City. As a result, no potential significant environmental impacts are anticipated. However, at such time as specific developments are proposed by the Agency, environmental clearance will be required prior to project approval by the Sacramento Redevelopment Agency.

The Redevelopment Agency, as the lead Agency, will approve the Initial Study/Negative Declaration and adopt a Mitigation Monitoring Program, if necessary prior to the joint public hearing on the Fourth Amendment scheduled for September 29, 1998. The Initial Study/Negative Declaration is attached as Exhibit IX-1.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the Sacramento Housing and Redevelopment Agency pursuant to Resolution Number SHRC-94-039, and pursuant to City of Sacramento Environmental Procedures, the Environmental Coordinator of the Sacramento Housing and Redevelopment Agency of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration. The Project is described as follows:

1. **PROJECT TITLE AND SHORT DESCRIPTION: OAK PARK REDEVELOPMENT PLAN FOURTH AMENDMENT.**
The proposed project is the amendment and continued implementation of the Redevelopment Plan for the Oak Park Redevelopment Project ("Redevelopment Plan" or "Plan") Area in accordance with the California Community Redevelopment Law ("CRL"). To further the Redevelopment Agency's ("Agency") efforts in eliminating blighting conditions in the Project Area, the Agency is proposing to amend the Oak Park Redevelopment Plan to extend, as permitted, the time limits and financial limits of the redevelopment plan and extend the limit for commencement of eminent domain proceedings to the maximum permitted by the law.
2. **PROJECT LOCATION AND ASSESSOR'S PARCEL NUMBERS:** The Project Area is located in the Oak Park community of the City of Sacramento, southeast of the Central City. The Project Area is roughly bounded by State Highway 99 on the west, Y Street on the north, Stockton Boulevard on the east, and 14th Avenue and Fruitridge Road on the south.
APN: Various
3. **PROJECT PROPONENTS:** Redevelopment Agency of the City of Sacramento
4. **SAID PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT FOR THE FOLLOWING REASONS:**
 - a) It does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
 - b) It does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c) It will not have impacts which are individually limited, but cumulatively considerable.
 - d) It will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.
5. As a result thereof, the preparation of an Environmental Impact Report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
6. This Initial Study has been performed by the Sacramento Housing and Redevelopment Agency in support of this Negative Declaration. For additional information, contact the Agency at 630 I Street, Sacramento, California 95814, (916) 440-1330.

DATE RECEIVED FOR FILING:

SACRAMENTO HOUSING AND REDEVELOPMENT
AGENCY, Sacramento County, State of California

By: Gail M. Ervin
GAIL M. ERVIN, Acting Environmental Coordinator

Date: 5/28/98

OAK PARK REDEVELOPMENT PLAN FOURTH AMENDMENT
INITIAL STUDY

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
for the

REDEVELOPMENT AGENCY
OF THE
CITY OF SACRAMENTO

Prepared for:

Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, California 95814
916/440-1330

Prepared By:

Gail Ervin Consulting
8561 Almond Bluff Court
Orangevale, California 95662-4419
916/989-0269

May 29, 1998

TABLE OF CONTENTS

SECTION

I.	Description of the Proposed Project	I-1
A.	The Project	I-1
B.	Project Location	I-2
C.	Project Objectives	I-2
D.	Project Technical, Economic and Environmental Characteristics	I-5
E.	Project Development Characteristics	I-6
1.	Existing Development	I-6
2.	Anticipated New Development	I-8
F.	Proposed Projects, Public Improvements and Public Facilities	I-8
1.	Developer Assistance Program	I-9
2.	Rehabilitation Program (Commercial)	I-10
3.	Public Improvement Program	I-10
4.	Housing Program	I-10
5.	Other Redevelopment Activities	I-11
G.	Intended Uses of the Initial Study/Negative Declaration	I-11
H.	Documents Incorporated by Reference	I-12
II.	Environmental Analysis	II-i
A.	CEQA Checklist	II-1
B.	Discussion	II-7

LIST OF FIGURES

Figure

1.	Regional Location	I-3
2.	Project Area Boundary	I-4
3.	Land Use Changes	II-8

I. DESCRIPTION OF THE PROPOSED PROJECT

A. The Project

The proposed project is the amendment and continued implementation of the Redevelopment Plan for the Oak Park Redevelopment Project Area ("Redevelopment Plan" or "Plan") in accordance with the California Community Redevelopment Law ("CRL"). To further the Redevelopment Agency's ("Agency") efforts in eliminating blighting conditions in the Project Area, the Agency is proposing to amend the Oak Park Redevelopment Plan to 1) extend the time limits for debt establishment, debt repayment, Plan duration, and the exercise of eminent domain authority; 2) increase the tax increment and bond debt limits; 3) provide that land uses permitted in the Project Area shall be the same as permitted under the City's General Plan; and 4) replace the existing amended Redevelopment Plan with an "Amended and Restated Redevelopment Plan" in order to update the Plan's provisions to current legal requirements and terminology. The Fourth Amendment does not add territory to the Project Area or alter the existing boundaries in any way.

The Agency is within approximately \$6.9 million of reaching the established \$34 million tax increment cap. To allow the Agency to implement additional programs through the collection of additional tax increment, the Agency is proposing to increase the tax increment limit to \$172 million. The Agency is also proposing to increase the bond debt limit to \$59 million to allow the Agency adequate bonding capacity relative to the increased tax increment limit. Extending the Redevelopment Plan's time limits for incurring debt and collecting tax increment will provide the Agency the ability to issue bonds for a longer period of time. This will result in additional resources to fund and complete redevelopment projects and programs.

Extending the duration of the Redevelopment Plan will provide additional time for the Agency to employ land use controls to facilitate blight elimination. The proposed Fourth Amendment, by providing additional resources, will preserve and increase the availability of low- and moderate-income housing within the Project Area and the City of Sacramento. In addition, extending the Agency's eminent domain authority will provide the Agency with the ability to acquire land at a fair market value in instances where the assembly of parcels is necessary to facilitate development which will benefit the larger community.

The Redevelopment Plan establishes a set of guidelines and provides the Agency with the authority and tools to eliminate conditions of blight by revitalizing and upgrading the commercial and residential properties and public properties/facilities within the Project Area. Since Project adoption in 1973, a major focus of the Redevelopment Agency was to rehabilitate the housing stock and correct public infrastructure deficiencies, and more than \$31.1 million of tax increment and federal Community Development Block Grant (CDBG) funds were invested in projects and programs to eliminate blighting conditions in the Project Area. By 1985, the Agency had achieved its initial goals, rehabilitating a significant segment of the housing stock, and completing a number of public improvements such as areawide street improvements. Since 1985, the Agency's efforts have also moved toward economic development in addition to continued residential rehabilitation and public

infrastructure improvements. In 1996, the Agency adopted the Oak Park Five-Year Investment Strategy, which outlines the Agency's focus of activities in the Project Area for the next five years. The primary focus of the Agency activities will be to continue to encourage economic development throughout the revitalization of existing commercial corridors, as well as provide incentives for the private sector to rehabilitate existing dwelling units and construct new housing on infill sites in the Project Area.

The proposed Fourth Amendment is intended to facilitate the removal of remaining blight and assist the Agency in continuing these efforts to improve the neighborhoods and the economic base of Oak Park. Over the life of the redevelopment plan, continuing redevelopment activities could include: removal or rehabilitation of buildings characterized by deterioration and dilapidation, faulty or inadequate utilities, defective design and character of physical construction; elimination of parcels of irregular form, shape or inadequate size which make development problematic; incompatible uses; improvements to the circulation system, streets, sidewalks, curbs, and gutters; upgrading the sewer, storm drain, and water distribution systems; and construction of public facilities, such as parking facilities.

The Sacramento Housing and Redevelopment Agency, for the Redevelopment Agency of the City of Sacramento (herein called "Agency"), is responsible for the preparation of amendments to the Owner Participation and Preference Rules, the Redevelopment Plan, the environmental documentation, and other materials that document the need for redevelopment and the financial feasibility of amending the redevelopment plan.

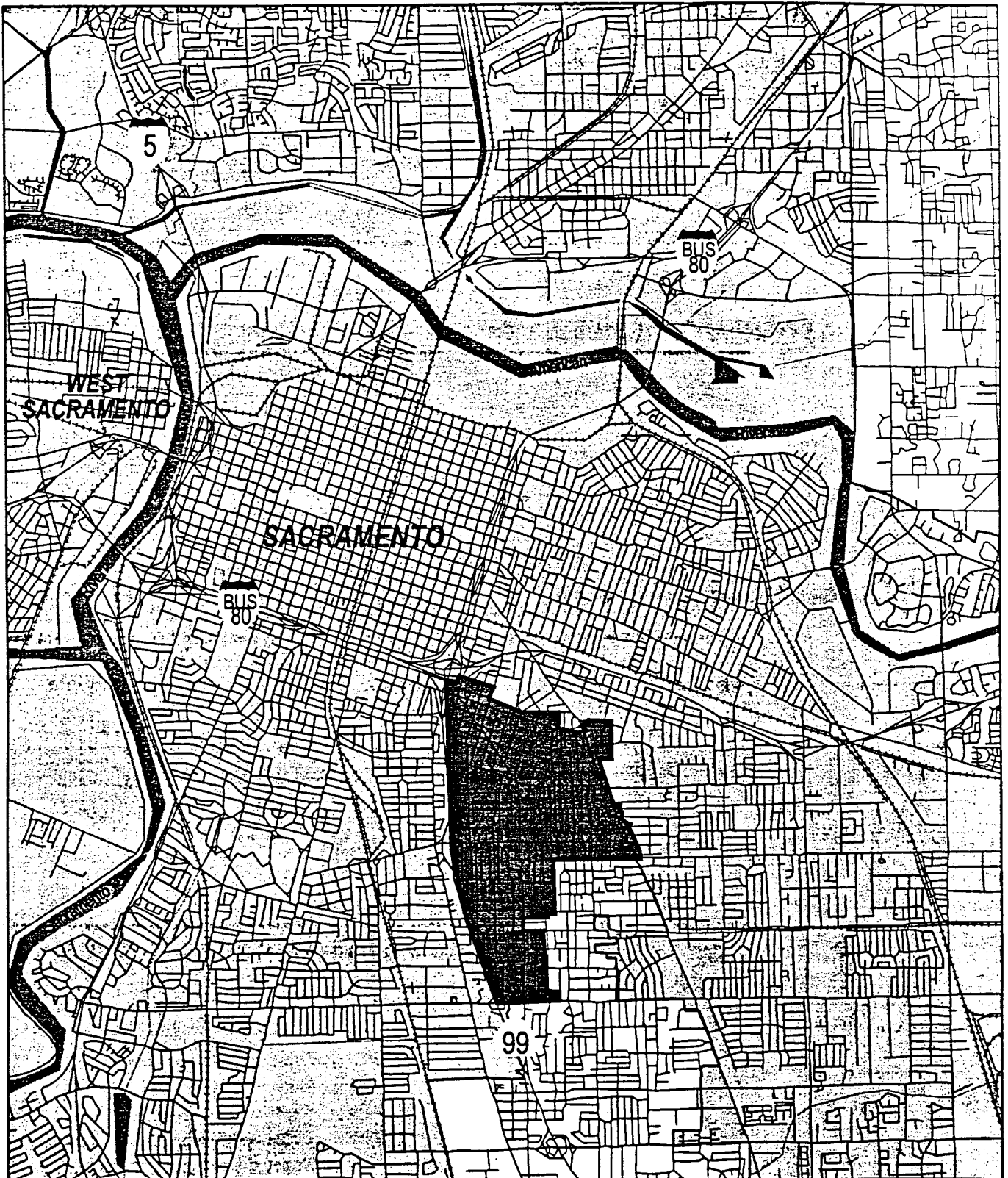
B. Project Location

The Project Area is located in the Oak Park community of the City of Sacramento, southeast of the Central City (**Figure 1**). The Project Area is roughly bounded by State Highway 99 on the west, Y Street on the north, Stockton Boulevard on the east, and 14th Avenue and Fruitridge Road on the south. The Project Area encompasses approximately 1,305 acres, and is illustrated in **Figure 2**.

C. Project Objectives

A redevelopment plan provides an agency with powers, duties, and obligations to implement and further a redevelopment program for the redevelopment, rehabilitation, and revitalization of a project area. It is long-term in nature, thus there is the need to maintain the flexibility to respond to market conditions, property owner and developer interests, and other opportunities as they arise. Therefore, a redevelopment plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of a project area.

OAK PARK REDEVELOPMENT PLAN AMENDMENT LOCATION MAP



 **FOOTHILL ASSOCIATES**
ENVIRONMENTAL CONSULTANTS
© 1997

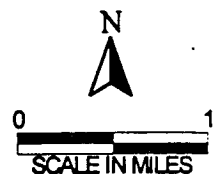
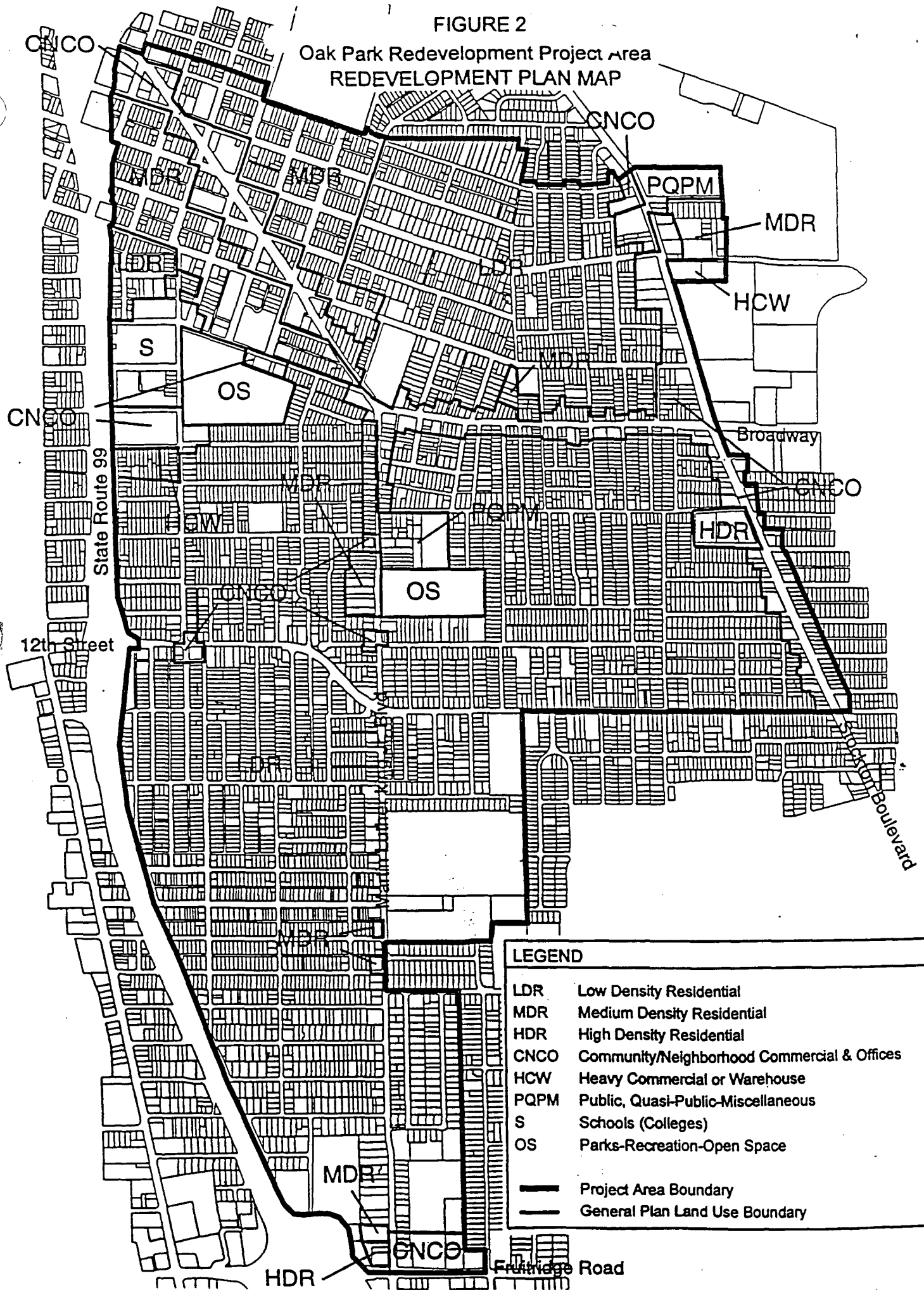


FIGURE 1

FIGURE 2

Oak Park Redevelopment Project Area
REDEVELOPMENT PLAN MAP



Rather, a redevelopment plan represents a process and a basic framework within which specific plans are presented, specific projects are established and specific solutions are proposed, and by which tools are provided to a redevelopment agency to fashion, develop and proceed with such specific plans, projects and solutions.

Certain goals and objectives, as defined in the Amended and Restated Redevelopment Plan and the existing five-year implementation plan, have been identified in connection with the Project. The accomplishment of these goals and objectives will achieve the purposes of the California Community Redevelopment Law. In general, the goals and objectives of redevelopment in the Project Area are as follows:

1. **Housing Goals:** To provide quality housing for all families presently residing in the Oak Park area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.
2. **Social Goals:** To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.
3. **Environmental Goals:** To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.
4. **Economic Goals:** To increase and develop economic activity in the area by attracting new business (thereby increasing employment opportunities for Oak Park residents), assisting exist(ing) business and enhancing property values. To provide for new housing within the means of the majority of area residents. To enforce a strong affirmative action program with all contractors working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.

D. Project Technical, Economic and Environmental Characteristics

The Amended and Restated Redevelopment Plan for the Oak Park Redevelopment Project (as contained in the proposed Fourth Amendment) identifies the redevelopment implementation mechanisms available to the Agency to eliminate and prevent the spread of remaining blight and blighting influences. In addition to extending the Agency's ability to collect tax increment for the repayment of debt until 2023, the proposed Redevelopment Plan Amendment authorizes the Agency to continue to undertake in the Project Area, through the year 2013, the redevelopment actions and activities listed below:

1. The acquisition of real property (until 2010 by eminent domain if necessary) as may be needed to carry out the Plan throughout the Project Area;
2. The management and operation of such property under the ownership and control of the Agency until it's resold;
3. The relocation and re-housing of displaced occupants and displaced businesses;
4. The demolition, clearance and site preparation for the construction of buildings and public improvements;
5. The rehabilitation and preservation of buildings and structures;
6. The installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities and other public improvements and public facilities;
7. The execution of agreements with existing owners and occupants of property desiring to remain and participate in the project in accordance with the Redevelopment Plan;
8. The disposition of land to private developers and public agencies for the construction of new improvements in accordance with the Redevelopment Plan;
9. The establishment and retention of controls, restrictions, and covenants running with the land so that property will continue to be used in accordance with the Redevelopment Plan;
10. The construction and enhancement of low- and moderate-income housing; and
11. Other actions as appropriate.

In addition to the above, the Agency is required to replace on a one-for-one basis within four years any low- and moderate-income housing units destroyed or removed from the market by redevelopment actions, and to expend 20 percent of all tax increment revenues received from the Project Area on preserving, improving and increasing the supply of low- and moderate-income housing in the community.

E. Project Development Characteristics

1. Existing Development

Oak Park started out in the 1850s as a sparsely developed agricultural area occupied with moderate to substantial sized owner operated farms. Between the 1880s and 1920s, there was an influx of new residents which transformed the rural agricultural district into Sacramento's first suburban community. Residential growth was characterized by modest single-family homes, with commercial development around 35th Street, 4th Avenue and Broadway. The area started deteriorating during the Great Depression, and shifts to rental units during the housing

shortages after World War II contributed to continued substantial decline due to deferred housing maintenance. By the late 1960s Oak Park had become characterized by deteriorated housing and commercial properties, a high rate of absentee ownership, a high number of rental units, an excessive number of vacant lots and buildings, inadequate public infrastructure, and economic and social unrest. These conditions were exacerbated by the construction of the freeway system that served to physically and psychologically isolate Oak Park from the City.

Oak Park is a predominately residential neighborhood. Approximately 785 acres (60 percent) of the total Project Area is developed with mostly single-family residential uses, and some multi-family development. There are over 5,490 housing units in the Oak Park Project Area. Of the 272 residential structures surveyed in the Residential Survey Area (Draft Preliminary Report), 77 (28 percent) are in need of moderate to extensive rehabilitation, and only 16.5 percent were considered sound. In addition, many of the structures suffer from inadequate design such as inadequate setbacks from the street. In the total Project Area, 158 residential structures are boarded and vacant, or over two percent of the total housing stock.

The residential uses are served by major commercial corridors along Broadway and Stockton Boulevard, and to a lesser extent, Martin Luther King, Jr. Boulevard. Remaining commercial development is either scattered in small clusters in the Project Area or adjacent to Broadway. The recent expansion of the U.C. Davis Medical School in the north part of the Project Area and related developments have attracted new development to Stockton Boulevard north of 4th Avenue. A new grocery store and retail building are under construction at the northwest corner of Stockton Boulevard and Broadway. However, physical blighting conditions remain along the Broadway and Stockton Boulevard commercial corridors. Broadway and Stockton Boulevard (south of 4th Avenue) form a continuous commercial strip that transverses the Project Area from Y Street to 14th Street ("Broadway/Stockton Boulevard Corridor" or "Corridor"). Commercial properties on the far northern end of Martin Luther King, Jr. Boulevard form an extension of the commercial strip along Broadway and are therefore considered part of the Broadway/Stockton Boulevard Corridor.

There are 323 commercially zoned parcels within the Broadway/Stockton Boulevard Corridor totaling 1,891,607 square feet, or 43.4 acres. Of this, only 28.2 percent of the commercially zoned land is used for commercial purposes. A substantial portion, 24.7 percent, is occupied with residential structures, 17.6 percent is owned by non-profit corporations, and 33.4 percent is vacant. Of the 78 buildings surveyed within the Corridor for the Draft Preliminary Report, 24 (31 percent) are in need of moderate to extensive rehabilitation, and only 32 percent were determined to be sound. Parcels of inadequate size for new commercial development constitute approximately 55 percent of the commercially zoned parcels within the Corridor. A lack of parking is also prevalent throughout the Corridor, where 28 parcels had either no parking or the parking facilities were inadequate. There are only eight parcels being utilized as parking lots (with an estimated 113 spaces) serving the tenants on the Corridor.

A brief windshield survey of Martin Luther King, Jr. Boulevard disclosed that many of the commercial buildings in this section of the Project Area have either outlived their economic usefulness

or require substantial rehabilitation. Commercial uses consist of automobile repair and a service station, small markets, and small retail stores. At the corner of 12th Avenue are three abandoned gas stations and a vacant automobile repair shop. These properties, in addition to being physically blighted, pose potential environmental hazards to the neighborhood.

The Project Area is served by several parks and public facilities. McClatchy Park and the Oak Park Community Center are part of approximately 15 acres devoted to public park and recreation uses. Private and public schools include McGeorge School of Law, Christian Brothers High School, Oakridge Elementary School, Keith B. Kenny Elementary School and the American Legion School. The U.C. Davis Medical Center is located just outside the Project Area to the northeast on Stockton Boulevard.

2. Anticipated New Development

The proposed Redevelopment Plan Amendment, both by the continued removal of barriers to development and by continued direct assistance, may encourage additional development in residential and commercial sectors to the extent allowed under the City's General Plan. The greatest amount of new development that may be encouraged by redevelopment activities is anticipated to occur within the Broadway/Stockton Boulevard Corridor, where there are 13.15 acres of vacant land, and where there is the potential to consolidate substandard parcels for new development. All anticipated development which may occur as a result of redevelopment activities in the Project Area would be consistent with development levels anticipated in the City's General Plan and Central City Community Plan. Anticipated Agency engendered new development, which includes the recycling of existing properties, is assumed to include 131,166 square feet of new commercial space, 222 new infill housing units, and 158 rehabilitated vacant and boarded structures.

F. Proposed Projects, Public Improvements and Public Facilities

The central purpose of a redevelopment project is the elimination of blighting conditions and the overall revitalization of the Project Area. The ongoing redevelopment projects, programs and activities of the Agency, identified in the Redevelopment Plan for the Project Area, include: 1) property owner, tenant and business owner participation; 2) construction, reconstruction, and installation of public improvements and facilities; 3) demolition, clearance and site preparation for the construction of buildings and public improvements; 4) relocation assistance; 5) construction and enhancement of low- and moderate- income housing; 6) property acquisition; 7) property disposition; 8) public and private cooperation; 9) establishment of restrictions and enforcement programs; and 10) other actions as appropriate.

The projects and programs identified in the Implementation Plan, adopted in November 1994 and implemented over a five-year period, will remain consistent with the projects, programs and activities discussed below. However, since the Implementation Plan covers only the two years following adoption of the Amended and Restated Redevelopment Plan, additional activities within each of the

programs have been included and will be implemented in later years of the Amended and Restated Redevelopment Plan.

Redevelopment activities in the Project Area, including public improvements and facilities, will be financed through: tax increment revenues allocated to the Agency pursuant to the Redevelopment Plan; costs borne by private developers; City and County general fund revenues; federal revenue sharing; and any other funding becoming available to the Agency. The Report to the City Council on the proposed Fourth Amendment to the Redevelopment Plan, of which this Initial Study/Negative Declaration will be a part, will include detailed explanations of the method of financing and the economics of the project.

1. Development Assistance Program

The Agency intends to a) rehabilitate and where necessary eliminate the most blighted structures and promote new economic activity, primarily within the Broadway/Stockton Boulevard Corridor; and b) continue to encourage commercial development within the Project Area by providing incentives to encourage business to locate in the Project Area. As part of this program, the Agency enters into agreements with developers or property owners which call for the redevelopment of developed sites or new development of vacant sites in the Project Area. The Agency assists with land assembly, site preparation, off-site improvements, and provides relocation assistance to existing property owners and tenants.

The Agency also assists new development activity in the Project Area by providing low interest or deferred payment loans. The recruitment and retention of existing businesses is a part of this program as well. Programs have or may include: business outreach programs, promotional programs for businesses, assistance to spur a business incubation program and other programs of this nature.

The Agency is currently working on a number of specific projects as part of the Development Assistance Program. One of the major projects is construction of a grocery store and neighborhood serving retail at the intersection of Broadway and Stockton Boulevard. Other projects being considered for assistance under the Development Assistance Program include:

- ▶ Post office site developer assistance loan.
- ▶ Grey Victorian developer assistance loan. Broadway @ 5th Avenue.
- ▶ Broadway/Martin Luther King Jr. site developer assistance loan.
- ▶ Additional funds for grocery store project.
- ▶ Possible acquisition of vacant/boarded commercial properties.
- ▶ 12th/Martin Luther King Jr. developer assistance loans, 3 corners.
- ▶ Possible financial assistance for the Made Rite site and adjacent building.

2. Rehabilitation Program (Commercial)

This program is designed to eliminate blighting conditions resulting from defective design, deterioration and dilapidation. The program encourages existing property owners/businesses to substantially upgrade deteriorated storefronts, correct code violations, and renovate the interiors of stores in order to upgrade the appearance of commercial properties. This program provides deferred payment and low interest loans to property owners in the Project Area for these types of upgrades. Expenses are also reimbursed to business property owners and tenants for facade improvements. Projects being considered for assistance under the Commercial Rehabilitation Program include:

- ▶ Woodruff Hotel tenant improvement loan, Broadway @ 35th.
- ▶ 10 to 15 facade improvements on Broadway Corridor.
- ▶ Dunlap Dining Room historic rehabilitation loan, 4th Ave./44th Street.

3. Public Improvements Program

The focus of redevelopment activities in Oak Park in the initial years following Project adoption was the installation of public improvements. Many of the deficiencies in the Project Area's infrastructure have been remedied. Two final public improvements are proposed to be completed over the extended term of the Project. These include assisting in the provision of adequate parking, and traffic circulation improvements including medians and the installation of street lights along the Broadway/Stockton Boulevard Corridor. Projects being considered for assistance under the Public Improvements Program include:

- ▶ Public Parking lot, Broadway @ 35th.
- ▶ Public improvement project, Stockton Boulevard and Broadway.

4. Housing Program

The Agency's housing program includes both a rehabilitation component and assistance for housing construction designed to increase and preserve the supply of low- and moderate-income housing.

The Agency's rehabilitation loan program focuses on preserving existing housing. Loans are available both for units housing low-income households (80 percent of area median income) and those housing very low-income (50 percent of median income) households. Typical repairs that can be made with these loans include: roof repair or replacement; new plumbing; replacement of water heaters, heating and air conditioning systems; repair of termite and pest damage; and interior or exterior painting of the units. General property improvement such as new appliances and carpeting may be permitted, if accompanied by all structural repairs necessary to bring the unit(s) to community standards.

The Agency also participates in the rehabilitation of vacant and boarded homes in the Project Area. The rehabilitation of such units can follow a self help model in which the future owners assist in the actual rehabilitation of the units. The Agency has also utilized the service of individuals who receive job training in all aspects of residential construction as part of the rehabilitation effort.

The Agency also has worked with Habitat for Humanity to assist in the construction of new housing on infill sites in the Project Area. The use of the self help model or the construction of units in conjunction with the job training program described above may also occur as part of this element of the housing program. Other housing programs include the First Time Homebuyer program designed to encourage homeownership and the paint plus program designed to assist property owners in maintaining their properties. Projects being considered for assistance under the Housing Program include:

- ▶ Developer Incentive Program to build-out residential infill lots.
- ▶ Preapprenticeship Construction Training Program.
- ▶ Multi-Family acquisitions, rehabilitations.
- ▶ Boarded Homes Program (acquisition, rehabilitation).
- ▶ Oak Park Partnership Housing Program (down payment assistance).
- ▶ New infill construction, assistance to non-profit housing developers.

5. Other Redevelopment Activities

The above summary of proposed projects and public improvements may not be complete in that other projects may be proposed by the Agency to eliminate blighting conditions, facilitate rehabilitation and development, or to otherwise carry out the Agency's purposes in the Project Area. In addition, the Agency will continue to have various administration and operational requirements associated with carrying out the above programs and activities. These will include program staff, conducting planning and other studies, and securing legal and other technical assistance.

G. Intended Uses of the Initial Study/Negative Declaration (IS/ND)

The IS/ND will be used by the following public agencies in the adoption of the proposed Redevelopment Plan Fourth Amendment and approval of implementation activities thereunder:

1. City Council of the City of Sacramento;
2. Redevelopment Agency of the City of Sacramento;
3. Sacramento Housing and Redevelopment Commission;
4. Planning Commission of the City of Sacramento;

5. Design Review and Preservation Board;
6. All Departments of the City of Sacramento who must approve implementation activities undertaken in accordance with the Redevelopment Plan; and
7. All other public agencies who may approve implementation activities undertaken in accordance with the Redevelopment Plan.

The IS/ND will be used in the adoption of the Redevelopment Plan Amendment and the adoption of and approval of any Project implementation activities that may be necessary, as listed below. As individual projects are brought forward over the life of the Amended Redevelopment Plan, they will be subject to further environmental review. Per CEQA Guidelines section 15180, actions in furtherance of the Amended Redevelopment Plan are deemed approved at the time of plan adoption, subject to the subsequent review requirements of Guidelines sections 15162 and 15163.

1. Approval of Disposition and Development Agreements;
2. Approval of Owner Participation Agreements;
3. Approval and funding of public facilities and improvements projects;
4. Sale of tax increment and/or other bonds, certificates of participation and other forms of indebtedness;
5. Acquisition and demolition of property;
6. Rehabilitation of property;
7. Relocation of displaced occupants;
8. Approval of certificates of conformance;
9. Approval of development plans, including zoning and other variances and conditional use permits; including those low- and moderate-income housing units; and
10. Issuance of permits and other approvals necessary for implementation of the Redevelopment Plan.

H. Documents Incorporated by Reference

This Initial Study has been compiled from a variety of sources, including published and unpublished studies, applicable maps, aerial photographs, and independent field investigations. The State CEQA Guidelines recommend that previously completed environmental documents, public plans, and reports directly relevant to a proposed project be used as background information to the greatest extent possible and, where this information is relevant to findings and conclusions, that it be incorporated by reference in the environmental document. The following

documents are incorporated herein by reference and are listed with numbers which correspond to those in () in the attached CEQA checklist:

1. *Redevelopment Plan for the Oak Park Redevelopment Project No. 7 (Amended Plan)*, Redevelopment Agency of the City of Sacramento, March 27, 1985.
2. *Oak Park Redevelopment Plan Amendment Draft Environmental Impact Report*, Sacramento Housing and Redevelopment Agency, City of Sacramento, January 1985.
3. *City of Sacramento General Plan*, City of Sacramento, January 19, 1988.
4. *City of Sacramento Zoning Code*, City of Sacramento.
5. *Draft and Final Environmental Impact Report, City of Sacramento General Plan*, City of Sacramento, Draft EIR is dated March 2, 1987 and Final EIR is dated September 30, 1987.
6. *Air Quality Thresholds of Significance*, Sacramento Metropolitan Air Quality Management District, 1994, First Edition.
7. *Sacramento County Hazardous Materials Toxisite Report*, August, 1995; *Cortese List*; *National Priority List*; *CalEPA List*; and *CALSITES List*.
8. *2010 Sacramento City/County Bikeway Master Plan*, Environmental Impact Report, County of Sacramento, September 1992.
9. Airport CLUPs for Sacramento County: Mather, McClellan, Metro and Executive Airports.
10. *Official Register Containing Structures of Architectural or Historical Significance*, City of Sacramento, October 6, 1983.
11. *Draft Environmental Impact Report, Land Use Planning Policy Within the 100-Year Flood Plain in the City and County Of Sacramento*, City of Sacramento, September 18, 1989.
12. *Draft Preliminary Report on the Proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, July 1997.
13. *Draft Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, August 1997.
14. *Broadway/Stockton Supermarket Project, Mitigated Negative Declaration and Addendum*, City of Sacramento and Sacramento Housing and Redevelopment Agency, November 21, 1997.

The documents incorporated by reference are available for review at the Sacramento Housing and Redevelopment Agency, 630 I Street, and the City of Sacramento, Neighborhoods, Planning and Development Services Division, 1231 I Street, Suite 300, Sacramento, California 95814.

ENVIRONMENTAL ANALYSIS

A. Environmental Factors Potentially Affected

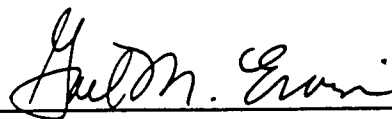
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | |
|--|---|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Geological Problems |
| <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics/Urban Design |
| <input type="checkbox"/> Water | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Hazards | <input type="checkbox"/> Mandatory Findings of Significance |

B. CEQA Determination

On the basis of the initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described on an attached sheet have been incorporated into the proposed project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT or MITIGATED NEGATIVE DECLARATION is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is "a potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



GAIL M. ERVIN,
Acting Environmental Coordinator
Sacramento Housing and Redevelopment Agency

5/28/98
DATE

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

CEQA Initial Study Checklist

Source Documentation is listed above with numbers corresponding to those in (), below.

I. LAND USE AND PLANNING. Would the proposal:

- | | | | | |
|--|---|---|----------|----------|
| a) Conflict with general plan designation or zoning?
(source #(s): 4-Section D) See Section 1 discussion. | — | — | — | <u>X</u> |
| b) Conflict with applicable environmental plans or policies adopted
by agencies with jurisdiction over the project?
(1,2,3,4,5,7,8,9,12) See Section 1 discussion. | — | — | — | <u>X</u> |
| c) Be incompatible with existing land use in the vicinity?
(1,2,3,4,8,9,11) See Section 1 discussion. | — | — | <u>X</u> | — |
| d) Affect agricultural resources or operations (e.g. impacts to soils or
farmlands, or impacts from incompatible land uses)?
(1, 4-Sections D,T) | — | — | — | <u>X</u> |
| e) Disrupt or divide the physical arrangement of an established
community? (including a low-income or minority community)? (1,2,3) | — | — | — | <u>X</u> |

II. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|--|---|---|----------|----------|
| a) Cumulatively exceed official regional or local population
projections? (4-Section E) | — | — | — | <u>X</u> |
| b) Induce substantial growth in an area either directly or indirectly
(e.g. through projects in an undeveloped area or extension of major
infrastructure)? (4-Section E) | — | — | — | <u>X</u> |
| c) Displace existing housing, especially affordable housing?
(1,4-Section F) | — | — | <u>X</u> | — |

**III. GEOLOGIC PROBLEMS. Would the proposal result in or
expose people to potential impacts involving:**

- | | | | | |
|---|---|---|----------|----------|
| a) Fault rupture? (4-Section T) | — | — | — | <u>X</u> |
| b) Seismic ground shaking? (4-Section T) See Section 3 discussion. | — | — | <u>X</u> | — |
| c) Seismic ground failure, including liquefaction? (4-Section T) See
Section 3 discussion. | — | — | <u>X</u> | — |
| d) Seismicity: seiche, tsunami or volcanic hazard? (4-Section T) | — | — | — | <u>X</u> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Landslides or mudflows? (4-Section T)	—	—	—	<u>X</u>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? (1,4-Section T) See Section 3 discussion.	—	—	<u>X</u>	—
g) Subsidence of the land? (4-Section T)	—	—	—	<u>X</u>
h) Expansive soils? (4-Section T)	—	—	<u>X</u>	—
i) Unique geologic or physical features? (4-Section T)	—	—	—	<u>X</u>

IV. WATER. *Would the proposal result in:*

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (4-Sections J & W) See Section 3 discussion.	—	—	<u>X</u>	—
b) Exposure of people or property to water related hazards such as flooding? (4-Section W,12) See Section 3 discussion.	—	—	<u>X</u>	—
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperatures, dissolved oxygen or turbidity)? (4-Sections J & W) See Section 3 discussion.	—	—	<u>X</u>	—
d) Changes in the amount of surface water in any water body? (4-Section W)	—	—	—	<u>X</u>
e) Changes in currents, or the course or direction of water movements? (4-Section W)	—	—	—	<u>X</u>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through substantial loss of groundwater recharge capability? (4-Section W)	—	—	—	<u>X</u>
g) Altered direction or rate of flow of groundwater? (4-Section W)	—	—	—	<u>X</u>
h) Impacts to groundwater quality? (4-Section W)	—	—	—	<u>X</u>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (4-Section W)	—	—	—	<u>X</u>

V. AIR QUALITY. *Would the proposal:*

a) Violate any air quality standard or contribute to an existing or projected air quality violation?(4-Section Z,5) See Section 5 discussion.	—	—	<u>X</u>	—
---	---	---	----------	---

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose sensitive receptors to pollutants? (4-Section Z) See Section 5 discussion.	—	—	<u>X</u>	—
c) Alter air movement, moisture, or temperature, or cause any change in climate? (4-Section Z)	—	—	—	<u>X</u>
d) Create objectional odors? (4-Section Z)	—	—	<u>X</u>	—

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

a) Increased vehicle trips or traffic congestion? (4-Section Y,10) See Section 6 discussion.	—	—	<u>X</u>	—
b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (4-Section Y) See Section 6 discussion.	—	—	<u>X</u>	—
c) Inadequate emergency access or access to nearby uses: See Section 6 discussion.	—	—	<u>X</u>	—
d) Insufficient parking capacity on-site or off-site? (10) See Section 6 discussion.	—	—	<u>X</u>	—
e) Hazards or barriers for pedestrians or bicyclists? (7,10) See Section 6 discussion.	—	—	<u>X</u>	—
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?(4-Section Y,7,10)	—	—	<u>X</u>	—
g) Rail, waterborne or air traffic impacts? (4-Section Y)	—	—	—	<u>X</u>

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (4-Section U) See Section 7 discussion.	—	—	<u>X</u>	—
b) Locally designated species (e.g. heritage trees)? See Section 7 discussion.	—	—	<u>X</u>	—
c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)? (4-Section U)	—	—	—	<u>X</u>
d) Wetland habitat (e.g. marsh, riparian and vernal pool)? (4-Section U)	—	—	—	<u>X</u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Wildlife dispersal or migration corridors? (4-Section U)	—	—	—	<u>X</u>
VIII. ENERGY AND MINERAL RESOURCES. <i>Would the proposal:</i>				
a) Conflict with adopted energy conservation plans? (4-Section R)	—	—	—	<u>X</u>
b) Use non-renewable resources in a wasteful and inefficient manner? (2,4-Section R)	—	—	—	<u>X</u>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?(4-Section R)	—	—	—	<u>X</u>
IX. HAZARDS. <i>Would the proposal involve:</i>				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? (6, 4-Section X) See Section 9 discussion.	—	—	<u>X</u>	—
b) Possible interference with an emergency response plan or emergency evacuation plan? (4-Sections L,M,O,W,X)	—	—	—	<u>X</u>
c) The creation of any health hazard or potential health hazard? (6) See Section 9 discussion.	—	—	—	<u>X</u>
d) Exposure of people to existing sources of potential health hazards? (6,4-Section X) See Section 9 discussion.	—	—	<u>X</u>	—
e) Increased fire hazard in areas with flammable brush, grass, or trees? (4-Sections U&M)	—	—	—	<u>X</u>
X. NOISE. <i>Would the proposal result in:</i>				
a) Increases in existing noise levels? (4-Section AA) See Section 10 discussion.	—	—	<u>X</u>	—
b) Exposure of people to severe noise levels? (4-Section AA) See Section 10 discussion.	—	—	<u>X</u>	—
XI. PUBLIC SERVICES. <i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i>				
a) Fire protection? (4-Section M) See Section 11 discussion.	—	—	<u>X</u>	—
b) Police protection? (4-Section L) See Section 11 discussion.	—	—	<u>X</u>	—

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools? (4-Section P) See Section 11 discussion.	—	—	<u>X</u>	—
d) Maintenance of public facilities, including roads? (4-Section Y)	—	—	<u>X</u>	—
e) Other governmental services? (12) See Section 11 discussion.	—	—	<u>X</u>	—

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

a) Power or natural gas? (4-Section R) See Section 12 discussion.	—	—	<u>X</u>	—
b) Communications systems? See Section 12 discussion.	—	—	<u>X</u>	—
c) Local or regional water treatment or distribution facilities? (4-Section H)	—	—	<u>X</u>	—
d) Sewer or septic tanks? (4-Section I) See Section 12 discussion.	—	—	<u>X</u>	—
e) Storm water drainage? (4-Section J) See Section 12 discussion.	—	—	<u>X</u>	—
f) Local or regional water supplies? See Section 12 discussion.	—	—	<u>X</u>	—
g) Solid waste disposal? (4-Section K) See Section 12 discussion.	—	—	<u>X</u>	—

XIII. AESTHETICS. *Would the proposal:*

a) Affect a scenic vista or scenic highway? (4-Section S) See Section 13 discussion.	—	—	—	<u>X</u>
b) Have a demonstrable negative aesthetic effect? (10) See Section 13 discussion.	—	—	—	<u>X</u>
c) Create light or glare? See Section 13 discussion.	—	—	<u>X</u>	—

XIV. CULTURAL RESOURCES. *Would the proposal:*

a) Disturb paleontological resources? (4-Section V) See Section 14 discussion.	—	—	<u>X</u>	—
b) Disturb archaeological resources? (4-Section V) See Section 14 discussion.	—	—	<u>X</u>	—
c) Affect historical resources? (11, 4-Section V) See Section 14 discussion.	—	—	<u>X</u>	—
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?(4-Section V)	—	—	—	<u>X</u>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Restrict existing religious or sacred uses within the potential impact area? (4-Section V)	—	—	—	<u>X</u>

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (4-Section Q) See Section 15 discussion.	—	—	<u>X</u>	—
b) Affect existing recreational opportunities? (4-Section Q) See Section 15 discussion.	—	—	<u>X</u>	—

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	—	—	<u>X</u>	—
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	—	—	<u>X</u>	—
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	—	—	<u>X</u>	—
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	<u>X</u>	—

DISCUSSION

Section I: Land Use and Planning

The City of Sacramento treats the discussion of land use and planning effects differently from technical environmental issues. Any indirect physical impacts associated with development that may be encouraged by proposed redevelopment activities would be addressed in the appropriate environmental sections of this Initial Study.

a,b) Generally, development encouraged by redevelopment activities will not result in a substantial alteration of the present or planned use of an area. On sites which are currently vacant, development in accordance with existing land use regulations will alter the undeveloped nature of that given site. Some intensification of existing land uses within the Project Area may also occur, especially adjacent to areas opened up by improved circulation. Any intensification that may occur must be consistent with adopted land use policy in place at the time of project approval.

The City of Sacramento General Plan is a twenty-year policy guide for physical, economic, and environmental growth and renewal of the City. The General Plan is comprised of goals, policies, programs and actions that are based on an assessment of current and future needs and available resources. The document is the City's principal tool for evaluating public and private projects and municipal service improvements. The Fourth Amendment to the Redevelopment Plan provides that the major and other land uses to be permitted within the Project Area must be consistent with the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws.

The currently effective version of the Oak Park Redevelopment Plan specified land uses pursuant to an attached, 1985 General Plan land use map, and did not provide for consistency with the City's General Plan as it may from time to time be amended. The General Plan was adopted in January 1988, and is an update that replaces the previous 1974 General Plan. Since the 1985 Redevelopment Plan land use map was adopted, the City has amended General Plan land use designations for numerous parcels in the Project Area. Therefore, to the extent the land use maps in the 1985 Redevelopment Plan and the current General Plan disagree, land use changes are being made by the Fourth Amendment. These land use changes were previously approved by the City as General Plan amendments with appropriate CEQA review and compliance. A new map reflecting current General Plan land use designations is included in the proposed Fourth Amendment (**Figure 3**). Adoption of the map will bring the current General Plan into consistency with the Redevelopment Plan. No other land use changes are proposed by the Fourth Amendment.

Major General Plan land use designations for the Project Area include:

- ▶ Community/Neighborhood Commercial & Offices
- ▶ Low Density Residential
- ▶ Medium Density Residential
- ▶ High Density Residential
- ▶ Public, Quasi-Public-Miscellaneous
- ▶ Parks-Recreation-Open Space
- ▶ Schools
- ▶ Heavy Commercial or Warehouse

All construction in the Project Area must also comply with all applicable state and local laws in effect from time to time, including the City of Sacramento Comprehensive Zoning Ordinance. The purpose of the City's Zoning Ordinance is to regulate the use of land, building, or other structures for residences, commerce, industry, and other uses required by the community. Additionally, it regulates the location, height, size of buildings or structures, yards, courts, open spaces, amount of building coverage permitted in each zone, and population density. The Ordinance also divides the City of Sacramento into zones of such shape, size, and number best suited to carry out these regulations, and to provide for their enforcement, and ensure the provision of adequate open space for aesthetic and environmental amenities. All proposed redevelopment activities generally conform to the Zoning Ordinance. *The proposed Redevelopment Plan Fourth Amendment would provide for activities which would be consistent with general plan designations, zoning, and adopted plans and policies.*

c,e) The Project Area includes a broad mix of land uses, including commercial, residential and warehouse. The Broadway/Stockton Boulevard Corridor is the most active commercial strip in the Project Area, but still contains a mix of uses with only 33 percent commercial use. A substantial portion, 23 percent, is occupied with residential structures, and 24 percent is owned by non-profit corporations. There are also a high number of vacant parcels along the Broadway/Stockton Boulevard Corridor, and vacant lots are scattered in the residential portions of the Project area. Vacant lots are for the most part concentrated in the area bounded by Broadway, 14th Street, Stockton Boulevard, and Martin Luther King Jr. Boulevard. Vacant, boarded residential buildings also continue to be an issue in Oak Park.

Proposed redevelopment activities include commercial and housing rehabilitation and new construction, and public improvements such as parking and street improvements. These projects must be consistent with the City's general plan and zoning requirements prior to construction, which are designed to ensure compatibility of projects with existing land uses. *The proposed Redevelopment Plan Fourth Amendment would be compatible with existing land uses in the Project Area, and would not impact the physical arrangement of the Oak Park community.*

d) Agricultural resources are not located within the Project Area, *thus the proposed Redevelopment Plan Fourth Amendment would have no effect on agricultural resources or operations.*

Section II: Population and Housing

Population and housing is considered a socio-economic, rather than a physical impact on the environment. CEQA does not require review of socio-economic impacts, except where a clear chain of cause and effect results in physical impacts. The City has developed policies and plans to provide for long-term population and housing needs, with documents such as the General Plan and the Oak Park Redevelopment Plan. Socio-economic needs such as low-income housing are addressed by the Amended Plan through the use of at least 20% of all increased property taxes (tax increment) generated to provide for housing in the project vicinity. In addition, individual development projects are required to pay into the Housing Trust Fund, which provides funding for the development of low- and moderate-income housing in the City.

a,b) Redevelopment activities and development encouraged by redevelopment has the potential to encourage localized daytime population growth in the Project Area's employment market area by providing additional jobs that would otherwise locate elsewhere. Residential infill development and rehabilitation occurring within the Project Area could incrementally increase the permanent population of the area. Increases in population are expected to occur gradually over time as public improvements and development progresses, and be within the anticipated population levels identified in the City's General Plan. There is no change in zoning proposed as part of the Redevelopment Plan amendment, nor any major new infrastructure improvements/extensions. *The proposed Redevelopment Plan Fourth Amendment would not result in changes in population beyond those identified in regional and local population projections, nor induce substantial growth.*

c) The proposed Fourth Amendment is expected to have a beneficial impact on existing housing by assisting in the reconstruction or rehabilitation of dilapidated structures. Providing housing for persons of low- and moderate-incomes is an objective of the proposed Fourth Amendment. Some relocation of residents may be required in areas of severely deteriorated housing which may be beyond rehabilitation. The Amended Plan provides that no persons or families of low- and moderate-income will be displaced unless and until there is a suitable housing unit available and ready for occupancy at rents comparable to those at the time of their displacement. The Amended Plan further provides that permanent housing facilities must be made available within three years from the time occupants are displaced.

Within 30 days of executing an agreement for acquisition and/or disposition of property that would result in the destruction or removal of dwelling units, the Agency must adopt a replacement housing plan. This plan must identify the location of such housing, a financing plan for rehabilitation, development or construction, the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, and a timetable for replacing the units on a one for one basis.

The Amended Plan proposes several residential programs to increase the supply of low- and moderate-income housing. These include the a) Developer Incentive Program to build-out residential infill lots; b) Preapprenticeship Construction Training Program; c) Multi-Family acquisitions,

rehabilitations; d) Boarded Homes Program (acquisition, rehabilitation); e) Oak Park Partnership Housing Program (down payment assistance); and f) New infill construction, assistance to non-profit housing developers. In addition, the Agency uses several programs such as the First Time Homebuyers Program to encourage home ownership for low- and moderate-income households.

Community Redevelopment Law requires that not less than 20 percent (20%) of all tax increment be set aside for preserving, improving and increasing the City's supply of low- and moderate-income housing. The Project Area will also benefit from the Sacramento Housing Trust Fund Ordinance (also known as Section 33, Housing Requirements for Non-Residential Development Projects) as non-residential development is encouraged in the area. The Agency requires that a project developer pay in-lieu funds for housing as a condition of an OPA or DDA. The funds are paid to the Redevelopment Agency for use as allowed by the Ordinance. The fee structure and amount is negotiated between the Agency and the project proponent during preparation of the OPA or DDA.

The proposed Redevelopment Plan Fourth Amendment is not anticipated to alter the location, distribution, density or growth rate of the human population or reduce the supply of low- and moderate-income housing. All low- and moderate-income housing stock removed due to Agency involvement will be replaced through Agency programs. *Therefore, no significant impacts on population or housing would occur as a result of the proposed Plan Amendment.*

Section III: Geology

a,b,c,d,g) Development encouraged by redevelopment activities could be exposed to potentially damaging seismically-induced ground shaking. However, no known active faults occur in or adjacent to the City of Sacramento. During the past 150 years, there has been no documented movement on faults within Sacramento County. However, the region has experienced numerous instances of ground shaking originating from faults located to the west and east. According to the *Preliminary Map of Maximum Expectable Earthquake Intensity in California*, prepared by the California Department of Mines and Geology, Sacramento is located near the border between the "low" and "moderate" severity zones, representing a probable maximum earthquake intensity of VII on the Modified Mercalli Scale. In Sacramento, the greatest intensity earthquake effects would come from the Dunnigan Hills fault, Midland fault, and the Foothill Fault System. The maximum credible earthquake for those faults is estimated at 6.5 on the Richter-scale. Currently, the City requires that all new structures be designed to withstand this intensity level.

Additional development encouraged by redevelopment activities in the Project Area could be exposed to impacts from liquefaction of subsurface soils. Liquefaction of soils could result in partial or complete loss of support which could damage or destroy buildings or facilities. Liquefaction is the loss of soil strength due to seismic forces acting on water-saturated, granular material which leads to a "quicksand" condition generating various types of ground failure. The potential for liquefaction must account for soil types, soil density, and groundwater table, and the duration and intensity of ground shaking. Earthquakes of the magnitude expected to emanate from any of several nearby faults

would be strong enough in the Project Area to induce liquefaction in susceptible sand layers. Per local building requirements, however, site-specific geologic investigations would be required to evaluate liquefaction potential and to recommend appropriate designs in order to avoid major structural damage, thus reducing this impact to less-than-significant.

The City of Sacramento has adopted policies as a part of the General Plan Health and Safety Element which consider seismic related hazards, including liquefaction. These policies require that the City: 1) protect levees and property from unacceptable risk due to seismic and geologic activity or unstable soil conditions to the maximum extent feasible; 2) prohibit the construction of structures for permanent occupancy across faults; 3) require reports and geologic investigations for multiple story buildings; and 4) ensure the use of Uniform Building Code requirements that recognize State and federal earthquake protection standards in construction. Development in the Project Area would not occur across any currently identified fault. In addition, the City requires soils reports and geological investigations for determining liquefaction, expansive soils and subsidence problems on sites for new multiple-story buildings as a condition of approval, and that such information be incorporated into the project design and construction to eliminate hazards. *The policies listed above are required for new construction projects and reduce potential seismic impacts to less than significant levels.*

e,h,i) Soils in the Project Area are categorized as Urban Land and consists of areas covered by up to 70 percent impervious surfaces. Topography is flat, and there are no outstanding topographic or ground surface relief features in the Project Area which would be disturbed as a result of the proposed redevelopment activities.

The Project Area is underlain by the Victor Formation (SGPU EIR, T-2) which forms a broad plain between the Sacramento River and the foothills of the Sierra Nevada mountains. It is a complex mixture of consolidated, ancient river-borne sediments of all textures. Weathering subsequent to formation during the Ice Ages has typically caused a hardpan layer to develop near the surface, generally allowing only a moderate to low rate of rainwater infiltration (SGPU EIR, T-1). Exhibit T-4 of the SGPU EIR further indicates that the subject site correlates with the San Joaquin soil type, a moderately deep, well-drained soil underlain by cemented hardpan. These soils are characterized as nearly level to gently rolling on low terraces and in basins of low terraces. Soils that have limitations for structural loading, i.e. weak or expansive soils, are scattered throughout the City. These limitations can usually be overcome through soil importation or specially engineered design for specific project construction. Adequate engineering studies will be required at the project level. *The proposed Redevelopment Plan Fourth Amendment would not result in impacts relative to landslides or mudflows, erosion or changes in topography, expansive soils, or unique geologic or physical features.*

f) New development in the Project Area encouraged by the redevelopment activities could result in the excavation, displacement, backfill and compaction of a minor amount of soil. Redevelopment activities may also result in the removal of dilapidated structures to accommodate new development on currently vacant land which will result in additional grading, compaction, and overcovering of exposed soils. Minor increases in the volume and rate of water runoff from development encouraged

by redevelopment activities may increase offsite soil erosion during future construction periods. Adequate on-site drainage facilities will be required at the project level. Soil erosion would be limited to the construction period of any future development or improvement. This impact would be temporary and would be controlled by standard grading practices.

All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. These requirements ensure that development sites are graded such that new topography makes a smooth transition to existing adjacent topography. City Ordinance includes grading requirements that control excessive runoff during construction. Developers are required to carry out dust and soil erosion and sediment control measures before, during, and after the construction phase of development. This general permit requires the permittee to employ "Best Management Practices" (BMP's) before, during, and after construction. The City has a list of BMP's necessary to accomplish the goals of this permit, approved by the City's Department of Utilities, Engineering Services Division before beginning construction. *No impact is anticipated to occur due to required compliance with the City's Grading, Erosion, and Sediment Control Ordinance.*

Section IV: Water

a,d,e) Much of the Project Area is served by the City of Sacramento's Combined Sewer Service System (CSS). The Combined Sewer System (CSS) area is bounded by the Sacramento River on the west, 65th Street on the east, the American River on the north, and Sutterville Road on the south.

This system consists of a single network of pipelines that collect both storm water drainage and sanitary sewer discharges from the downtown area. Drainage from redevelopment supported development activities would have a potentially significant effect on the City's Combined Sewer System if it exceeded the screening criteria provided by the City of Sacramento Department of Utilities (Brent, 1997). This criteria would be exceeded if the proposed project or project alternatives would increase the impervious surface area by greater than 0.25 acre.

If a proposed project would exceed City stormwater screening criteria, the City would require the project developers to develop and implement a mitigation plan, or enter into an Impact Mitigation Agreement with the City. The mitigation plan could include such measures as on-site storage and/or detention of site-generated storm water flows, CSS pipe up-sizing, and replacement of pipes. The Impact Mitigation Agreement would include, but is not limited to, the following:

1. Agreement to pay associated CSS impact fees and a waiver of all rights to protest fees, assessment districts, or Mello Roos districts.

2. Consent to all conditions by any lienholder.
3. Indemnification of the City in implementing the Agreement.

The mitigation plan or Impact Mitigation Agreement is required by local regulations to be reviewed and approved by the City of Sacramento Department of Utilities prior to the issuance of building permits. The City prefers the use of drainage mitigation. The Impact Mitigation Agreement is to be used only if mitigation is not feasible (Dave Brent, August 13, 1997).

In the southern portion of the Project Area that is not served by the CSS, drainage is carried in a series of swales and creeks to the Sacramento River. Additional development encouraged within the Project Area may increase the amount of land covered with impervious surfaces. This overcovering of the land will increase the speed and amount of runoff during storms. Any increase in runoff would be minor and would not be expected to significantly change the amount of surface water in any water body. The City Utilities Department encourages all new construction to include such measures as on-site storage and/or detention of site-generated storm water flows. Adequate drainage facilities will be required at the project level. *The proposed Redevelopment Plan Fourth Amendment would not result in significant changes in absorption rates, drainage patterns, increase in the amount of surface runoff or change in the amount of surface water or direction of flow within local water bodies.*

b) The Project Area is mostly in Zone X of the Federal Emergency Management Agency's Flood Insurance Rate Maps, an area protected by levees from a 100-year flood event. During preparation of this document, the remainder of the Project Area was located within an area of the 100-year floodplain currently designated as an A99 Flood Hazard Zone on the Sacramento Community's Official Flood Insurance Rate Map (FIRM), dated November 15, 1989 (Map Numbers 060266 0010E and 060266 0025E). This A99 floodplain is a broad swath that runs diagonally through the Project Area from southwest to northeast. The A99 zone is defined by the Federal Emergency Management Agency (FEMA) as a "special flood hazard area (SFHA), where enough progress has been made on a protective system such as dikes, dams, and levees, to consider it complete for insurance rating purposes." The A99 Flood Hazard Zone does not designate flood elevations, and there are no FEMA regulations restricting development in the zone. However, development within the A99 zone is subject to certain construction design regulations and flood insurance is required for any development that includes federal financing.

In recent years, the Sacramento Area has been subjected to numerous storm events resulting in high flows in the American and Sacramento rivers. In response to these flood events, the U.S. Army Corps of Engineers (COE) has revised flow frequency curves that indicate that portions of the area are only protected against a 77-year flood event. Even when additional levee protection that would be constructed along the American River in 1998 is considered, the level of protection is less than the 100-year level.

FEMA has a congressional mandate to establish a SFHA to deal with flood control systems that no longer provide 100-year protection. Based on the refined COE hydrologic calculations, FEMA has issued a final flood elevation determination letter and revised FIRM for portions of the Sacramento area. FEMA intends to issue new FIRMs on July 6, 1998 that would redesignate the A99 zones to a more restrictive "AR" zone ("A" denoting that the area is a SFHA, and the "R" denoting that restoration of a levee system to a level of base flood protection is underway). The area affected includes large areas of the City south of the American River, and smaller parts of the City north of the river and east of the Natomas East Main Drain Canal (NEMDC), generally contiguous with the area of the existing A99 flood zone. The AR zone is intended for communities such as Sacramento, where a previously certified 100-year or greater flood protection system has been de-certified due to updated hydrologic or other data.

The AR zone allows development to continue with some restriction while progress is being made toward restoring a 100-year flood protection level. Like the A99 zone, the AR zone is also temporary and will expire ten years from the date of classification or when certification of 100-year flood protection is obtained. The FEMA letter established the base flood elevations and initiated a six month compliance period that will end in July 1998, at which time the AR restrictions will be imposed. During the compliance period, the City is required to amend the existing floodplain management ordinance to incorporate and implement the AR zone requirements based on the flood hazard information shown on the maps.

The AR zone contains two categories: "Developed" and "Undeveloped". The Project Area is anticipated to be categorized as "Developed", or areas adjacent to existing public infrastructure or infill areas that are currently surrounded by existing development pursuant to FEMA definition. All new residential and non-residential development in the AR zone will be required to be constructed with the lowest floor including the basement at or above the base flood elevation, or three (3) feet above the highest adjacent grade, whichever is lower. Commercial projects will have the option of flood proofing in lieu of the elevation requirements.

Development in the Project Area would be required to comply with federal regulations imposed on the site whether it be a A99 or AR designation. At this time, no significant environmental impact will result since development would not be allowed unless it complies with the federal regulations regarding development in areas subject to this particular flood hazard. The City is currently preparing environmental review for amendments to sections 9.26 and 9.27 of the City Code relating to Flood Management.

Under applicable provisions of the Sacramento City Code, which will not be modified until July 1998, new development is permitted in the Project Area, provided building permit applicants, by agreement with the City, a) assume the risk of all flood-related damage to any permitted new construction; b) agree to notify subsequent purchasers of the flood risk; and c) ensure that any new construction complies with City-imposed design restrictions aimed at reducing the risk of flood-related property damage and personal injury. A project applicant, as part of standard City approval procedures, will

be required to execute an agreement that acknowledges the flood risk of the project and that requires compliance with the provisions of the Sacramento City Code.

The City has evaluated the impacts of approving development within the flood zone in the Environmental Impact Report (EIR) prepared in connection with the Land Use Planning Policy Within the 100-Year Floodplain (M89-054) adopted by the City Council on February 6, 1990. That document serves as a program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City. Flood-related risks created by activities encouraged by the Redevelopment Plan Fourth Amendment fall within the scope of the program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the program EIR and its adoption of the Policy are applicable to the Project. These findings are set forth in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento ("Findings"). That document is appended to the Program EIR available through the Department of Planning and Development.

The Project Area is also served by the City's combined storm/sanitary sewer system which has been subject to localized flooding. The terrain in the City is flat and many of the sewers and facilities are undersized and in need of rehabilitation. As a result, localized flooding occurs during large storm events. Local flooding occurs when the CSS is full and storm water runoff cannot enter the system. An objective of the CSS Rehabilitation and Improvement Plan is to reduce localized flooding problems. *All development assisted by the proposed Redevelopment Plan Fourth Amendment would be required, by City regulations, to provide adequate on-site drainage or sign a mitigation agreement, and would not expose people or property to water-related hazards such as localized flooding.*

c) Redevelopment activities and development encouraged by redevelopment will contribute additional runoff to these systems on a case by case basis over the life of the Redevelopment Plan. Construction activities may contribute organic pollutants during the construction of infrastructure and improvements. Additional contamination may occur from increased traffic as a result of redevelopment activities which may contribute grease, oils, and other materials that may contaminate runoff from streets and parking lots.

Construction encouraged by redevelopment would include temporary earth disturbing activities. This could result in a minor increase in soil erosion leading to increased sediment loads in storm runoff, which could adversely affect receiving water quality. All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. The GESC includes grading requirements that control excessive runoff during construction. Developers are required to carry out dust and soil erosion and sediment control measures before, during, and after the construction phase of development. Implementing accepted dust control practices, revegetating or covering exposed soils with straw or other materials,

constructing ingress/egress roads and adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways, covering trucks containing loose and dry soil, and providing interim drainage measures during the construction period are measures intended to minimize soil erosion and fugitive dust emissions.

This general permit requires the permittee to employ "Best Management Practices" (BMP's) before, during, and after construction. The City has a list of BMP's necessary to accomplish the goals of this permit, approved by the City's Department of Utilities before beginning construction. The primary objective of the BMP's is to reduce nonpoint source pollution into waterways. These practices include structural and source control measures for residential and commercial areas, and BMP's for construction sites. Components of the BMP's include:

- Maintenance of structures and roads
- Flood control management
- Comprehensive development plans
- Grading, erosion and sediment control ordinances
- Inspection and enforcement procedures
- Educational programs for toxic material management
- Reduction of pesticide use
- Specific structural and non-structural control measures

BMP mechanisms minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the stormwater drains. BMP's are approved by the Department of Utilities before beginning construction (the BMP document is available from the Department of Utilities Engineering Services Division, 5770 Freeport Boulevard, Suite 100, Sacramento). *Soil erosion would be limited to the construction period of the project. Minor increases in the volume and rate of water runoff from infrastructure improvements and development would be temporary and would be controlled by standard grading practices and the required BMPs, resulting in a less than significant impact.*

f,g,h,i) Redevelopment activities in the Project Area would not affect the direction or rate of flow of groundwater. Water supplies are provided by the City of Sacramento through a system of pipelines that currently exist within the streets. Development within the Project Area will not require new withdrawals from groundwater sources or affect aquifers by cuts or excavations. The proposed Redevelopment Plan Fourth Amendment also would not be expected to result in development that requires excavations to a depth that typically require continuous dewatering. The City does not rely on groundwater in this area for its source of public water supply. *As such, the project has no effect on groundwater used for public water supplies.*

Section V: Air Quality

a,b) The Project Area is located within the Sacramento metropolitan area which is considered a non-attainment area for selected pollutants. The 1986-2006 SGPU DEIR identified urban emission

sources as the primary source for existing air quality problems (SGPU DEIR, Z-6). The federal air quality standards for ozone and particulate matter (PM_{10}) are being exceeded several times per year in Sacramento City and County.

Ozone is a secondary pollutant produced over time by a complicated series of chemical reactions involving nitric oxide, nitrogen dioxide, various organic compounds, ultraviolet light, and normal components of the atmosphere. Ozone problems have been identified as the cumulative result of regional development patterns, rather than the result of a few incremental significant emissions sources (SGPU DEIR, Z-9).

The Sacramento Metropolitan Air Quality Maintenance District (SMAQMD) collects ambient air quality data through a network of air monitoring stations. This data is summarized annually and published in the California EPA CARB's California Air Quality Data Summaries. Table V-1 is a five year summary listing the highest annual concentration observed in the SUA for non-attainment designated criteria pollutants for the years 1992-1996. This data was collected at the SMAQMD's 13th & T Street gaseous and particulate monitoring station located in downtown Sacramento. This station was selected because it is the closest gaseous and particulate monitoring station to the Project Area. The CARB has not yet released monitoring data for the full 1997 calendar year.

The Redevelopment Plan Fourth Amendment would continue to eliminate barriers to development within the Project Area, allowing development to proceed up to General Plan densities. Development activities would result in additional emissions relating to both construction and operations. Each development project as it is proposed over the life of the Redevelopment Plan Fourth Amendment will be assessed against the following SMAQMD recommended significance criteria:

- Criteria Pollutants: Construction and operation impacts are considered potentially significant if the project would result in a net increase of 85 pounds per day (lbs/day) of ROGs, 85 lbs/day of NO_x , 275 lbs/day of PM_{10} or 150 lbs/day of SO_2 . Operational impacts for CO are considered potentially significant if CO "hot spots" exceeding state 1-hour and 8-hour SAAQS are generated near major thoroughfares and congested surface streets.

With future development of the Project Area air pollutants would be emitted by construction equipment, and fugitive dust would be generated during interior grading and site preparation. Construction activities are regulated by the City and County, as well as the Air Quality Management District. Construction in the Project Area over the life of the Redevelopment Plan Fourth Amendment will include demolition of some structures and grading preparation for all new construction. PM_{10} emissions in the form of fugitive dusts would vary from day to day, depending on the level and type of construction activity (demolition and grading), silt content of the soil, and prevailing weather. Phase I emissions from construction equipment (i.e. graders, back hoes, haul trucks etc.) would generate PM_{10} , NO_x , and ROG emissions.

TABLE V-1
AIR QUALITY DATA SUMMARY (1992-1996) FOR THE PROJECT AREA

Pollutant	Monitoring Data By Year /a/					
	Std. /b/	1992	1993	1994	1995	1996
Ozone (O ₃):						
Highest 1-hour average, ppm/c/ Days/Hours /d/	0.09	0.12 11/21	0.13 4/9	0.11 3/3	0.13 7/16	0.12 5/12
Carbon Monoxide (CO): /e/						
Highest 1-hour average, ppm Number of excesses	20.0	11 0	12 0	11 0	10 0	9 0
Highest 8-hour average, ppm Number of excesses	9.0	8.6 0	9.4 1	6.4 0	6.5 0	6.8 0
Particulate Matter (PM ₁₀): /e/						
Highest 24-hour average, ug/m ³ /c/ Days/Samples /f/	50	72 8/71	77 11/97	99 6/79	85 14/82	75 4/77
Annual Geometric Mean, ug/m ³	30	29.1	25.3	26.1	26.3	22.2

Note: **Bold** values are in excess of applicable standards

na not available

/a/ All data are from the 13th and T streets monitoring station in downtown Sacramento.

/b/ State standard, not to be exceeded.

/c/ ppm = parts per million; ug/m³ = micrograms per cubic meter.

/d/ Days/Hours refers to the number of days during which excesses of the state standard were recorded in a given year and the total number of hours in which the standard was exceeded during that year.

/e/ Particulate is usually measured every sixth day (rather than continuously like the other pollutants). "Days/Samples" indicates the number of excesses of the state standard that occurred in a given year and the total number of samples that were taken that year, respectively.

SOURCE: California Air Resources Board, *California Air Quality Data Summaries*, 1992, 1993, 1994, 1995, 1996.

The largest source of construction-related PM₁₀ emissions would be associated with the demolition of existing structures. Demolition activities are required to conform to the rules and guidelines outlined in the SMAQMD Rule 403 concerning fugitive dusts associated with construction activities, including demolition. Rule 403 requires the application of water or chemicals for the control of fugitive dust associated with demolition, clearing of land, construction of roadways, and any other construction operation that may potentially generate dust, including the stockpiling of dust-producing materials. Although PM₁₀ emissions associated with demolition can be quite large, these emissions will be reduced by Rule 403, and will take place over a very short period of time.

Phase II construction emissions are primarily associated with construction employee commute vehicles, asphalt paving operations, mobile construction equipment (i.e., bull dozers, fork lifts, etc.), stationary construction equipment, and architectural coatings. Phase II construction emissions will principally be generated from diesel-powered mobile construction equipment as well as architectural coatings. Phase II construction emission mitigation measures involve the routine maintenance and tuning of all mobile and stationary powered construction equipment, as well as construction employee commute vehicle trip reductions. Construction paving materials and coatings are required to conform to the rules outlined in the SMAQMD's Rule 453 and Rule 442 governing the manufacture and use of asphalt and architectural coatings.

Resident, employee, customer and/or delivery vehicle trips associated with new development would generate NO_x and ROG emissions, contributing to regional ambient O_3 concentrations, and would generate vehicular dust emissions that would contribute to regional ambient PM_{10} concentrations. Additionally, the combustion of natural gas for space heating will contribute NO_x and ROG emissions.

SMAQMD requires site-specific potential air quality impacts be assessed and mitigated to the extent feasible at the project level, as new development is proposed over time in the Project Area. However, all development anticipated under the Redevelopment Plan Fourth Amendment must be consistent with the City's General Plan. Therefore, air quality impacts associated with development occurring as a result of redevelopment activities have already been considered in the SGPU EIR. At the time of General Plan adoption, the EIR identified a regional unavoidable significant adverse impact, and the City Council adopted findings of overriding considerations. *The Redevelopment Plan Fourth Amendment would not encourage development beyond that considered in the SGPU EIR.*

c) Due to the small scale of proposed and typical redevelopment activities, changes in local or regional climate conditions are not expected as a result of the Redevelopment Plan Fourth Amendment.

d) Development encouraged by redevelopment activities is expected to be commercial, residential or light manufacturing development typical of the area and is not expected to create objectionable odors.

Section VI: Transportation/Circulation

Major public streets within the Project Area include Alhambra Boulevard, Broadway, Martin Luther King, Jr. Boulevard, Stockton Boulevard, 33rd Street, 2nd Street, 12th Avenue, 14th Avenue, 21st Street, and 5th Avenue. Over the life of the Redevelopment Plan Fourth Amendment, additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. It is anticipated that Project development may entail abandonment and/or realignment of certain streets, alleys, and other rights-of-way. Any changes in the existing street layout would be in accord with the General Plan, the objectives of the Redevelopment Plan, and the City's design standards. At this time, proposed street improvements include off-street parking on

Broadway and Stockton Boulevard, installation of street medians, improved street lighting and landscaping, and other traffic calming measures. The diagonal orientation of Broadway tends to impede traffic flow in the northern portion of the Project Area. In order to correct this deficiency, selected streets that intersect Broadway between Y Street and 5th Avenue will need to be converted to one-way or partially vacated.

a) Redevelopment activities within the Project Area will encourage a general intensification of commercial, residential and other development. In 1989, the UCDMC adopted their Long Range Development Plan which allowed for new growth and expansion of medical facilities in the area. This growth coupled with regional growth has resulted in increased traffic along the Stockton Boulevard and Broadway corridors. As a result of increased traffic, the level of service (LOS) has degraded along Stockton Boulevard and some portions of Broadway. Traffic encroachment has begun to occur in the adjacent residential neighborhoods (Stockton Boulevard and Broadway Area Circulation Study - Summary and Strategy Guide).

Redevelopment activities within the Project Area will encourage a general intensification of commercial, residential and other development. This additional development will generate additional vehicular movements throughout the Project Area and the City/County over existing conditions. However, build-out of the Project Area is anticipated to be consistent with General Plan densities, and generate the same number of average daily trips anticipated with the General Plan.

Traffic service is generally characterized by examining peak period operations. Operations are described in terms of the peak hour Volume to Capacity (V/C) ratio, as well as Level of Service (LOS). The V/C ratio indicates the amount of capacity utilized, with 1.0 representing 100 percent utilization. The LOS provides a letter grade that describes the quality of flow, ranging from the best conditions (LOS A) through extreme congestion associated with at or over-capacity conditions (LOS F).

Traffic conditions are best characterized by the peak hour LOS at signalized intersections, since signalized intersections generally have more limited capacity than midblock roadway sections. Intersection LOS is usually computed using the "Planning Methodology" from Transportation Board Circular 212, which is commonly used in EIRs and is the method currently preferred by the City. This method provides generally conservative estimates of intersection capacity.

The City of Sacramento has a current policy to maintain LOS C conditions where possible. This policy is more conservative than other jurisdictions, which may accept LOS D conditions (or LOS E at intersections affected by regional traffic such as freeway ramps). The most congested freeway segments serve the eastern suburbs of Sacramento along I-80 and U.S. 50. Both of these freeways are operating at or near their designated capacity. Currently, the Stockton/Broadway intersection operates at LOS A in the am peak hour, and LOS B in the pm peak hour. Under future 2010 roadway network operating conditions, the intersection LOS for Stockton Boulevard and Broadway has been estimated to be at LOS D in the pm peak hour. In addition, the future 2010 roadway network is anticipated to experience pm peak hour LOS E at the intersection of Martin Luther King,

Jr. Boulevard and Broadway (Broadway/Stockton Supermarket Project Negative Declaration). At General Plan buildout all other Project Area intersections and roadway segments are anticipated to maintain LOS of C or better except for Stockton Boulevard and Broadway (SGPU). The City of Sacramento has adopted a Findings of Fact and Statement of Overriding Considerations for the Adoption of the Sacramento General Plan Update for impacts to City streets and the freeways. The Redevelopment Plan Fourth Amendment will eliminate barriers to General Plan growth in the Project Area, as anticipated in the SGPU DEIR. *The Fourth Amendment will not generate any impacts not previously considered in the SGPU EIR.*

b-f) Additional development encouraged by redevelopment activities will result in an increased demand in parking. Parking in some areas is already constrained, and additional development may exacerbate this situation. Lack of parking can also interfere with pedestrian and vehicular circulation, creating disruptions in traffic flow as drivers are forced to circle blocks in search of a space and block traffic entering and exiting inadequately sized and poorly designed parking lots. The Stockton Broadway Corridor has inadequate parking facilities that contribute to the stagnation of the area's development and, more specifically, limit the use and reuse of the Project Area (*Preliminary Report*, pg. 13). The Agency intends to assist in the provision of adequate parking in the Project Area.

The Project Area is well served by alternative transportation modes. Seven bus routes, Routes 38, 50, 51, 67, 68, 83, and 115 serve Oak Park. There are existing bikeways through the Project Area along Martin Luther King, Jr. Boulevard, 34th and 32nd streets, and 9th and 12th avenues. The 2010 Bikeway Master Plan identifies proposed bikeways running north-south on Broadway, 43rd and 44th streets and Stockton Boulevard, and east-west along 2nd, 5th, 7th, 8th, 9th, 21st and 27th Avenues and Broadway. Light Rail is available about one-half mile north of the Project Area, with the closest stations at 29th, 39th and 48th streets. The proposed South Area Light Rail Extension would parallel the UP Rail Line approximately one half to three quarter miles west of the Project Area.

The Redevelopment Plan Fourth Amendment would also assist in the construction of medians, traffic circulation improvements, and street lights to upgrade the appearance and safety of the Broadway/Stockton Boulevard Corridor. As development occurs in the Project Area, site design, including parking and driveway locations, and alternative transportation modes will be subject to review by the City's Public Works Department. All city departments, including fire and police, review the site design to ensure safe and adequate access. *The Redevelopment Plan Fourth Amendment is expected to have a beneficial impact on Project Area parking, circulation, alternative transportation modes, and pedestrian and cyclist safety.*

g) The proposed Redevelopment Plan Fourth Amendment does not affect rail, waterborne or air traffic.

Section VII: Biological Resources

a-e) The proposed Project Area is in Urban Land Habitat (SGPU U-14). There are no wetlands or water features in the Project Area. Urban Land Habitat does not support foraging or nesting habitat

for any animal species on the State or Federal Threatened or Endangered Species lists. The Project Area is currently developed with existing structures, and vacant areas where buildings have been previously demolished.

The dominant vegetation consists of artificially irrigated ornamental plantings. Most of the vacant parcels in the Project Area support non-native annual grassland habitat. Most of the developed parcels support a variety of non-native ornamental species including street trees, shrubs, herbaceous flower beds, and lawns. Native trees and shrubs are occasionally interspersed in native landscapes. No records of special state plant species in the Project Area are included in the California Natural Diversity Data Base (CNDDB, 1997). However, potential habitat exists in the Project Area for the valley oak (*Quercus lobata*), a special status plant.

Development that may be encouraged through redevelopment activities would be required to assess any potential project specific construction impacts to trees, in coordination with the City Arborist. Heritage trees in the Project Area would be protected by the City of Sacramento Heritage Tree Ordinance. Heritage trees are defined by the Ordinance as trees of any species having a trunk circumference of 100 inches or more measured 4.5 feet above ground level, which are of good quality in terms of health, vigor of growth, and conformity to generally accepted horticultural standards of shape for its species.

The proposed Redevelopment Plan Fourth Amendment will encourage new landscaping in the Project Area. As a result, new species of plants could be introduced to the area. City policies encourage revegetation and landscaping with native plant species, avoidance of non-indigenous species and protection of native trees and oaks. Landscaping plans are subject to review and approval by the Design Review Board.

A variety of trees and shrubs used for landscaping of urban areas provides nest sites and cover for wildlife. In general, the density and diversity of urban wildlife depend on the extent and type of landscaping and open space, as well as the proximity to natural habitats. Records of the CNDDB indicate that the burrowing owl (*Athene cunicularia*) and the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) are known to occur near the Project Area. The longhorn beetle has been observed along the American River Parkway. Elderberry plants are frequently associated with riparian habitats, and no riparian habitat has been observed in the Project Area. As such, the valley elderberry longhorn beetle is not expected to occur in the Project Area.

The nearest record for the burrowing owl is approximately ½ mile east of the Project Area at the old Fairgrounds, and just north at the UCD Medical Center. The owl is a California Department of Fish and Game species of special concern, and is a year-round resident in the Central Valley. This species prefers open annual or perennial grasslands, including heavily disturbed areas with existing burrows, elevated perches, large areas of bare ground or low vegetation, and few visual obstructions. Burrows are typically located near water where large numbers of prey species, primarily insects, are found. Redevelopment activities may encourage development that could impact burrowing owls. All such development must go through the City of Sacramento entitlement process prior to construction,

which includes site-specific environmental review and mitigation of potential burrowing owl impacts in this area. Therefore, the potential for the Redevelopment Plan Fourth Amendment and subsequent activities to have an adverse impact on burrowing owls, or any other special status species or habitat is considered low. *Therefore, the Redevelopment Plan Fourth Amendment and subsequent activities would have a less than significant impact on biological resources.*

Section VIII: Energy and Mineral Resources

a) The proposed Redevelopment Plan Fourth Amendment would not require the expansion of energy-supply infrastructure. Both PG&E and SMUD have adequate infrastructure in place to serve the Project Area. In addition, the proposed Redevelopment Plan Fourth Amendment would not conflict with applicable energy conservation plans or exceed the maximum energy consumption threshold set by Title 24, State Building energy Efficiency Standards. *No impacts to energy conservation plans would occur.*

b) As development occurs within the Project Area, non-renewable energy, water, and materials resources will be consumed by increased vehicle travel, heating and cooling of living and working spaces, and electrical power generation. New construction will involve the use of additional building material and natural resources. In a regional and statewide context, this level of consumption of materials and energy resources is not considered significant.

The proposed Redevelopment Plan Fourth Amendment would result in the loss of those natural resources associated with the construction activities. New development in the Project Area is not anticipated to significantly accelerate the use of natural resources or deplete non-renewable resources. *Therefore, this impact is considered to be less-than-significant.*

c) The proposed Redevelopment Plan Fourth Amendment would not result in the loss of availability of a known mineral resource in the Project Area. Please refer to the discussion under "III. Geology", item "e,h,i".

Section IX: Hazards

a) Some designated uses within the Project Area may use, store, or transport hazardous substances to a limited degree. The Redevelopment Plan Fourth Amendment itself would not result in an increase in unusual or unique risks of explosion or release of hazardous substances beyond that risk typical of commercial or business land uses that may be assisted with redevelopment. State law requires detailed planning to ensure that hazardous substances are properly handled, used, stored, and disposed of, and to prevent or minimize injury to human health or the environment in the event such substances are accidentally released. Federal laws, such as the Emergency Planning and Community-Right-to-Know Act of 1986 (also known as Title IH of the Superfund Amendments and Reauthorization Act, or SARA Title III) impose similar requirements.

The Hazardous Materials Release Response Plans and Inventory Law of 1985 (or the Business Plan Act) requires that a business that uses, handles, or stores hazardous substances prepare a plan, which must include: 1) details, including floor plans, of the facility; 2) an inventory of hazardous substances handled or stored; 3) an emergency response plan; and 4) a training program in safety procedures and emergency response for new employees, including annual refresher courses.

In addition, under the terms of State legislation passed in 1989, AB 3777-LaFollette, the responsible local agency is to be provided with a Risk Management and Prevention Plan (RMPP). A RMPP is the sum total of programs aimed at minimizing acutely hazardous substance incident risks. This can include, but is not limited to: 1) systems safety review of design for new and existing equipment; 2) safety evaluation of standard operating procedures; 3) system review for reliability, both human and equipment/facility; 4) preventive maintenance procedures; 5) risk assessment for failure of specific pieces of equipment or operating alternatives; 6) emergency response planning; and 7) internal or external auditing procedures to ensure that safety programs and safety engineering controls are being executed as planned.

In general, this law requires that users of hazardous chemicals include in their RMPPs a hazards operations analysis (HAZOP) to be performed if specified quantities of approximately 30 acutely hazardous chemicals are used. In particular, the HAZOP must consider the off-site consequence of the release of any acutely hazardous substance, as defined. Should any toxic and/or flammable materials be proposed for any new commercial uses in the Project Area, a disclosure statement must be filed with the Sacramento County Environmental Management Department (SCEMD) which includes a list of these materials, the maximum amounts anticipated and how and where these materials are stored and used. *The Fire Department prepares an emergency plan which contains this information, thereby minimizing the release of hazardous substances in the event of an explosion or fire, and reducing potential impacts to a less than significant level.*

b) Future development in the Project Area and/or redevelopment activities would not interfere with either an adopted emergency response plan or an emergency evacuation plan. *No routes used for emergency access and response would be adversely affected by the Redevelopment Plan Fourth Amendment.*

c,d) Implementation of the Redevelopment Plan Fourth Amendment does not involve unique or unusual human health concerns. Redevelopment activities are not expected to result in the exposure of people to additional health hazards such as disease or exposure to hazardous materials.

Development in the Project Area may involve the recycling of properties, thus future development may be subject to hazards created by contamination resulting from existing or past land uses on a development site or adjacent site. Prior to development on any project sites that have the potential to be contaminated, applicants must coordinate with and obtain approval from the SCEMD. This procedure is required to assure that a proposed development does not interfere with the cleanup of potential groundwater or soil contaminants.

The Redevelopment Agency thoroughly investigates any proposed acquisition sites for the possible presence of hazardous substances in soil or groundwater. In the event contamination is discovered, a site remediation plan is prepared and implemented prior to any property transfer and construction. *Existing federal, state and local laws and requirements would mitigate any potential impacts in the Project Area to a less than significant level.*

The demolition of older buildings could expose construction workers and the public to carcinogenic asbestos fibers. Asbestos may be present in a variety of forms in the existing structures. If "friable," it could become loose and airborne where it can be inhaled. Loose insulation, ceiling panels, and brittle plaster could be sources of friable asbestos. Non-friable asbestos is generally bound to other substances such that it does not become airborne under normal conditions. In most cases, asbestos in older structures is contained in linoleum, insulation, and similar building materials. These non-friable materials do not present an intrinsic health hazard by their mere presence, because the asbestos is encapsulated in another material. However, any activity that involves manipulation of these materials (i.e., cutting, grinding, or drilling) could release hazardous airborne asbestos fibers.

The City requires that if asbestos fibers are suspected or identified in soils or existing building materials, then additional sampling must be performed prior to any demolition activities to identify asbestos-containing materials that may be contained in building materials or obscured behind walls, above ceilings, and beneath floors. Demolition activities affecting asbestos-containing material shall be performed by a licensed asbestos abatement contractor with properly trained personnel in accordance with all applicable federal, state and local regulations. *Existing federal, state and local regulations would mitigate any potential impacts in the Project Area to a less than significant level.*

e) The proposed Redevelopment Plan Fourth Amendment would not create an increased fire hazard in areas with flammable brush, grass or trees.

Section X: Noise

a, b) Increased vehicular traffic resulting from roadway improvements and development encouraged by redevelopment activities may incrementally increase ambient noise levels on arterial streets and freeways. Construction related noise impacts may exceed acceptable levels and will have potentially significant short-term impacts on adjacent residential development. Construction noise represents a temporary impact on ambient noise which will terminate upon completion of an individual project.

A change in noise levels of less than three dBA is not discernible to the general population. An increase in average noise levels from three to five dBA is clearly discernible to most people, and an increase greater than 5 dBA is considered subjectively substantial and constitutes a significant noise impact.

The City of Sacramento Noise Control Ordinance sets limits for exterior noise levels on designated agricultural and residential property. The ordinance states that noise shall not exceed 55 dBA during

any cumulative 30-minute period in any hour during the day (7:00 a.m. to 10:00 p.m.), and 50 dBA during any cumulative 30 minute period in any hour during the night (10:00 p.m. to 7:00 a.m.). The ordinance sets somewhat higher noise limits for noise of shorter duration; however, noise shall never exceed 75 dBA in the day and 70 dBA at night.

Construction activities, including the erection, excavation, demolition, alteration or repair of any building or structure, are conditionally exempt from the Noise Ordinance. Construction activities are exempt from the noise standard from 7:00 a.m. to 6:00 p.m. Monday through Saturday, and from 9:00 a.m. to 6:00 p.m. on Sunday. Internal combustion engines that are not equipped with suitable exhaust and intake silencers that are in good working order are not exempt.

The City of Sacramento monitored existing ambient noise for Oak Park surface streets at a normalized distance of 75 feet from the center of the roadway (SGPU Exhibit AA-47). The existing noise levels monitored were identified as 67 dBA on Stockton Boulevard between Highway 50 and 14th Avenue; 66 dBA on Broadway from Franklin to MLK, Jr. Boulevard, then 62 dBA to Stockton Boulevard; and 64 dBA on 12th/14th Avenue from SR 99 to Stockton Boulevard. The City's land use noise compatibility guidelines identifies a "normally acceptable" range up to 65 dBA for commercial buildings and up to 60 dBA for residential. A "conditionally acceptable" range for commercial is up to 80 dBA. The SGPU estimates that at General Plan buildout, anticipated noise levels along major roadways in the Project Area would increase 1 dBA on Stockton and Broadway, and actually decrease 3 dBA on MLK, Jr. Boulevard. With conventional construction, such an increase would still be within acceptable levels for commercial areas, and the decrease would put MLK, Jr. Boulevard close to acceptable levels for residential. However, most ambient noise levels in the Project Area would require mitigation (i.e. soundwalls) to protect new residential development along major streets.

Noise generated by the redevelopment activities and development encouraged by redevelopment will include temporary noise from construction activities and long term operational noise from vehicles accessing and exiting Project Area land uses. The Project Area is located in an urbanized environment which is subject to noise from traffic corridors, trucks, and other noise sources typical of a location near major arterials and commercial activities such as auto repair. Surface traffic noise is the dominant noise source in the City. The Redevelopment Plan Fourth Amendment would eliminate barriers to and encourage development in the Project Area consistent with the City's General Plan. In addition, proposed rehabilitation activities would decrease interior noise levels for many existing Project Area homes and commercial structures. *No increases in noise levels beyond those anticipated in the General Plan and already considered in the SGPU EIR would occur as a result of the Redevelopment Plan Fourth Amendment.*

b) Proposed redevelopment activities are not expected to expose people to severe noise levels greater than incremental increases in traffic noise that were previously considered in the SGPU EIR.

Section XI: Public Services

a-e) The City's General Fund and other special collections such as Measure G, state school funds and developer fees provide the financial support to achieve basic safety, school, library and park services. The City does not recognize the level of provision of these services as physical environmental impacts. The City views police, fire, school, maintenance of public facilities, library and park services as basic social services to be provided by the City. The level of service is based in part on the economic health of the service provider, in this case, the City of Sacramento.

Police/fire personnel, schools, libraries and parks provide a wide range of services that are affected by population increases. These services, however, are not impacted by physical environmental effects created by the proposed Redevelopment Plan Fourth Amendment. Section 15382 of the California Environmental Quality Act Guidelines defines a significant effect on the environment as a substantial or a potentially substantial adverse change in any of flora, fauna, ambient noise, and/or objects of historic or aesthetic significance. An economic or social change is not by itself considered a significant effect on the environment.

Any proposed new development in the Project Area will be required to incorporate design features identified in the Uniform Building Code and the Uniform Fire Code. Both the Police Department and the Fire Department are given the opportunity to review and comment on the design of any proposed new development that could affect public or fire safety. The Redevelopment Plan Fourth Amendment would result in elimination of barriers to General Plan growth, thus potentially increasing Project Area population over existing conditions. It would also provide private and public improvements such as housing and commercial rehabilitation, street improvements and job training programs. The need for fire and emergency services, however, should not be substantially increased because the Project would reduce existing fire hazards through the rehabilitation of substandard residential and commercial buildings. In addition, efforts to eliminate blight in the Project Area and public service programs may have a beneficial impact on police service levels. *The incorporation of fire safety measures required by the Uniform Building Code and the Uniform Fire Code and City permitting requirements and Crime Prevention through Environmental Design Program are expected to reduce any physical public safety impacts associated with the redevelopment activities to a less than significant level.*

By removing barriers to growth, the proposed Redevelopment Plan Fourth Amendment could result in an incremental increase in new housing construction in the Project Area. Such increases could result in an increase in student demand on local schools. All schools within the Sacramento City Unified School District are considered by the SCUSD to be currently at or over capacity. Any new students added to the District as an indirect result of the Project would increase existing local school capacity problems. It is important to note, though, that new residential development must be consistent with the City General Plan, and could eventually develop in the Project Area in the absence of the Redevelopment Plan.

The policies and implementation measures outlined below are contained in the City's General Plan (1988). These policies are expected to be sufficient to provide adequate school facilities to accommodate General Plan growth within the Project Area.

Goal A: Continue to assist school districts in providing quality education facilities that will accommodate projected student enrollment growth.

Policy 1: Assist school districts with school financing plans and methods to provide permanent schools in existing and newly developing areas in the City.

Policy 2: Involve school districts in the early stages of the land use planning process for the future growth of the City.

Policy 3: Designate school sites on the General Plan and applicable specific plans of the City to accommodate school district needs.

Policy 5: Continue to assist in reserving school sites based on each district's criteria, and upon the City's additional locational criteria as follows:

- ▶ Locate elementary schools on sites that are safely and conveniently accessible, and free from heavy traffic, excessive noise and incompatible land uses.
- ▶ Locate schools beyond the elementary level adjacent to major streets. Streets that serve as existing or planned transit corridors should be considered priority locations.
- ▶ Locate all school sites centrally with respect to their planned attendance areas.

Goals and Policies adopted as mitigation measures for the City's General Plan Update (1988) were determined to mitigate impacts of growth on schools to less than significant levels. These policies and measures are the responsibility of the City to implement for the Project Area.

Under Assembly Bill 1290 that amended California Redevelopment Law, the State recognized the potential adverse impact on schools from redevelopment, and mitigated that effect by specifically providing a net increase in funding for school capital improvements. The impact of any new residential development on impacted schools in the Project Area would nevertheless be significant, since the District lacks sufficient funds to alleviate existing overcrowding. However, the legislature specifically found in Article 16.5, Section 31, amending Section 33607.5 (g)(2) of the Health and Safety Code, that "(n)otwithstanding any other provision of law, a redevelopment agency shall not be required, either directly or indirectly, as a measure to mitigate a significant environmental effect or as part of any settlement agreement or judgment brought in any action to contest the validity of a redevelopment plan pursuant to Section 33501, to make any other payments to affected taxing entities, or to pay for public facilities that will be owned or leased to an affected taxing entity."

Section XII: Utilities and Service Systems

In the context of energy service, a significant impact is defined as capacity demand that cannot be met by existing or presently programmed supply, transmission and distribution facilities, and that requires the construction of significant amounts of additional facilities.

a) Natural Gas/Electrical. Increased demands on natural gas resources are met either by current PG&E infrastructure or upgraded/new facilities if the demand is increased beyond existing local infrastructure capacity. Project developers would be assessed the cost of upgraded/new facilities on a case-by-case basis if required because of the increased demand. New developments are required to coordinate through PG&E to assure that gas is efficiently supplied. The proposed Redevelopment Plan Fourth Amendment would not generate a demand that would require PG&E to secure a new gas source beyond their current suppliers.

As is the case with gas supply, increased electrical demands are met either by current infrastructure or upgraded/new facilities if the demand is increased beyond existing local infrastructure capacity. Project developers would be assessed the cost of upgraded/new facilities if required because of the increased demand. A significant environmental impact would result if a project resulted in the need for a new electrical source (e.g., hydroelectric and geothermal plants).

The proposed Redevelopment Plan Fourth Amendment will eliminate barriers to growth, and thus increase the electrical demand in the Project Area. SMUD has a standard set of measures it requires for approval of new developments:

1. Contact the SMUD Electric System Design Department and consult with SMUD through project planning, development, and completion. Early notification and consultation will be required, since there is a lead time of 12 to 18 months for acquisition of equipment and extension or modification of facilities.
2. Work closely with SMUD during the design stage of the project to ensure that energy conservation and load management measures recommended by SMUD are implemented to the maximum extent feasible.
3. Work with SMUD to locate a vault for electrical transformers with the project as required.
4. Pay to SMUD costs associated with any relocation of SMUD's electrical facilities due to project development.
5. Cooperate fully with SMUD in disclosing information concerning existing and proposed electrical facilities in the Project Area to those parties involved on acquisition of property within the area or the development, maintenance, or regular use of facilities located within the area.

The design of adequate electrical facilities is part of the normal development process and is not considered a physical environmental impact. Implementation of the proposed Redevelopment Plan Fourth Amendment will require compliance with SMUD standards. The proposed Redevelopment Plan Fourth Amendment would not generate a demand that would require SMUD to secure a new

electrical source beyond their current suppliers. *Therefore, the physical environmental impact of increased electrical and natural gas demand by the proposed Redevelopment Plan Fourth Amendment is considered less-than-significant.*

Besides the direct consumption of energy mentioned above, construction projects also consume indirect energy. For example, indirect energy is consumed through construction related services that use raw materials/natural resources to manufacture the construction materials. A steel beam used in construction indirectly represents energy consumed through mining and extraction of raw materials, the manufacturing process, and the transportation of the material. This indirect energy typically represents about three-quarters of the total construction energy consumption. There is no threshold established by which the impact of indirect energy consumption can be evaluated since it is so widespread throughout the national economic structure.

The City of Sacramento has adopted an energy conservation review checklist and development guidelines for all projects and site plan reviews. The intent of the guidelines is to encourage consideration of energy conservation measures in the preliminary development stages so that project-related energy consumption is minimized. In addition to the checklist, Plan Review of the energy facilities for development occurs during the design review stage of the planning process. *Energy consumption anticipated by the proposed Redevelopment Plan Fourth Amendment would be less-than-significant.*

b) Communication systems. Many federal, state, and local government agencies, as well as private entities, use radio and microwave repeaters mounted on building rooftops. Radar dishes are also mounted on regional mountaintops. Most radar energy is receivable within a certain arc, or range, from the sending point to the receiving point. Obstacles such as tall buildings sometimes block communications within this range. Some systems require a clear line of sight for dependable communications, and any obstacle located between the sending point and the receiving point, including buildings, could block communications or create a "blind spot" in the communications system.

Sacramento County uses a radio system to allow communication between remote stream and rain gauges and the County Administration Building at 700 H Street. The County Administration Building is also linked to the University of California, Davis Medical Center (UCDMC), just north of the Project Area, by radio and microwave communications systems. The UCDMC is the major hub of the entire County radio communications system.

The Project Area is a suburban, mostly residential area where buildings are rarely over two stories. It is not anticipated that any buildings over four stories or with floors below ground level would be assisted by redevelopment activities. If the City were to approve land use and zoning changes that would allow more intensive development that may be assisted by redevelopment activities, mitigation measures are easily available and would be required by the City as part of any discretionary approval process, thus *interference with communication systems would be a less than significant impact.*

c,f) The City of Sacramento provides water service to areas within the City limits from both surface and ground water sources. The City has water rights to 326,800 acre feet of water per year (AFY). Of this, Sacramento Municipal Utility District (SMUD) has rights to 15,000 AFY. About 100,000 acre-feet or 32 percent of available supplies were consumed by the city water users during 1990.

The City's Department of Utilities, Division of Water has a policy of serving all planned developments within the City boundary that are part of the City's General Plan, thereby allowing the City to plan future treatment facilities in advance of the required demand. Eventually, the City's water rights to the Sacramento and American Rivers may be the limiting factor of future development beyond the year 2035; however, treatment capacity is currently the deciding factor in determining a level of significant impact on the City's Water System. The City has adequate water rights to supply anticipated demand within the Project Area at buildout. New water supply system infrastructure would be coordinated with development as it occurs throughout the City, and all necessary infrastructure would be put in place to serve projects on a case by case basis. *All development within the proposed Redevelopment Plan Fourth Amendment Project Area would be required to contribute towards its share of expanding the water treatment facility to accommodate increases in flow through the system, thus water supply impacts would be less-than-significant.*

d,e) Sewage treatment for the City of Sacramento is provided by the Sacramento Regional County Sanitation District (SRCSD). The SRCSD is responsible for the operation of all regional interceptors and wastewater treatment plants, while local collection districts maintain the systems that transport sewage to the regional interceptors. From the collection system and regional interceptors, sewage flows ultimately reach the Sacramento Regional Wastewater Treatment Plant (SRWTP), which is located south of the City of Sacramento east of Freeport Boulevard. The SRWTP has an existing treatment capacity of approximately 181 million gallons per day (mgd) of seasonal dry-weather flow and 392 mgd of peak wet-weather flow (SRWTP Master Plan Draft Update, 1995). This expanded capacity is anticipated to serve a projected year 2005 service area population of approximately 1.6 million people.

Approximately 7,000 acres of the downtown area and approximately 2,200 acres encompassing River Park, California State University, and the eastern Sacramento area, including the Project Area, are served by the City of Sacramento's Combined Sewer Service System (CSS). This system consists of a single network of pipelines that collect both storm water drainage and sanitary sewer discharges. The CSS conveys flows from the City south to the SRWTP.

The City has a contract with Sacramento Regional Wastewater Treatment Plant for the delivery of 60 million gallons per day (mgd) from the CSS (Atchley, 1996). When CSS flows are greater than 60 mgd, CSS flows are diverted to the City's Combined Wastewater Treatment Plant (CWTP), located near South Land Park Drive and 35th Avenue, which only provides primary treatment. Wet weather flows are known to exceed system capacity during heavy storm events. Flows during heavy storm events which are in excess of the 190 mgd combined capacities of the SRWTP (60 mgd) and CWTP (130 mgd) result in a combined sewer overflow (CSO). During CSO events, the City diverts excess flows to the Pioneer Reservoir for storage, which has a capacity of 28 mgd. When the Pioneer

Reservoir reaches capacity, excess flows are directly discharged into the Sacramento River without treatment. The City has directly discharged into the Sacramento River an average of 6 times a year for the past 5 years (Atchley, 1996). When the pipeline system and treatment plant capacities are surpassed, the excess flows flood local streets through manholes and catch basins.

On June 22, 1990, the California Regional Water Quality Control Board, Central Valley Region (RWQCB) adopted Cease and Desist Order No. 90-179, requiring the City of Sacramento to cease and desist CSS discharges into the Sacramento River in violation of RWQCB Order No. 85-342. The Cease and Desist Order (and amendments 91-199 and 92-217) required the City to undertake operational improvements on the CSS, and perform a risk assessment on the known and potential health impacts of CSOs (City of Sacramento, 1996).

In compliance with the Order, the City submitted numerous alternatives to improve the CSS, as well as performed a public health risk assessment from outflows of the CSS. The City concluded that completely separating the sewer and storm water systems and conducting rehabilitation of the CSS would have adverse effects to City streets and would be economically infeasible. Thus the City identified a long-term control plan (CSS Improvement Program) which includes system improvements to reduce CSO events. The CSS Improvement Program consists of \$84.5 million in improvements during the first five years (phase I) of the program with rehabilitation of the CWTP and the remaining sewers occurring over a ten to fifteen year period (City of Sacramento, 1996). On March 22, 1996, RWQCB rescinded the Cease and Desist Order and issued a new National Pollutant Discharge Elimination System (NPDES) permit (Order No. 96-090) that includes a schedule for implementing the initial phase of the CSS Improvement Program.

An impact is considered potentially significant if a development project represents an increase in flow of wastewater in excess of 40 Equivalent Single Family Dwelling Units (esd) to the Combined Wastewater Control System. An esd is equal to 400 gallons per day. To convert gallons per day (gpd) to esd, the gpd calculation is divided by 400. Projects which exceed this threshold are required to submit an engineering analysis of the impact using the Sacramento Storm Water Management Model (SSWMM) to identify system impacts more precisely, and provide the necessary facilities and mitigation to accommodate the project demands. *The proposed Redevelopment Plan Fourth Amendment will eliminate barriers to growth and encourage development within the City's CSS service area, within the development levels anticipated in the General Plan. City policies and regulations are adequate to mitigate site specific impacts on the CSS system on a case by case basis.*

g) The City of Sacramento, Department of Public Works, Solid Waste Division currently collects most of the solid waste in the project vicinity. Most commercial establishments, however, hire private collectors to dispose of their dry solid waste. Waste generated within the City is disposed of in the County of Sacramento landfill located near the Cosumnes River at 12071 Keifer Boulevard, southeast of the intersection of Keifer and Grant Line Road.

The annual capacity of the County's Keifer Boulevard Facility (landfill) is 1,000,000 tons per year. Recently, the discovery of wetlands and endangered species at the County landfill site has impacted

estimates of remaining capacity and life span. The County landfill had an estimated life span of 25 to 30 years before wetlands were discovered. The estimated life span is now 5-7 years due to approximately 350 acres having been removed from the total landfill size to avoid destroying wetlands. This projected life span is based upon the generation of 1,000,000 tons of solid waste per year, and does consider the addition of the City's solid waste production. The County of Sacramento Public Works Department is proceeding with acquiring another 430-acre site next to the County landfill. Use of this acreage would result in a total of 730 acres and would prolong the landfill life span of the landfill to 25 to 30 years. Before any additional acreage can be used as landfill, a new operating permit must be submitted and approved by the Regional Water Quality Control Board and the State Integrated Waste Management Board. This permit process is estimated to take more than one year. It is anticipated that interim recycling efforts will reduce the amount of waste disposed of at the County's landfill.

State Assembly Bill 939 (AB 939) requires all cities to develop a source reduction and recycling program to achieve a 25 percent reduction of solid waste by 1995 and a 50 percent reduction by the year 2000. To comply with the AB 939 requirements, the City of Sacramento amended its comprehensive Zoning Ordinance to include a Recycling and Solid Waste Disposal Regulations section. The Recycling and Solid Waste Disposal Regulations call for all commercial, office, industrial, public/quasi-public, and 5-unit or more multiple family residential developments to create a recycling program which includes a flow chart depicting the routing of recycled materials and a site plan specifying the designing components and storage locations associated with recycling efforts.

The County Landfill is regulated to assure that environmental impacts to groundwater, soil, and air are minimized. The landfill has adequate capacity for future growth and is completing expansion plans, and recycling programs in the City are reducing demand. No disposal of hazardous wastes are anticipated with this project. *The proposed Redevelopment Plan Fourth Amendment would result in less than significant solid waste impacts.*

Section XIII: Aesthetics/Urban Design

a,b) There are no designated scenic highways located within the Project Area that could be affected by redevelopment activities. A major objective of the Amended Redevelopment Plan is to eliminate blight and blighting influences within the Project Area that contribute to the disjointed and degraded visual quality of the Project Area. *This is considered a beneficial impact of the Project.*

b) The Project Area has been identified in the SGPU and Oak Park Redevelopment Plan as an appropriate location for urban development. The proposed Amended Plan would assist in the upgrading of existing properties and new development, as well as public improvements along Stockton Boulevard and Broadway.

All redevelopment actions must also comply with the Art in Public Places Program. In 1979, SHRA adopted Resolutions 1750 and 2863, pledging itself "to promote the aesthetic improvement of the

City of Sacramento to the fullest extent possible." The Art in Public Places Program requires that development projects with SHRA assistance expend a minimum of two percent of the total project construction costs on aesthetic improvements. Such improvements may be decorative or functional, landscape items, or architectural features. The SHRA currently has an existing memorandum of understanding with the City of Sacramento that designates the Sacramento City Department of Community Services, Metropolitan Arts Division to administer the Art in Public Places Program (Bloom, 1996). *Therefore, the Redevelopment Plan Fourth Amendment would result in a beneficial impact on aesthetics in the Project Area.*

c) Development encouraged by redevelopment activities will result in some increases in light and glare from domestic, commercial, and public lighting. Because the area is already urbanized, the incremental increase in lighting associated with new development will be less-than-significant.

Solar glare created by the reflection of light off building surfaces has the potential to create impacts if it causes distracting glare for drivers on city streets or on nearby freeways. As the sun travels from east to west, areas of glare may be produced as the sun hits the surface of a building and reflects from that surface. The height and width of a structure affects the area of glare. All new lighting in the Project Area must be installed in compliance with the City's Comprehensive Zoning Ordinance (Section 6-D-8) standards. These standards ensure that all new lighting reduces light and glare in the project vicinity and that all exterior lighting would be directed away from properly shielded to eliminate glare on existing land uses and roadways. *Light and glare impacts are therefore not considered to have an impact with adherence to City requirements.*

Section XIV: Cultural Resources

a) The physical environment of the Project Area has been greatly altered by human modification over the past 150 years. Specifically, the urbanization of the City of Sacramento has greatly altered the pre-1850 environment. On a larger scale, the deposition of deep alluvial soils over the past 10,000 years has buried any early archaeological resources.

The Project Area is located in an existing urbanized area, which was previously developed with both commercial and residential uses. The Project Area is not located in a Primary Impact Area as defined by the SGPU EIR (Page V-5). There are no recorded pre-historic sites in the Project Area. The City has a standard construction requirement that should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but are not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code requires that in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be

immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. *The proposed Redevelopment Plan Fourth Amendment is therefore not anticipated to have an impact on prehistoric resources.*

b) Oak Park started out in the 1850s as a sparsely developed agricultural area occupied with moderate to substantial sized owner operated farms. Between the 1880s and 1920s, there was an influx of new residents which transformed the rural agricultural district into Sacramento's first suburban community. For a time, Oak Park's business district, with 225 stores, was Sacramento's largest outside the downtown area. Residential growth was characterized by modest single-family homes, with commercial development around 35th Street, 4th Avenue and Broadway. The community fell into a long decline in the years following WWII.

Buildings within the Project Area listed on the National Register of Historic Places include the Historic Dunlap Dining Room, Citizens/Sacramento Bank, and the Oak Park Fire Station. Many other Oak Park structures are listed on the City's Official Register of Historic Structures.

Under Chapter 32 of the City Code, the Design Review and Preservation Board reviews demolition requests of buildings listed in the City's Official Register. The Board has the authority to suspend demolition activities for 180 days, and the City Council can extend this suspension for another 180 days (Sacramento Housing and Redevelopment Agency, 1987). The purpose of this suspension period is to provide the City and the developer an opportunity to explore alternatives to building demolition.

Under Section 2.98 of the City's Zoning Ordinance, the City sets forth the following policies related to historic preservation:

The highest priority is to encourage restoration and sensitive renovation of listed structures. Restoration of listed structures in the City's Official Register entitles the development to all benefits provided in the Incentive Zone established under Section 2.3 of the Urban Design Plan. These benefits include, but are not limited to, one-meeting Planning review and priority building permit processing. Eligible projects may also receive public financial assistance.

Secondarily, an alternative design solution to demolition of a listed structure is to encourage harmonious incorporation of an existing listed structure into the design of a new development. A project that incorporates this design approach will also be eligible for the same Incentive Zone benefits found in Section 2.3 of the Urban Design Plan.

Thirdly, when demolition of a listed structure is requested, the applicant must prepare an environmental evaluation which addresses the following criteria pursuant to Chapter 32, Design Review Process:

1. Demonstrate infeasibility of rehabilitation;
2. Demonstrate financial capability of new project prior to issuance of demolition permit;
3. Address architectural design and quality of new project and compliance with Urban Design and Architectural Guidelines;
4. Demonstrate community benefits which may be incorporated into a portion of a new project as compensation for loss of listed structure;
5. Demonstrate economic benefit of new project to the City. (City of Sacramento, 1995).

All Project Area structures listed in the City's Official Register are subject to the protections outlined above. Redevelopment activities include rehabilitation of historic properties, and the Agency has a strong history of historic preservation in the Project Area. *The proposed Redevelopment Plan Fourth Amendment is therefore not anticipated to have an adverse impact on historic resources.*

d) The Redevelopment Plan Fourth Amendment would not result in any physical changes in the Project Area that may have an impact on unique ethnic cultural values.

e) The Project Area is not known to have been used for religious or sacred purposes.

Section XV: Recreation

a,b) The City's General Fund and other special collections provide the financial support to achieve basic park and recreational services. The City does not recognize the level of provision of these services as physical environmental impacts. The City views park services as basic social services to be provided by the City. The level of service is based in part on the economic health of the service provider, in this case, the City of Sacramento.

Parks provide a wide range of services that are affected by population increases. These services, however, are not impacted by physical environmental effects created by the proposed Redevelopment Plan Fourth Amendment. Section 15382 of the California Environmental Quality Act Guidelines defines a significant effect on the environment as a substantial or a potentially substantial adverse change in any of flora, fauna, ambient noise, and/or objects of historic or aesthetic significance. An economic or social change is not by itself considered a significant effect on the environment. *The proposed Redevelopment Plan Fourth Amendment would not result in any impacts upon the quality or quantity of recreational facilities. Any population growth resulting from redevelopment activities would be consistent with that anticipated in the City's General Plan and previously considered in the SGPU EIR.*

References

1. *Airport CLUPs for Sacramento County: Mather, McClellan, Metro and Executive Airports.*
2. *Air Quality Thresholds of Significance*, Sacramento Metropolitan Air Quality Management District, 1994, First Edition.
3. *Broadway/Stockton Supermarket Project, Mitigated Negative Declaration and Addendum.* City of Sacramento and Sacramento Housing and Redevelopment Agency, November 21, 1997.
4. *Ching, John.* Sacramento Metropolitan Air Quality Management District. Personal communication. June 11, 1997.
5. *City of Sacramento General Plan*, City of Sacramento, January 19, 1988.
6. *City of Sacramento Zoning Code*, City of Sacramento.
7. *Clarke, Pelle.* City of Sacramento Transportation Planning Division, personal communication, August 1997.
8. *Draft and Final Environmental Impact Report, City of Sacramento General Plan*, City of Sacramento, Draft EIR is dated March 2, 1987 and Final EIR is dated September 30, 1987.
9. *Draft Environmental Impact Report, Land Use Planning Policy Within the 100-Year Flood Plain in the City and County Of Sacramento*, City of Sacramento, September 18, 1989.
10. *Draft Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, August 1997.
11. *Draft Preliminary Report on the Proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, July 1997.
12. *Melko, David M.* City of Sacramento Neighborhoods, Planning and Development Division, personal communication, August 1997.
13. *Official Register Containing Structures of Architectural or Historical Significance*, City of Sacramento, October 6, 1983.
14. *Redevelopment Plan for the Oak Park Redevelopment Project No. 7 (Amended Plan)*, Redevelopment Agency of the City of Sacramento, March 27, 1985.
15. *Sacramento County Hazardous Materials Toxisite Report*, August, 1995; *Cortese List; National Priority List; CalEPA List; and CALSITES List.*
16. *Tholen, Greg.* Sacramento Metropolitan Air Quality Management District. Personal communication. June 11, 1997.
17. *2010 Sacramento City/County Bikeway Master Plan*, Environmental Impact Report, County of Sacramento, September 1992.

PART X. REPORT OF COUNTY FISCAL OFFICER

The CRL provides that when a project area which proposes to use tax increment revenue is initially adopted or when it is being amended to add territory to the project, the county officials charged with the responsibility of allocating taxes to the redevelopment agency, shall prepare and deliver a report containing information on the allocation of tax revenue in the project area (or amendment area) to taxing agencies and the redevelopment agency. The proposed Fourth Amendment to the Redevelopment Plan does not include adding territory to any of the existing project areas. Therefore, a report by the Sacramento County Auditor-Controller ("the County Fiscal Officer's Report") was not required as part of the amendment process.

PART XI. NEIGHBORHOOD IMPACT REPORT

Section 33352(m) of the CRL requires the preparation of a neighborhood impact report if a redevelopment project contains low or moderate income housing. The purpose of the report is to describe in detail the impact of the proposed plan or plan amendments upon the residents of the project area and surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population and quality of education, property assessments and taxes, and other matters affecting the physical and social quality of the neighborhood. The neighborhood impact report is also to include: (a) the number of dwelling units housing persons and families of low or moderate income expected to be destroyed or removed from the low- and moderate-income housing market as part of the Redevelopment Project Area; (b) the number of persons and families [households] of low or moderate income expected to be displaced by the project; (c) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the CRL; (d) the number of dwelling units housing persons and families of low- and moderate-income planned for construction or rehabilitation, other than replacement housing; (e) the projected means of financing the proposed dwelling units for housing persons and families of low- and moderate-income planned for construction or rehabilitation; and (f) a projected timetable for meeting the plan's relocation, rehabilitation and replacement housing objectives.

The proposed Fourth Amendment consists of administrative changes to the Redevelopment Plan. No additional physical changes over those that would have occurred are anticipated as a result of the implementation of the proposed Fourth Amendment since no additional projects and/or public improvements are proposed in connection with adoption of the proposed Fourth Amendment.

Because the Project Area contains persons and families with low or moderate incomes, a neighborhood impact report is included herein. Due to overlapping among the data required in the Initial Study/Negative Declaration, the Method or Plan for Relocation and the Neighborhood Impact Report -- all of which are contained in this Report -- cross-referencing is employed in order to reflect the most comprehensive data source and to avoid repetition where possible.

A. IMPACT ON RESIDENTS IN PROJECT AREA AND SURROUNDING AREAS

1. Relocation, Traffic Circulation, Environmental Quality, and Availability of Community Facilities and Services (Other than Education)

The Negative Declaration prepared for the Fourth Amendment, referenced in Part IX of this Report, presents information and analysis on the potential environmental impacts of the Fourth Amendment. Fifteen issues were identified for analysis, including: land use and planning; population and housing; geology; water; air quality; transportation/circulation; biological resources; energy and mineral resources; hazards; noise; public services; utilities and service systems; aesthetics; cultural resources, and recreation. None of the fifteen issues analyzed was determined to be potentially significant.

a. Relocation

The proposed Fourth Amendment will facilitate continued redevelopment activities as permitted by the Redevelopment Plan for the Oak Park Redevelopment Project Area. While the Agency currently has the authority to acquire property through eminent domain and seeks to extend this authority by the Fourth Amendment, the Agency will make every effort to purchase property through negotiation with property owners and will provide for the relocation of households and/or businesses necessary to implement the Redevelopment Plan. When the Agency becomes directly involved in the relocation of residents or businesses, this relocation will be conducted in strict accordance with state

requirements for relocation payments and assistance. The intent is to make individuals or businesses "whole" after relocation by compensating for any losses and assisting in finding an alternative location in the Project Area, if possible.

b. Traffic Circulation

The Negative Declaration indicates that redevelopment activities within the Project Area will encourage a general intensification of commercial, residential and other development. This additional development will generate additional vehicular movements throughout the Project Area and the City/County over existing conditions. However, build-out of the Project Area will be consistent with General Plan densities, and generate the same number of average daily trips anticipated with the General Plan. Furthermore, the Agency intends to assist in the provision of adequate parking and assist in the construction of medians, traffic circulation improvements, and street lights to upgrade the appearance and safety of the Broadway/Stockton Boulevard Corridor. Therefore, the Fourth Amendment is not expected to generate any unanticipated impacts and is expected to have a beneficial impact on Project Area parking, circulation, alternative transportation modes, and pedestrian and cyclist safety.

c. Environmental Quality

Based on the information set forth in the Initial Study/Negative Declaration, the Fourth Amendment will not result in significant impacts to land use and planning, population and housing; geology; water; air quality; biological resources; energy and mineral resources; hazards; noise; utilities; aesthetics; cultural resources; and recreation.

d. Availability of Community Facilities and Services (Other than Education)

Based on information presented in the Negative Declaration, the Fourth Amendment would result in elimination of barriers to General Plan growth, thus increasing Project Area population over existing conditions. However, the need for fire and emergency services should not be substantially increased because the Fourth Amendment would reduce existing fire hazards through the rehabilitation of substandard residential, commercial and industrial buildings. In addition, incorporation of fire safety measures required by the Uniform Building Code and the Uniform Fire Code and City permitting requirements and Crime Prevention through Environmental Design Program are expected to reduce any physical public safety impacts associated with the redevelopment activities to a less than significant level.

2. School Population and Quality of Education

By removing barriers to growth, the Fourth Amendment could result in an incremental increase in new housing construction in the Project and thus result in an increase in student demand on local schools. As all schools within the Sacramento City Unified School District ("District") are considered to be currently at or over capacity, any new students added to the District as an indirect result of the Fourth Amendment would exacerbate existing local school capacity problems. It is important to note, however, that new residential development must be consistent with the City General Plan, and could eventually develop in the Project Area even in the absence of the Redevelopment Plan. The City General Plan contains policies and implementation measures to provide adequate school facilities to accommodate General Plan growth within the Project Area. These policies are expected to be sufficient to provide adequate school facilities to accommodate General Plan growth and therefore mitigate impacts of the Fourth Amendment to less than significant levels.

The Legislature has provided for statutory pass-through payments to school districts and other taxing agencies, as added to the Community Redevelopment Law by Assembly Bill 1290 (Chapter 942, Statutes of 1993). This statutory pass-through is intended to alleviate

any adverse impacts school districts may encounter as a result of redevelopment activities. Pursuant to the CRL, mandatory tax sharing payments will commence in 2003-04.

3. Property Assessment and Taxes

In general, the taxable valuations of property within the Project Area and adjoining area should increase as development to be facilitated in the Project Area occurs. New development within the Project Area will be assessed at market value, as determined by the County assessor. Within and outside the Project Area, the Assessor may increase property valuations for existing properties at the maximum rate of two percent per year allowed under Proposition 13, regardless of amended Project-related actions. And, in cases where property changes hands, the Assessor will likely assess the property at the newly recorded market value. Additionally, the Assessor will reassess the added value to property and improvements due to any new development or rehabilitation that occurs.

The only other matters potentially affecting property taxes in the Project Area and surrounding area would be the possibility of additional levies resulting from formation of special assessment districts. There are no specific proposals for formation of special assessment districts at this time. A parcel evaluation would be undertaken at a later date should it be desired to create a special assessment district within the Project Area. If any such district were created, it would likely be in connection with public improvements developed within the Project Area. Special assessment districts for various legally permitted purposes may be established by the City in the manner provided by the law where feasible irrespective of whether a redevelopment project area has been adopted or not.

B. RESIDENTIAL DISPLACEMENT AND LOW- AND MODERATE-INCOME HOUSING

1. Low- and Moderate-Income Housing Units to be Destroyed or Removed from the Market

The proposed Fourth Amendment will extend eminent domain authority over property within the Project Area. Although the Agency has no specific plans for the use of such authority at the present time, based upon past Agency activities, it is reasonable to conclude that approximately 15 low- and moderate-income residential housing units could be destroyed or removed as part of its implementation activities over the remaining duration of the Redevelopment Plan. As a result, this analysis includes the potential of low- and moderate-income housing units being removed from the Project Area.

2. Projected Low- and Moderate-Income Persons and Families Displacement

As stated above, the proposed Fourth Amendment will extend the Agency's authority of eminent domain within the Project Area. Therefore, the displacement of low- and moderate-income residents could occur as a result of the Agency's continuing implementation activities, such as rehabilitation or new construction. As stated, the Agency anticipates potentially removing up to 15 units from the Project Area. To the extent that the Agency pursues the acquisition of these housing units, it will lead to the displacement of low- and moderate-income households. Given a 1990 census estimate of 3.3 persons per household, a theoretical total of approximately 50 low- and moderate-income residents could be displaced over the extended duration of the Project Area.

As residential displacement is contemplated, the Agency will conduct individual household surveys to determine the exact number, type and location of comparable replacement housing units and the required number of referrals thereto prior to displacement of any persons of low or moderate income. See Part V of this Report for an overview of the

steps in the relocation process that must be undertaken by the Agency prior to displacing any person(s) or family(ies).

3. Replacement Housing Plan

Not less than 30 days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market, the Agency will adopt by resolution a replacement housing plan pursuant to CRL Section 33413.5. For a reasonable time prior to adopting a replacement housing plan by resolution, the Agency will make available a draft of the proposed replacement housing plan for review by other public agencies and the general public.

The replacement housing plan will include those elements required by the CRL. A dwelling unit housing persons of low or moderate income whose replacement is required by the Agency, but for which no replacement housing plan has been prepared, will not be destroyed or removed from the low- and moderate-income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing, however, shall prevent the Agency from destroying or removing from the low- and moderate-income housing market a dwelling unit that the Agency owns and which is an immediate danger to health and safety. The Agency will, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

4. Replacement Housing to be Rehabilitated, Developed, or Constructed Pursuant to CRL Section 33413

When the Agency acquires property, enters into a disposition and development agreement, participation agreement or other agreement, or undertakes any other activities requiring or causing the destruction or removal of housing units from the low- and moderate-income housing market, the Agency will provide replacement housing required pursuant to Section 33413 of the CRL. As stated earlier, it is estimated that the Agency may need to replace up to 15 low and moderate income residential units. Such replacement housing will be provided by the Agency within four years of the destruction or removal of said housing units.

The Agency's housing implementation plan identifies Agency-projected future development of housing units within the Project Area, which could be used to satisfy the Agency's replacement housing obligations. Through programs such as the Boarded Home Program, the Agency expects to assist in the rehabilitation of approximately five homes per year throughout the duration of the Redevelopment Plan, for a total of approximately 60 rehabilitated units. Also, the Agency expects to assist with the development of approximately four new housing units per year, for a total of approximately 48 new housing units. These estimates are based on past housing and projected future development and rehabilitation activity as identified in the Agency's Five-Year Implementation Plan and Five-Year Investment Strategy for the Oak Park Project.

5. Number and Location of Low- and Moderate-Income Housing Units Other than Replacement Housing

Of the approximately 108 rehabilitated and new housing units to be constructed with Agency assistance within the Project Area over the remaining duration of the redevelopment plan, most will be located on existing opportunity sites as identified in the Five-Year Investment Strategy. The majority of the boarded units (93%) and vacant lots (94%) are located south and west of Broadway. Therefore, it follows that the location of most of the rehabilitated and newly constructed in-fill units will be located in this area.

These sites also are potential locations for non-Agency assisted rehabilitation and development. The Investment Strategy identified 158 boarded units, and 222 vacant lots within the Project Area as potential opportunity sites for rehabilitation and infill development. Assuming conservatively that each vacant site has the capacity for a single family home, the Project Area has the minimum potential for 380 new housing units. However, due to factors such as developer interest, market demand, financing ability, etc., it is doubtful that the Project Area will realize this level of housing construction over the remaining duration of the Redevelopment Plan.

At least 30 percent of all new or rehabilitated dwelling units developed directly by the Agency, if any, shall be available at affordable housing cost to persons and families of low- and moderate-income. Not less than 50 percent of these dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households. At least 15 percent of all new or rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to persons and families of low or moderate income. Not less than 40 percent of these dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to very low income households.

These percentage requirements shall apply independently of the requirements for replacement housing discussed above and in the aggregate to housing made available by the Agency and by public or private entities or persons other than the Agency, respectively, and not to each individual case of rehabilitation, development or construction of dwelling units. The Agency shall require that the aggregate number of dwelling units rehabilitated, developed or constructed, or price-restricted pursuant to these requirements remain available at affordable housing cost to persons and families of low-income, moderate-income and very-low-income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the period of the land use controls established in the Redevelopment Plan, unless otherwise permitted by law.

6. Financing Methods for Low- and Moderate-Income Housing

The Agency will meet replacement housing requirements and other obligations under the Redevelopment Plan and Community Redevelopment Law. Not less than 20 percent of all taxes which are allocated to the Agency pursuant to Section 33670 of the CRL shall be used by the Agency for purposes of increasing and improving the supply of low- and moderate-income housing available at affordable housing cost to persons and families of low or moderate income and very low income households. This source of funding is expected to be utilized for replacement housing and for construction of low- and moderate-income housing as well as for rehabilitation of low- and moderate-income housing.

7. Timetable for Provision of Relocation, Rehabilitation and Replacement Housing Objectives

The Relocation Plan(s) prepared by the Agency pursuant to Section 6038 of the State Relocation Guidelines for a particular development activity shall contain schedules to insure comparable replacement housing is available in accordance with the requirements of the CRL and the State Relocation Guidelines. The Agency's projected timeline for meeting housing rehabilitation objectives shall be in accordance with the plans of the Agency and the time limits as prescribed by law. If replacement housing is to be provided pursuant to Section 33413 of the CRL, the Agency shall take necessary steps to cause the construction, rehabilitation or development of such housing in accordance with the time limits prescribed by law.

C. OTHER MATTERS AFFECTING THE PHYSICAL AND SOCIAL QUALITY OF THE ENVIRONMENT

The proposed Fourth Amendment will have a beneficial impact upon residents, property owners, and businesses within the area. Implementation of the Amended and Restated Redevelopment Plan will continue to bring about coordinated growth and development and improvements in the public infrastructure system, which in turn should stimulate reinvestment. More importantly, the Amended and Restated Redevelopment Plan will eliminate remaining blighting influences, which deter and negatively impact the Project Area. The Amended and Restated Redevelopment Plan will therefore help the City to continue to reverse decline without the need for more extensive and expensive measures in the future.

Through the Agency's involvement in facilitating the rehabilitation and new construction of low- and moderate-income housing, the redevelopment process will improve the quality of housing in the Project Area, and increase the quantity and quality of housing in the City for low- and moderate-income households.

The Agency's Development Assistance Program encourages infill development that reinforces and invigorates existing commercial and industrial areas within the Project Area. Also, the program solicits businesses to locate within the boundaries of the Project Area and encourages the retention of existing businesses.

The Agency's Rehabilitation Program provides low interest loans to Project Area businesses to assist in funding physical improvements to such businesses, such as façade improvements. This program will help the Agency address certain types of physical blighting conditions within the Project Area.

The Agency's Public Improvements and Facilities Program improves the public infrastructure system which provides an environment to stimulate revitalization and growth in the Project Area. The proposed public improvements will improve the quality of the Project Area's physical environment, and improve the traffic circulation patterns and safety within the Project Area.

PART XII

ANALYSIS OF THE REPORT OF THE COUNTY FISCAL OFFICER; SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES; AND RESPONSE TO WRITTEN OBJECTIONS AND CONCERNS OF AFFECTED TAXING AGENCIES

A. INTRODUCTION

In 1993, the California Legislature enacted the Community Redevelopment Law Reform Act (Chapter 942, 1993 Statutes). Among other things, that Act, in recognition of the failure of the fiscal review process that had been a part of the CRL since 1976, abolished the fiscal review committee option and pass-through agreement authority that had been available to affected taxing agencies. Such taxing agencies ostensibly used this process as a mechanism to mitigate any fiscal detriment to such agencies as a result of adoption of redevelopment plans and certain types of plan amendments. Many taxing agencies had used this mechanism to induce redevelopment agencies to make pass-through payments that greatly exceeded any detriment caused by the proposed projects. And school districts typically shielded such payments from state oversight in order to avoid loss of state education funds. Because school districts often comprise a significant portion of local tax rates, the effect of this practice, in the view of the state, was to pass a large portion of the cost of redevelopment on to the state.

On the other hand, the state recognized that most redevelopment projects, regardless of how worthy they are, do result in some fiscal detriment to affected taxing agencies. Accordingly, in lieu of the fiscal review/pass-through agreement provisions deleted by the reform act, the act substituted mandatory pass-through payments of specified percentages of net tax increment revenues to all affected taxing agencies for new project adoptions, and to any taxing agency that had no previous pass-through agreement for project amendments. Such payments, which escalate over time, commence immediately for all new projects, and, for project amendments such payments begin when one or more of the plan limits being amended would have taken effect. In addition, to permit school district taxing agencies to actually benefit from such payments, the reform act specified that 56.1 percent of all funds received could be used for education facilities and would not result in an offsetting loss of state educational funds.

At the same time that the reform act deleted the CRL's fiscal review committee/pass-through agreement provisions, it left intact: 1) the existing CRL Section 33328 requirement that redevelopment agencies must consult with each taxing agency with respect to a proposed redevelopment plan or plan amendment and "...to the allocation of taxes pursuant to Section 33670" (tax increment); and 2) the CRL Section 33352(n) requirement that a report to council must include a summary of such consultations by the agency. In leaving these provisions in the CRL, the Legislature recognized that taxing agencies should be apprised of proposed redevelopment projects and amendments before they are adopted so that they may properly plan for them. The provisions were not left in the law, however, as a means to permit taxing agencies to continue the previous practice of negotiating pass-through agreements with redevelopment agencies.

Pursuant to Section 33352(n) of the CRL, a report to City Council must include: 1) an analysis of the county fiscal officer's report; 2) a summary of the consultations of the agency, or such attempt to consult, with each of the affected taxing agencies; and 3) a response to any of the affected taxing entities' written objections or concerns with the proposed project (or amendment) area as part of the consultations. This Part XII of the Report to City Council addresses the requirements of Section 33352(n).

B. ANALYSIS OF THE REPORT OF THE COUNTY FISCAL OFFICER

The CRL provides that when a project area which proposes to use tax increment revenue is initially adopted or when it is being amended to add territory to the project, the county

officials charged with the responsibility of allocating taxes to redevelopment agencies shall prepare and deliver a report containing information on the allocation of tax revenue in the project area (or amendment area) to taxing agencies and the redevelopment agency. The proposed Fourth Amendment to the Redevelopment Plan does not include adding territory to any of the Project Area. Therefore, a report by the Sacramento County Auditor-Controller ("the County Fiscal Officer's Report") was not required as part of the amendment process.

C. SUMMARY OF CONSULTATIONS WITH AFFECTED TAXING AGENCIES

Section 33328 of the CRL requires the Agency, prior to the publication of a notice of the joint public hearing on the proposed Redevelopment Plan (or amendments thereto), to consult with each affected taxing agency with respect to the proposed redevelopment plan (or plan amendment) and the allocation of tax increment revenues. A letter notifying each affected taxing agency of the Agency's intent to proceed with the preparation of the Fourth Amendment was transmitted to each affected taxing agency on April 15, 1998. On June 2, 1998, the Agency again notified each affected taxing agency, transmitting copies of the proposed Fourth Amendment and the Preliminary Report.

A summary of all consultations with affected taxing agencies to date, and any correspondence therewith, is included in Exhibit XII-1.

D. RESPONSE TO WRITTEN OBJECTIONS OR CONCERNS OF THE AFFECTED TAXING ENTITIES

At the time this Report was prepared, no written objections from affected taxing entities have been received. Letters were received from the Los Rios Community College District, Public Economics, Inc. (on behalf of the Sacramento County Office of Education), and the Sacramento-Yolo Mosquito & Vector Control District, and have been responded to in writing by the Agency as indicated in Exhibit XII-2. Additional responses to written objections or concerns of the affected taxing entities will be prepared and transmitted when (and if) such objections or concerns are received. A record of such responses will be included as part of the record of the joint public hearing on the Fourth Amendment.

To: File

From: Dan Moellenberndt, Associate Planner

Date: July 17, 1998

Subject: Chronology of telephone contacts with taxing agencies concerning the proposed amendment of the Oak Park and Del Paso Heights Redevelopment Plans

The contacts have been made over time, and they are listed by agency and contacts dates with each. This memo contains contacts with agencies that are involved with either both areas or the Oak Park Redevelopment Area only.

County of Sacramento
Phone: 874-5833

Both Areas

July 16, 1998, 11:15 a.m., I spoke to Peter Brundage, County Executive Office, and asked if he any questions or comments on the proposed amendment of the Oak Park or Del Paso Heights Redevelopment Plans. He asked if there were any pass through agreements (with the County) at the present time. I advised him that to my knowledge the are no pass through agreements with any of the affected taxing agencies. I also advised him that the changes in redevelopment law now requires pass through payments be established. I referred him to page 34 of the Preliminary Reports for a more in depth discussion of pass though payments. He indicated that he had no questions at this time, and that he would review the materials and call if he had any comments.

Sacramento-Yolo Mosquito and Vector Control District
Phone: 685-1022
Dave Brown, Manager

Both Areas

May 15, 1998, Dave Brown called asking what was going on with the plan amendments. Said he had received a letter advising him of the proposed amendments. I advised him that he would soon be receiving an environmental document and the Preliminary Report for the proposed amendments and if after reviewing the materials he had questions to please call. I also advised him that the normal process was to have a big meeting with all the taxing entities if there were a lot of questions. I would keep him advised.

June 17, 1998, 2:30 p.m., Called Mr. Brown, who was not in, and left voice mail, please call.

June 18th, 1998, 1:10 p.m. Dave called, I told him that it had been decided not to hold a meeting of the taxing entities since there were relatively few questions, and he said that was fine. He said he had a question on whether his District would be entitled to a pass through in view of the many changes in the Community Redevelopment Law. I advised him that he should send me a letter outlining his concerns or questions, and I would respond from there. He said he would do so. His mailing address is 8631 Bond Road, Elk Grove, and CA. 95624.

Sacramento County Education
Tammy Sanchez
Phone: 228-2551

Both Areas

June 17th, 2:30 p.m. Called her and left a voice mail message asking if she had any questions on the materials mailed to her, and if so please call

June 18th, 4:15 p.m. Called Ms. Sanchez and asked if she had any questions on the proposed plan amendments. She said that she had little knowledge of redevelopment and that she had/will retained Dwight Berg, Public Economics, and that he would be in contact with me. She had no comments or questions at this time.

June 22nd, 3:20 p.m. Dwight Berg called and asked if I could provide the month and year of formation for a series of Sacramento County redevelopment areas. He said he was up dating some information for various school districts. He requested information on the Auburn Blvd., Stockton Blvd., Mather, Army Depot, North Sacramento, and Richards Boulevard Redevelopment Areas. He also asked if I had a legal opinion on what would trigger a pass through in view of the provisions of AB 1290. I told him that I had no knowledge of such a legal opinion, and if he had any specific questions or comments to please submit them by letter. He said that he would so.

June 23rd, 4:10 p.m. Called Mr. Berg and left a voice mail message with the formation dates and years for all of the redevelopment areas requested except Richards Boulevard.

Los Rios Community College District
Phone: 568-3021

Both Areas

Rob Diamond

Mr. Diamond had previously sent a letter on May 15th 1998, requesting information on whether his district would receive a pass through as a result of the proposed amendment. His question was answered by letter.

Sacramento City School District
Phone: 264-4091

Oak Park Only

Tom Gallegos
Chief Operating Officer

26 June 3:00 p.m. left voice mail, please call if you have any comments or questions on the materials mailed to him. Mr. Gallegos was out of the office.

July 1, 1998 8:30 a.m., David Burk, 264-4080, plant and facilities Division, called asking when we would like to have his comments. I advised him as soon as feasible since the documents have been out for several weeks now and we would like to wrap up this portion of the project soon. He said he would review the financial section and call me back if there are any specific items that he would like to have addressed. I advised him that no pass through agreement currently exists with his agency for the Oak Park Redevelopment Project, but pass through payments would commence in 2003-04 as a result of the amendment. He commented that if this is the case, he had no comments. I suggested that he confirm the information and to call me if he wished additional information.

July 1, 1998 9:00 a.m. Called Mr. Burk, and left a message referring him to page 32 subsection (d) of the Oak Park Preliminary Report for additional information on tax increment and the resulting pass through payments.

July 2, 1998 1:15 p.m. I received a voice mail message from Mr. Burk who stated that he had reviewed the Preliminary Report, specifically the referenced page 32 subsection (d), and that he had no questions or comments at this time.

Metro Storm District
County Public Works
Phone: 875-8132

Oak Park Only

Sacramento Regional Water Quality.
Phone: 875-7000

Both

July 1, 1998, I ended up with Pat Ottis, 874-8540, County Public Works Administration, who said that she was filling in for the regular person, and that she had no knowledge of the materials arriving. However, she would check for both the Metro Storm District and the Sacramento Regional Water Quality materials. She also stated that many of the administrative personnel were out of the office on either vacations or training and that she may not have an immediate answer.

\\dcm\agencya.cal

Exhibit XII-2
Responses to Written Objections
and/or Concerns of
Affected Taxing Entities

SACRAMENTO-YOLO
MOSQUITO
& VECTOR
CONTROL
DISTRICT



June 17, 1998

Mr. Dan Moellenberndt
Associate Planner
Sacramento Housing and Redevelopment Agency
P.O. Box 1834
Sacramento, CA 95812-1834

8631
Bond Road
Elk Grove
California
95624
Telephone
916.685.1022
Fax
916.685.5454

RE: Proposed Amendments to Del Paso Heights and Oak Park Redevelopment Plans

DAN
Dear Mr. Moellenberndt:

The District has received your letters dated April 15, 1998 notifying us of the Agency's proposals to amend the redevelopment plans for the Del Paso Heights and Oak Park Redevelopment Projects.

If approved, the amendments should trigger an obligation to pass-through a portion of tax increment revenue to the District. The proposed redevelopment plan amendments are covered by Health and Safety Code section 33607.7. Both amendments include elements described in subsection (a).

Consequently, because there is no existing pass-through agreement between the District and the Agency concerning these redevelopment plans, section 33607.7, subsection (b)(2) applies regarding the Agency's pass-through obligations. It requires the Agency to pay the District and other effected taxing entities a portion of the tax increment revenues from the plan area based on the statutory pass-through formula (set forth in section 33607.5, subsections (5) (b) - (e)) as calculated starting with an adjusted base year assessed value as described in section 33607.7, subsection (c).

The District would like to confirm the operation of this statutory obligation concerning the proposed redevelopment plan amendments. We anticipate and expect that the Agency will pay the pass-through tax increment amounts as required.

We do not have enough information to determine the adjusted base year under subsection (c). In order to determine your pass-through obligation, the Agency will need to determine the adjusted base year. When you do, please advise us.

If you believe section 33607.7 does not apply to either or both of the proposed plan amendments, or if you believe I have otherwise misstated the Agency's statutory obligation, please advise.

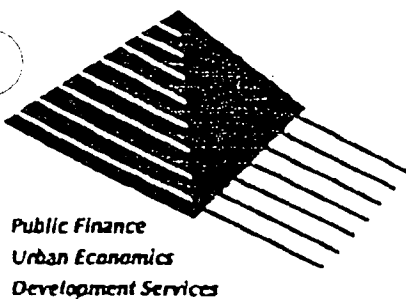
Sincerely,

David Brown
David Brown
Manager

MANAGER
David Brown

1998
BOARD OF TRUSTEES
Vern C. Bruhn, President
Winters
April E. Masatt, Vice President
Sacramento
John L. Lewallen, Secretary
Sacramento County
Craig R. Burnett
Folsom
Rosemarie Butler
Lodi
Cedeno Casado
Colo
Raul DeAnda
West Sacramento
Richard L. Walker
Woodland
Robert K. Washino
Davis
Jack Whitfield
Citrus Heights
Vacant
Yuba County

PUBLIC ECONOMICS, INC.



June 22, 1998

Mr. Dan Mollenberndt
Asst. Community Development Planner
Sacramento Housing and Redevelopment Agency
600 I Street
Room 250 / R2
Sacramento, CA 95814

Dear Mr. Mollenberndt:

Thank you very much for your assistance regarding adoption dates of existing redevelopment project areas. The Sacramento County Office of Education asked us to monitor pending redevelopment plans and amendments on behalf of their office and affected school districts. We understand that amendments to the financial limits of the Del Paso Heights Redevelopment Plan and Oak Park Redevelopment Plan are pending.

We would appreciate information regarding your plans to make payments to affected taxing entities pursuant to Health and Safety Code Section 33607.7 in amended project areas. Specifically, *what are the existing and proposed limits of each plan amendment which may trigger payments under Health and Safety Code Section 33607.7?*

Should you have any questions, please do not hesitate to phone me at (714) 647-6242 ext. 241 or e-mail me at dberg@pub-econ.com. Thanks in advance for your assistance.

Sincerely yours,

Public Economics, Inc.

By: Dwight E. Berg
Dwight E. Berg, P.E.
Consultant

K:\SACRAMENTO\LETR_02.SAM (db)

J. Dangberg



SACRAMENTO CITY COLLEGE

AMERICAN RIVER COLLEGE

COSUMNES RIVER COLLEGE

May 14, 1998

Received in ED's Office

MAY 18 1998

Anne M. Moore, Acting Executive Director
Sacramento Housing and Redevelopment Agency
P.O. Box 1834
Sacramento, CA 95812-1834

SACRAMENTO HOUSING AND
REDEVELOPMENT AGENCY

Dear Anne:

We recently received your letters of intent to amend the Oak Park and Del Paso Heights RDA's. I am not familiar with the details of these proposals, but it appears that the amendments will expand the tax increment received from the RDA's. To my knowledge there are no current pass through agreements on either of these older projects. In light of legislation since adoption of these two RDA's, it would seem appropriate that the amendments be subject to such statutory provisions. I would appreciate hearing your thoughts on how these amendments may be subject to pass through provisions. We can correspond about these issues, or meet to discuss them. Please call me at 568-3058 to discuss how you would prefer to proceed.

Sincerely,


Rob Diamond
Director, Accounting Services

rd980513

cc: Louise Davatz
Tammy Sanchez

June 24, 1998

David Brown
Manager
Sacramento-Yolo Mosquito &
Vector Control District
8631 Bond Road
Elk Grove, CA 95624


Dear Mr. ~~Brown~~:

This letter is in response to your letter dated June 17, 1998, regarding the proposed amendments to the Oak Park and Del Paso Heights Redevelopment Plans, particularly, whether or not the amendments will be subject to the statutory pass through provisions of the Community Redevelopment Law (Health and Safety Code Section 33607.7). On June 5, 1998, two preliminary Reports were mailed to you describing the proposed amendments in detail. Part IV.B.3.d. and Table IV-4 in each Preliminary Report confirm, as you correctly stated in your letter, that no pass-through agreements currently exist with the Sacramento-Yolo Mosquito & Vector Control District (or any affected taxing entity) and that mandatory pass-through payments will be required beginning Fiscal Year 2003-2004 for the Oak Park Project and Fiscal Year 2000-2001 for the Del Paso Heights Project.

If you have any additional questions or if I can be of further assistance, please do not hesitate to call or write me.

Very truly yours,



Daniel C. Moellenberndt
Associate Planner

Cc: Anne M. Moore
Katz Hollis

P.O. Box 1834

Sacramento

CA 95812-1834

916-444-9210



June 25, 1998

Dwight E. Berg, P.E.
Public Economics, Inc.
1970-D Old Tustin Avenue
Santa Ana, CA 92701

Dear Mr. Berg:

This letter is in response to your letter dated June 22, 1998, requesting information regarding the proposed amendments to the Oak Park and Del Paso Heights Redevelopment Plans, particularly, the Agency's plans to make payments to affected taxing entities and the proposed changes to limits that would trigger such payments. On June 5, 1998, the Preliminary Reports concerning each of the proposed Redevelopment Plan amendments were mailed to the affected taxing entities, including the Sacramento County Office of Education. Those Preliminary Reports describe in detail each of the proposed Redevelopment Plan amendments, including the existing and proposed financial/time limits. Part IV.B.3.d. and Table IV-4 in each Preliminary Report confirm that mandatory pass through payments will be required to be paid to all affected taxing entities beginning in Fiscal Year 2003-2004 for the Oak Park Project and Fiscal Year 2000-2001 for the Del Paso Heights Project.



If you have any additional questions or if I can be of further assistance, please do not hesitate to call or write me.

Very truly yours,

Daniel C. Moellenberndt
Associate Planner

P.O. Box 1834

S a c r a m e n t o

C A 95812-1834

916-444-9210

Cc: Anne M. Moore
Katz Hollis
Niki Murphy

June 23, 1998

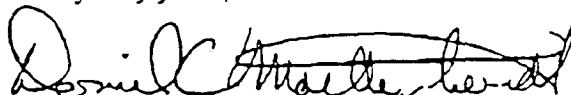
Rob Diamond
Director, Accounting Services
Los Rios Community College District
1919 Spanos Court
Sacramento, CA 95825-3981

Dear Mr. Diamond:

This letter is in response to your letter to Anne Moore, dated May 14, 1998 regarding the proposed amendments to the Oak Park and Del Paso Heights Redevelopment Plans, particularly, whether or not the amendments will be subject to the statutory pass-through provisions of the Community Redevelopment Law. Subsequent to the date of your letter, you should have received the Preliminary Reports describing in detail each of the proposed amendments. Part IV.B.3.d. and Table IV-4 in each Preliminary Report confirm that no pass-through agreements currently exist with the Los Rios Community College District (or any affected taxing entity) and that mandatory pass-through payments will be required beginning in Fiscal Year 2003-2004 for the Oak Park Project and Fiscal Year 2000-2001 for the Del Paso Heights Project.

If you have any additional questions or if I can be of further assistance, please do not hesitate to call or write me.

Very truly yours,



Daniel C. Moellenberndt
Associate Planner

P.O. Box 1834

Sacramento

Cc: Anne M. Moore
Katz Hollis

CA 95812-1834

916-444-9210



PART XIII. ANALYSIS OF IMPLEMENTATION PLAN

A. INTRODUCTION

Section 33352(c) of the Community Redevelopment Law ("CRL") requires the preparation of an implementation plan when adopting a new project area. The plan is to describe specific goals and objectives of the agency, specific projects then proposed by the agency, including a program of actions and expenditures proposed to be made within the first five years of the plan, and a description of how these projects will improve or alleviate the conditions described in Section 33031 of the Health and Safety Code (physical and economic conditions that cause blight).

On November 13, 1994, the Redevelopment Agency of the City of Sacramento adopted an Implementation Plan for the Oak Park Redevelopment Project for the 1995-96 through 1999-2000 period (the "Implementation Plan"). This was done in accordance with Section 33490 of the CRL that requires that prior to January 1, 1995, an implementation plan(s) be adopted for existing redevelopment projects.

Section 33457.1 of the CRL provides that "to the extent warranted" by the proposed amendment to a redevelopment plan the reports and information required by Section 33352 shall be prepared. When these sections of the CRL are jointly considered, it may be assumed that when a redevelopment plan is being amended for a project for which an implementation plan has already been prepared and adopted, the implementation plan requirement of Section 33352(c) should be interpreted to mean that the effect or impact upon the existing implementation plan by the proposed amendment should be analyzed so that the existing implementation plan, if necessary and appropriate, could be modified by the agency as part of the amendment process. Accordingly, that is the approach taken in this Part XIII of the Report to City Council on the proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project. The Implementation Plan adopted for the Oak Park Project Area fulfills all of the requirements of an implementation plan required for a new project, and is incorporated herein by reference as the Implementation Plan for the amended Project.

As illustrated below, the proposed Fourth Amendment does not change the five-year Implementation Plan in terms of goals and objectives, projects, programs, expenditures, or blight elimination. Also, the low-moderate income housing program will not be affected by the proposed Amendment. Subsequent Implementation Plans, however, will be required every five years and will address the long-term changes engendered by the Fourth Amendment.

B. NEAR TERM GOALS AND OBJECTIVES

The goals and objectives identified in this Report to Council are literally those identified in the Implementation Plan for the Oak Park Redevelopment Project. The purpose of the Fourth Amendment is not to redefine the Agency's goals and objectives. It is rather to facilitate the achievement of the goals and objectives through the extension of the financial time limits of the Amended Redevelopment Plan.

C. PROJECTS/PROGRAMS AND EXPENDITURES

The projects and programs identified for implementation during the next two years (the term remaining from the original five years) in the Project Area will not change as a result of the Fourth Amendment, nor will the dollar amounts identified to fund these projects and programs change.

1. Projects and Programs

The projects and programs identified in Part III of this Report to Council, which are proposed to be completed over the extended duration of the amended Project, were based on the projects and programs identified in the Implementation Plan. Because this Report considers the projects and programs that will be undertaken in the Project Area over the next fifteen years, the types of projects and programs identified are more general in nature. Therefore, the projects and programs identified in the Implementation Plan are a subset of the larger projects and programs identified in this Report to Council.

2. Expenditures

The proposed Fourth Amendment provides the Agency greater financial flexibility by extending, as permitted, the financial time limits of the Redevelopment Plan, providing the Agency more time to collect tax increment, issue bonds and repay debt. This financial flexibility does not change the dollar amounts identified in the Implementation Plan for Agency expenditures within the Project Area during the next two years. Rather, the Fourth Amendment will have the future benefit of allowing the Agency the ability to complete planned projects and programs in the Project Area.

D. BLIGHT ELIMINATION

The blighting conditions identified in the Implementation Plan are essentially the same blighting conditions identified in the Preliminary Report and Report to City Council prepared for the Project at the time of adoption, the only difference being that the blighting conditions that have been eliminated were noted as such, and the focus of the Implementation Plan is on remaining blighting conditions. This same approach to identifying remaining blighting conditions was utilized in the preparation of this Report to Council. Therefore, there is consistency between the blight that the Agency proposes to alleviate or eliminate during the next two years, and the blighting conditions the Agency proposes to eliminate throughout the Project Area during the duration of the Amended Redevelopment Plan.

E. LOW- AND MODERATE-INCOME HOUSING

The Agency prepared and adopted a Housing Implementation Plan in conjunction with the redevelopment Implementation Plan prepared for the Oak Park Redevelopment Project. Together these documents fulfilled the requirements of the Implementation Plan as defined by the CRL. The purpose of the housing component is to accomplish all the mandated activities for the provision of low- moderate income housing. As low-moderate housing preservation and production is strictly mandated by the CRL, the Agency will continue to fulfill these housing requirements.

As stated, the purpose of the Fourth Amendment is to provide financial flexibility, and because housing production requirements are specifically defined in the CRL, the Fourth Amendment will have no effect on housing production or the housing projects identified in the current Implementation Plan. Over the long term, the Fourth Amendment will provide additional housing dollars, the use and expenditure of which will be addressed in future implementation plans.

APPENDIX
INFORMATION SOURCES

1. Survey of Existing Conditions, Katz Hollis, April, 1997.
2. City of Sacramento Zoning Code.
3. Sacramento County Assessor, 1996-97.
4. Sacramento General Plan.
5. Implementation Plan (Prepared pursuant to Article 16.5 of the Community Redevelopment Law for calendar years 1995 through 1999), Sacramento Redevelopment Agency, 1994.
6. Oak Park Five-Year Investment Strategy: 1996-2000.
7. 1990 U. S Census.
8. Oak Park Revitalization: Status Report October 1995.
9. City of Sacramento; Building inspection Division- 1992-96 Construction Reports.
10. City of Sacramento Police Department.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Documents adopted by the Sacramento Housing and Redevelopment Agency pursuant to Resolution Number SHRC-94-039, and pursuant to City of Sacramento Environmental Procedures, the Environmental Coordinator of the Sacramento Housing and Redevelopment Agency of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration. The Project is described as follows:

1. **PROJECT TITLE AND SHORT DESCRIPTION: OAK PARK REDEVELOPMENT PLAN FOURTH AMENDMENT.**
The proposed project is the amendment and continued implementation of the Redevelopment Plan for the Oak Park Redevelopment Project ("Redevelopment Plan" or "Plan") Area in accordance with the California Community Redevelopment Law ("CRL"). To further the Redevelopment Agency's ("Agency") efforts in eliminating blighting conditions in the Project Area, the Agency is proposing to amend the Oak Park Redevelopment Plan to extend, as permitted, the time limits and financial limits of the redevelopment plan and extend the limit for commencement of eminent domain proceedings to the maximum permitted by the law.
2. **PROJECT LOCATION AND ASSESSOR'S PARCEL NUMBERS:** The Project Area is located in the Oak Park community of the City of Sacramento, southeast of the Central City. The Project Area is roughly bounded by State Highway 99 on the west, Y Street on the north, Stockton Boulevard on the east, and 14th Avenue and Fruitridge Road on the south.
APN: Various
3. **PROJECT PROPONENTS:** Redevelopment Agency of the City of Sacramento
4. **SAID PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT FOR THE FOLLOWING REASONS:**
 - a) It does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
 - b) It does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c) It will not have impacts which are individually limited, but cumulatively considerable.
 - d) It will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.
5. As a result thereof, the preparation of an Environmental Impact Report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
6. This Initial Study has been performed by the Sacramento Housing and Redevelopment Agency in support of this Negative Declaration. For additional information, contact the Agency at 630 I Street, Sacramento, California 95814, (916) 440-1330.

DATE RECEIVED FOR FILING:

SACRAMENTO HOUSING AND REDEVELOPMENT
AGENCY, Sacramento County, State of California

By: _____

Gail M. Ervin
GAIL M. ERVIN, Acting Environmental Coordinator

Date: 5/28/98

OAK PARK REDEVELOPMENT PLAN FOURTH AMENDMENT
INITIAL STUDY

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
for the

REDEVELOPMENT AGENCY
OF THE
CITY OF SACRAMENTO

Prepared for:

Sacramento Housing and Redevelopment Agency
630 I Street
Sacramento, California 95814
916/440-1330

Prepared By:

Gail Ervin Consulting
8561 Almond Bluff Court
Orangevale, California 95662-4419
916/989-0269

May 29, 1998

TABLE OF CONTENTS

SECTION

I.	Description of the Proposed Project	I-1
A.	The Project	I-1
B.	Project Location	I-2
C.	Project Objectives	I-2
D.	Project Technical, Economic and Environmental Characteristics	I-5
E.	Project Development Characteristics	I-6
1.	Existing Development	I-6
2.	Anticipated New Development	I-8
F.	Proposed Projects, Public Improvements and Public Facilities	I-8
1.	Developer Assistance Program	I-9
2.	Rehabilitation Program (Commercial)	I-10
3.	Public Improvement Program	I-10
4.	Housing Program	I-10
5.	Other Redevelopment Activities	I-11
G.	Intended Uses of the Initial Study/Negative Declaration	I-11
H.	Documents Incorporated by Reference	I-12
II.	Environmental Analysis	II-i
A.	CEQA Checklist	II-1
B.	Discussion	II-7

LIST OF FIGURES

Figure

1.	Regional Location	I-3
2.	Project Area Boundary	I-4
3.	Land Use Changes	II-8

I. DESCRIPTION OF THE PROPOSED PROJECT

A. The Project

The proposed project is the amendment and continued implementation of the Redevelopment Plan for the Oak Park Redevelopment Project Area ("Redevelopment Plan" or "Plan") in accordance with the California Community Redevelopment Law ("CRL"). To further the Redevelopment Agency's ("Agency") efforts in eliminating blighting conditions in the Project Area, the Agency is proposing to amend the Oak Park Redevelopment Plan to 1) extend the time limits for debt establishment, debt repayment, Plan duration, and the exercise of eminent domain authority; 2) increase the tax increment and bond debt limits; 3) provide that land uses permitted in the Project Area shall be the same as permitted under the City's General Plan; and 4) replace the existing amended Redevelopment Plan with an "Amended and Restated Redevelopment Plan" in order to update the Plan's provisions to current legal requirements and terminology. The Fourth Amendment does not add territory to the Project Area or alter the existing boundaries in any way.

The Agency is within approximately \$6.9 million of reaching the established \$34 million tax increment cap. To allow the Agency to implement additional programs through the collection of additional tax increment, the Agency is proposing to increase the tax increment limit to \$172 million. The Agency is also proposing to increase the bond debt limit to \$59 million to allow the Agency adequate bonding capacity relative to the increased tax increment limit. Extending the Redevelopment Plan's time limits for incurring debt and collecting tax increment will provide the Agency the ability to issue bonds for a longer period of time. This will result in additional resources to fund and complete redevelopment projects and programs.

Extending the duration of the Redevelopment Plan will provide additional time for the Agency to employ land use controls to facilitate blight elimination. The proposed Fourth Amendment, by providing additional resources, will preserve and increase the availability of low- and moderate-income housing within the Project Area and the City of Sacramento. In addition, extending the Agency's eminent domain authority will provide the Agency with the ability to acquire land at a fair market value in instances where the assembly of parcels is necessary to facilitate development which will benefit the larger community.

The Redevelopment Plan establishes a set of guidelines and provides the Agency with the authority and tools to eliminate conditions of blight by revitalizing and upgrading the commercial and residential properties and public properties/facilities within the Project Area. Since Project adoption in 1973, a major focus of the Redevelopment Agency was to rehabilitate the housing stock and correct public infrastructure deficiencies, and more than \$31.1 million of tax increment and federal Community Development Block Grant (CDBG) funds were invested in projects and programs to eliminate blighting conditions in the Project Area. By 1985, the Agency had achieved its initial goals, rehabilitating a significant segment of the housing stock, and completing a number of public improvements such as areawide street improvements. Since 1985, the Agency's efforts have also moved toward economic development in addition to continued residential rehabilitation and public

infrastructure improvements. In 1996, the Agency adopted the Oak Park Five-Year Investment Strategy, which outlines the Agency's focus of activities in the Project Area for the next five years. The primary focus of the Agency activities will be to continue to encourage economic development throughout the revitalization of existing commercial corridors, as well as provide incentives for the private sector to rehabilitate existing dwelling units and construct new housing on infill sites in the Project Area.

The proposed Fourth Amendment is intended to facilitate the removal of remaining blight and assist the Agency in continuing these efforts to improve the neighborhoods and the economic base of Oak Park. Over the life of the redevelopment plan, continuing redevelopment activities could include: removal or rehabilitation of buildings characterized by deterioration and dilapidation, faulty or inadequate utilities, defective design and character of physical construction; elimination of parcels of irregular form, shape or inadequate size which make development problematic; incompatible uses; improvements to the circulation system, streets, sidewalks, curbs, and gutters; upgrading the sewer, storm drain, and water distribution systems; and construction of public facilities, such as parking facilities.

The Sacramento Housing and Redevelopment Agency, for the Redevelopment Agency of the City of Sacramento (herein called "Agency"), is responsible for the preparation of amendments to the Owner Participation and Preference Rules, the Redevelopment Plan, the environmental documentation, and other materials that document the need for redevelopment and the financial feasibility of amending the redevelopment plan.

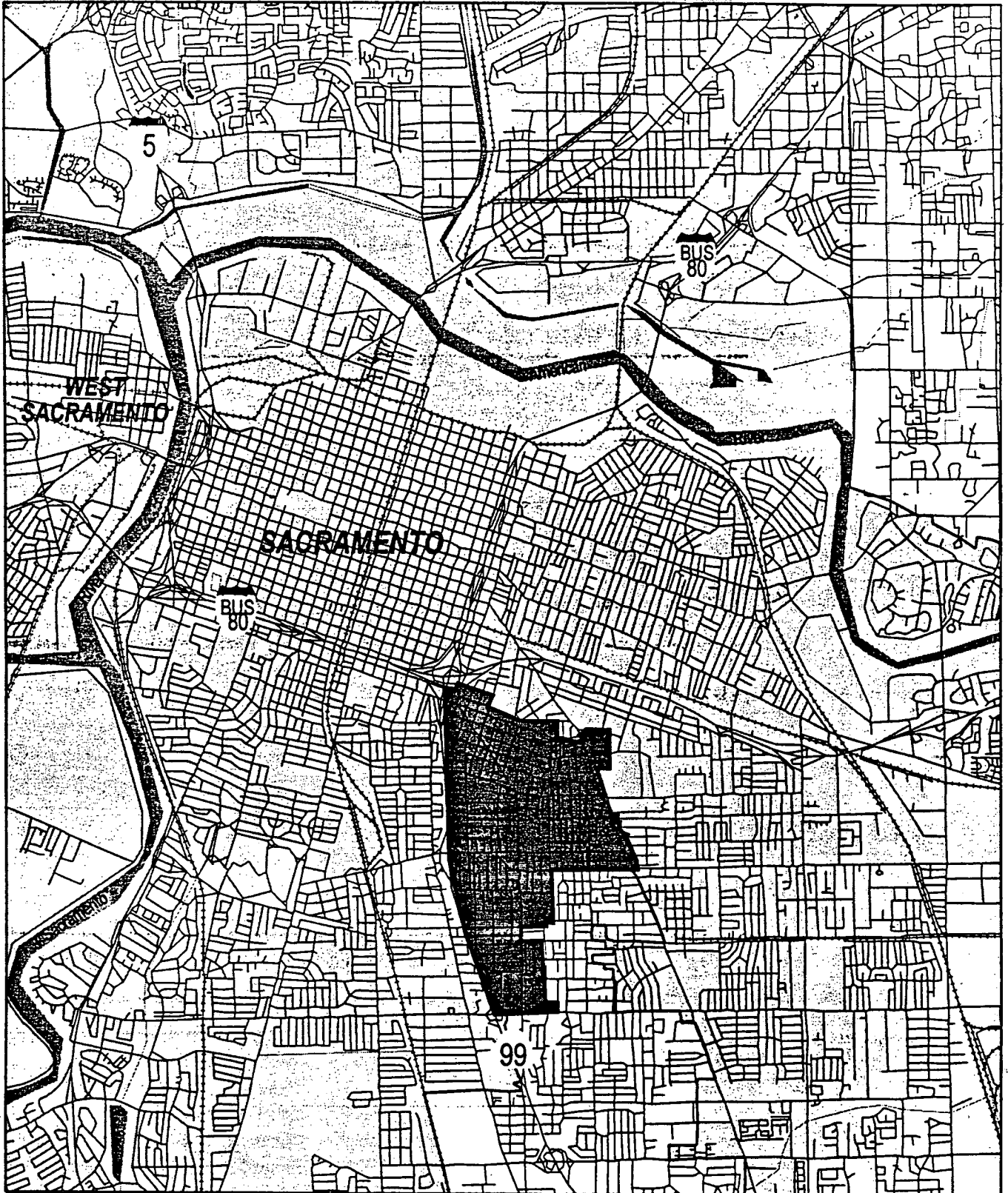
B. Project Location

The Project Area is located in the Oak Park community of the City of Sacramento, southeast of the Central City (Figure 1). The Project Area is roughly bounded by State Highway 99 on the west, Y Street on the north, Stockton Boulevard on the east, and 14th Avenue and Fruitridge Road on the south. The Project Area encompasses approximately 1,305 acres, and is illustrated in Figure 2.

C. Project Objectives

A redevelopment plan provides an agency with powers, duties, and obligations to implement and further a redevelopment program for the redevelopment, rehabilitation, and revitalization of a project area. It is long-term in nature, thus there is the need to maintain the flexibility to respond to market conditions, property owner and developer interests, and other opportunities as they arise. Therefore, a redevelopment plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of a project area.

OAK PARK REDEVELOPMENT PLAN AMENDMENT LOCATION MAP



 **FOOTHILL ASSOCIATES**
ENVIRONMENTAL CONSULTANTS
© 1997

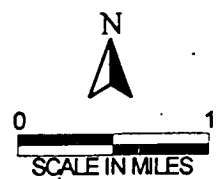
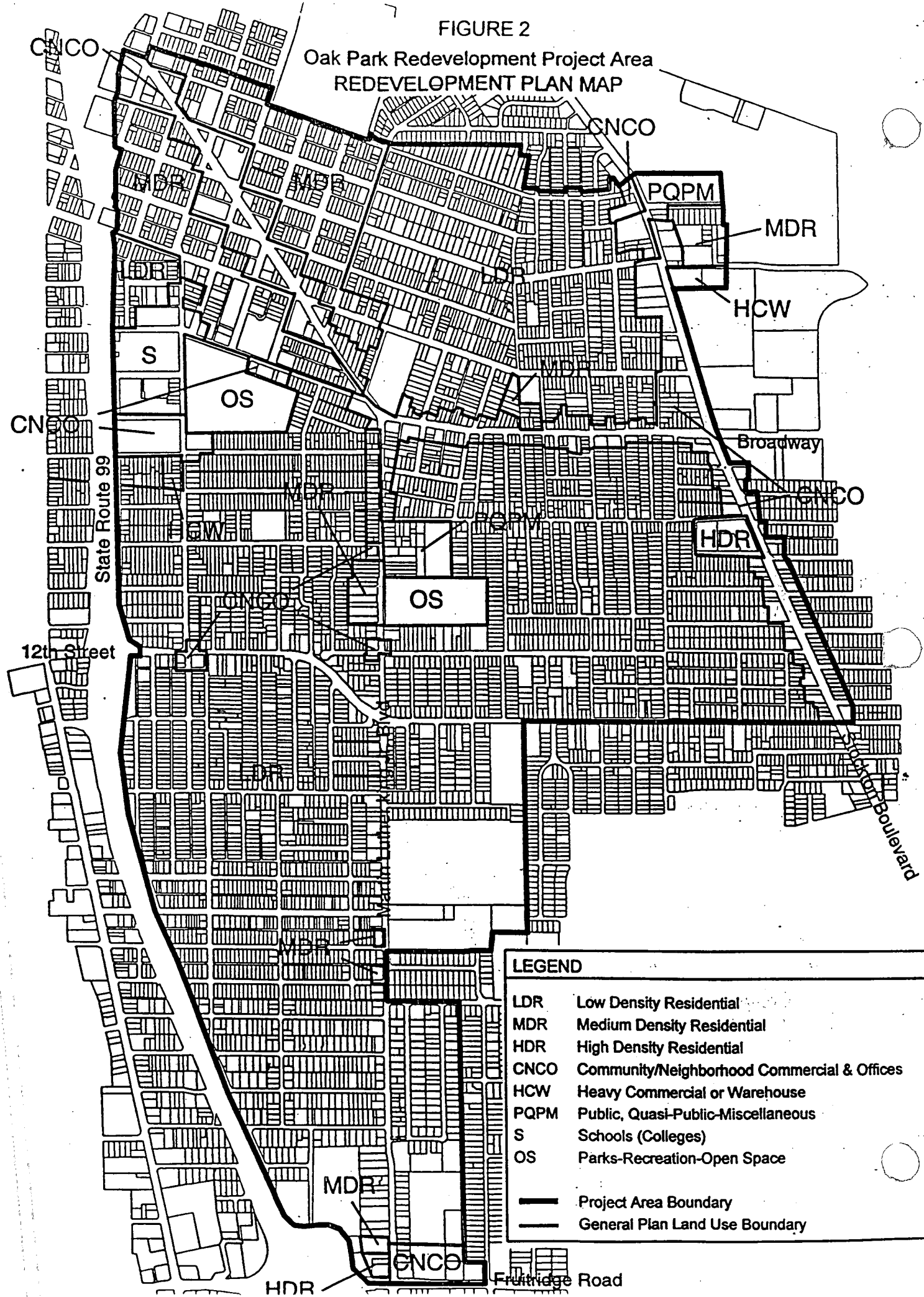


FIGURE 1

FIGURE 2

Oak Park Redevelopment Project Area
REDEVELOPMENT PLAN MAP



Rather, a redevelopment plan represents a process and a basic framework within which specific plans are presented, specific projects are established and specific solutions are proposed, and by which tools are provided to a redevelopment agency to fashion, develop and proceed with such specific plans, projects and solutions.

Certain goals and objectives, as defined in the Amended and Restated Redevelopment Plan and the existing five-year implementation plan, have been identified in connection with the Project. The accomplishment of these goals and objectives will achieve the purposes of the California Community Redevelopment Law. In general, the goals and objectives of redevelopment in the Project Area are as follows:

1. **Housing Goals:** To provide quality housing for all families presently residing in the Oak Park area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.
2. **Social Goals:** To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.
3. **Environmental Goals:** To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.
4. **Economic Goals:** To increase and develop economic activity in the area by attracting new business (thereby increasing employment opportunities for Oak Park residents), assisting exist(ing) business and enhancing property values. To provide for new housing within the means of the majority of area residents. To enforce a strong affirmative action program with all contractors working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.

D. Project Technical, Economic and Environmental Characteristics

The Amended and Restated Redevelopment Plan for the Oak Park Redevelopment Project (as contained in the proposed Fourth Amendment) identifies the redevelopment implementation mechanisms available to the Agency to eliminate and prevent the spread of remaining blight and blighting influences. In addition to extending the Agency's ability to collect tax increment for the repayment of debt until 2023, the proposed Redevelopment Plan Amendment authorizes the Agency to continue to undertake in the Project Area, through the year 2013, the redevelopment actions and activities listed below:

1. The acquisition of real property (until 2010 by eminent domain if necessary) as may be needed to carry out the Plan throughout the Project Area;
2. The management and operation of such property under the ownership and control of the Agency until it's resold;
3. The relocation and re-housing of displaced occupants and displaced businesses;
4. The demolition, clearance and site preparation for the construction of buildings and public improvements;
5. The rehabilitation and preservation of buildings and structures;
6. The installation, construction, expansion, addition, extraordinary maintenance or reconstruction of streets, utilities and other public improvements and public facilities;
7. The execution of agreements with existing owners and occupants of property desiring to remain and participate in the project in accordance with the Redevelopment Plan;
8. The disposition of land to private developers and public agencies for the construction of new improvements in accordance with the Redevelopment Plan;
9. The establishment and retention of controls, restrictions, and covenants running with the land so that property will continue to be used in accordance with the Redevelopment Plan;
10. The construction and enhancement of low- and moderate-income housing; and
11. Other actions as appropriate.

In addition to the above, the Agency is required to replace on a one-for-one basis within four years any low- and moderate-income housing units destroyed or removed from the market by redevelopment actions, and to expend 20 percent of all tax increment revenues received from the Project Area on preserving, improving and increasing the supply of low- and moderate-income housing in the community.

E. Project Development Characteristics

1. Existing Development

Oak Park started out in the 1850s as a sparsely developed agricultural area occupied with moderate to substantial sized owner operated farms. Between the 1880s and 1920s, there was an influx of new residents which transformed the rural agricultural district into Sacramento's first suburban community. Residential growth was characterized by modest single-family homes, with commercial development around 35th Street, 4th Avenue and Broadway. The area started deteriorating during the Great Depression, and shifts to rental units during the housing

shortages after World War II contributed to continued substantial decline due to deferred housing maintenance. By the late 1960s Oak Park had become characterized by deteriorated housing and commercial properties, a high rate of absentee ownership, a high number of rental units, an excessive number of vacant lots and buildings, inadequate public infrastructure, and economic and social unrest. These conditions were exacerbated by the construction of the freeway system that served to physically and psychologically isolate Oak Park from the City.

Oak Park is a predominately residential neighborhood. Approximately 785 acres (60 percent) of the total Project Area is developed with mostly single-family residential uses, and some multi-family development. There are over 5,490 housing units in the Oak Park Project Area. Of the 272 residential structures surveyed in the Residential Survey Area (Draft Preliminary Report), 77 (28 percent) are in need of moderate to extensive rehabilitation, and only 16.5 percent were considered sound. In addition, many of the structures suffer from inadequate design such as inadequate setbacks from the street. In the total Project Area, 158 residential structures are boarded and vacant, or over two percent of the total housing stock.

The residential uses are served by major commercial corridors along Broadway and Stockton Boulevard, and to a lesser extent, Martin Luther King, Jr. Boulevard. Remaining commercial development is either scattered in small clusters in the Project Area or adjacent to Broadway. The recent expansion of the U.C. Davis Medical School in the north part of the Project Area and related developments have attracted new development to Stockton Boulevard north of 4th Avenue. A new grocery store and retail building are under construction at the northwest corner of Stockton Boulevard and Broadway. However, physical blighting conditions remain along the Broadway and Stockton Boulevard commercial corridors. Broadway and Stockton Boulevard (south of 4th Avenue) form a continuous commercial strip that transverses the Project Area from Y Street to 14th Street ("Broadway/Stockton Boulevard Corridor" or "Corridor"). Commercial properties on the far northern end of Martin Luther King, Jr. Boulevard form an extension of the commercial strip along Broadway and are therefore considered part of the Broadway/Stockton Boulevard Corridor.

There are 323 commercially zoned parcels within the Broadway/Stockton Boulevard Corridor totaling 1,891,607 square feet, or 43.4 acres. Of this, only 28.2 percent of the commercially zoned land is used for commercial purposes. A substantial portion, 24.7 percent, is occupied with residential structures, 17.6 percent is owned by non-profit corporations, and 33.4 percent is vacant. Of the 78 buildings surveyed within the Corridor for the Draft Preliminary Report, 24 (31 percent) are in need of moderate to extensive rehabilitation, and only 32 percent were determined to be sound. Parcels of inadequate size for new commercial development constitute approximately 55 percent of the commercially zoned parcels within the Corridor. A lack of parking is also prevalent throughout the Corridor, where 28 parcels had either no parking or the parking facilities were inadequate. There are only eight parcels being utilized as parking lots (with an estimated 113 spaces) serving the tenants on the Corridor.

A brief windshield survey of Martin Luther King, Jr. Boulevard disclosed that many of the commercial buildings in this section of the Project Area have either outlived their economic usefulness

or require substantial rehabilitation. Commercial uses consist of automobile repair and a service station, small markets, and small retail stores. At the corner of 12th Avenue are three abandoned gas stations and a vacant automobile repair shop. These properties, in addition to being physically blighted, pose potential environmental hazards to the neighborhood.

The Project Area is served by several parks and public facilities. McClatchy Park and the Oak Park Community Center are part of approximately 15 acres devoted to public park and recreation uses. Private and public schools include McGeorge School of Law, Christian Brothers High School, Oakridge Elementary School, Keith B. Kenny Elementary School and the American Legion School. The U.C. Davis Medical Center is located just outside the Project Area to the northeast on Stockton Boulevard.

2. Anticipated New Development

The proposed Redevelopment Plan Amendment, both by the continued removal of barriers to development and by continued direct assistance, may encourage additional development in residential and commercial sectors to the extent allowed under the City's General Plan. The greatest amount of new development that may be encouraged by redevelopment activities is anticipated to occur within the Broadway/Stockton Boulevard Corridor, where there are 13.15 acres of vacant land, and where there is the potential to consolidate substandard parcels for new development. All anticipated development which may occur as a result of redevelopment activities in the Project Area would be consistent with development levels anticipated in the City's General Plan and Central City Community Plan. Anticipated Agency engendered new development, which includes the recycling of existing properties, is assumed to include 131,166 square feet of new commercial space, 222 new infill housing units, and 158 rehabilitated vacant and boarded structures.

F. Proposed Projects, Public Improvements and Public Facilities

The central purpose of a redevelopment project is the elimination of blighting conditions and the overall revitalization of the Project Area. The ongoing redevelopment projects, programs and activities of the Agency, identified in the Redevelopment Plan for the Project Area, include: 1) property owner, tenant and business owner participation; 2) construction, reconstruction, and installation of public improvements and facilities; 3) demolition, clearance and site preparation for the construction of buildings and public improvements; 4) relocation assistance; 5) construction and enhancement of low- and moderate- income housing; 6) property acquisition; 7) property disposition; 8) public and private cooperation; 9) establishment of restrictions and enforcement programs; and 10) other actions as appropriate.

The projects and programs identified in the Implementation Plan, adopted in November 1994 and implemented over a five-year period, will remain consistent with the projects, programs and activities discussed below. However, since the Implementation Plan covers only the two years following adoption of the Amended and Restated Redevelopment Plan, additional activities within each of the

programs have been included and will be implemented in later years of the Amended and Restated Redevelopment Plan.

Redevelopment activities in the Project Area, including public improvements and facilities, will be financed through: tax increment revenues allocated to the Agency pursuant to the Redevelopment Plan; costs borne by private developers; City and County general fund revenues; federal revenue sharing; and any other funding becoming available to the Agency. The Report to the City Council on the proposed Fourth Amendment to the Redevelopment Plan, of which this Initial Study/Negative Declaration will be a part, will include detailed explanations of the method of financing and the economics of the project.

1. Development Assistance Program

The Agency intends to a) rehabilitate and where necessary eliminate the most blighted structures and promote new economic activity, primarily within the Broadway/Stockton Boulevard Corridor; and b) continue to encourage commercial development within the Project Area by providing incentives to encourage business to locate in the Project Area. As part of this program, the Agency enters into agreements with developers or property owners which call for the redevelopment of developed sites or new development of vacant sites in the Project Area. The Agency assists with land assembly, site preparation, off-site improvements, and provides relocation assistance to existing property owners and tenants.

The Agency also assists new development activity in the Project Area by providing low interest or deferred payment loans. The recruitment and retention of existing businesses is a part of this program as well. Programs have or may include: business outreach programs, promotional programs for businesses, assistance to spur a business incubation program and other programs of this nature.

The Agency is currently working on a number of specific projects as part of the Development Assistance Program. One of the major projects is construction of a grocery store and neighborhood serving retail at the intersection of Broadway and Stockton Boulevard. Other projects being considered for assistance under the Development Assistance Program include:

- ▶ Post office site developer assistance loan.
- ▶ Grey Victorian developer assistance loan. Broadway @ 5th Avenue.
- ▶ Broadway/Martin Luther King Jr. site developer assistance loan.
- ▶ Additional funds for grocery store project.
- ▶ Possible acquisition of vacant/boarded commercial properties.
- ▶ 12th/Martin Luther King Jr. developer assistance loans, 3 corners.
- ▶ Possible financial assistance for the Made Rite site and adjacent building.

2. Rehabilitation Program (Commercial)

This program is designed to eliminate blighting conditions resulting from defective design, deterioration and dilapidation. The program encourages existing property owners/businesses to substantially upgrade deteriorated storefronts, correct code violations, and renovate the interiors of stores in order to upgrade the appearance of commercial properties. This program provides deferred payment and low interest loans to property owners in the Project Area for these types of upgrades. Expenses are also reimbursed to business property owners and tenants for facade improvements. Projects being considered for assistance under the Commercial Rehabilitation Program include:

- ▶ Woodruff Hotel tenant improvement loan, Broadway @ 35th.
- ▶ 10 to 15 facade improvements on Broadway Corridor.
- ▶ Dunlap Dining Room historic rehabilitation loan, 4th Ave./44th Street.

3. Public Improvements Program

The focus of redevelopment activities in Oak Park in the initial years following Project adoption was the installation of public improvements. Many of the deficiencies in the Project Area's infrastructure have been remedied. Two final public improvements are proposed to be completed over the extended term of the Project. These include assisting in the provision of adequate parking, and traffic circulation improvements including medians and the installation of street lights along the Broadway/Stockton Boulevard Corridor. Projects being considered for assistance under the Public Improvements Program include:

- ▶ Public Parking lot, Broadway @ 35th.
- ▶ Public improvement project, Stockton Boulevard and Broadway.

4. Housing Program

The Agency's housing program includes both a rehabilitation component and assistance for housing construction designed to increase and preserve the supply of low- and moderate-income housing.

The Agency's rehabilitation loan program focuses on preserving existing housing. Loans are available both for units housing low-income households (80 percent of area median income) and those housing very low-income (50 percent of median income) households. Typical repairs that can be made with these loans include: roof repair or replacement; new plumbing; replacement of water heaters, heating and air conditioning systems; repair of termite and pest damage; and interior or exterior painting of the units. General property improvement such as new appliances and carpeting may be permitted, if accompanied by all structural repairs necessary to bring the unit(s) to community standards.

The Agency also participates in the rehabilitation of vacant and boarded homes in the Project Area. The rehabilitation of such units can follow a self help model in which the future owners assist in the actual rehabilitation of the units. The Agency has also utilized the service of individuals who receive job training in all aspects of residential construction as part of the rehabilitation effort.

The Agency also has worked with Habitat for Humanity to assist in the construction of new housing on infill sites in the Project Area. The use of the self help model or the construction of units in conjunction with the job training program described above may also occur as part of this element of the housing program. Other housing programs include the First Time Homebuyer program designed to encourage homeownership and the paint plus program designed to assist property owners in maintaining their properties. Projects being considered for assistance under the Housing Program include:

- ▶ Developer Incentive Program to build-out residential infill lots.
- ▶ Preapprenticeship Construction Training Program.
- ▶ Multi-Family acquisitions, rehabilitations.
- ▶ Boarded Homes Program (acquisition, rehabilitation).
- ▶ Oak Park Partnership Housing Program (down payment assistance).
- ▶ New infill construction, assistance to non-profit housing developers.

5. Other Redevelopment Activities

The above summary of proposed projects and public improvements may not be complete in that other projects may be proposed by the Agency to eliminate blighting conditions, facilitate rehabilitation and development, or to otherwise carry out the Agency's purposes in the Project Area. In addition, the Agency will continue to have various administration and operational requirements associated with carrying out the above programs and activities. These will include program staff, conducting planning and other studies, and securing legal and other technical assistance.

G. Intended Uses of the Initial Study/Negative Declaration (IS/ND)

The IS/ND will be used by the following public agencies in the adoption of the proposed Redevelopment Plan Fourth Amendment and approval of implementation activities thereunder:

1. City Council of the City of Sacramento;
2. Redevelopment Agency of the City of Sacramento;
3. Sacramento Housing and Redevelopment Commission;
4. Planning Commission of the City of Sacramento;

5. Design Review and Preservation Board;
6. All Departments of the City of Sacramento who must approve implementation activities undertaken in accordance with the Redevelopment Plan; and
7. All other public agencies who may approve implementation activities undertaken in accordance with the Redevelopment Plan.

The IS/ND will be used in the adoption of the Redevelopment Plan Amendment and the adoption of and approval of any Project implementation activities that may be necessary, as listed below. As individual projects are brought forward over the life of the Amended Redevelopment Plan, they will be subject to further environmental review. Per CEQA Guidelines section 15180, actions in furtherance of the Amended Redevelopment Plan are deemed approved at the time of plan adoption, subject to the subsequent review requirements of Guidelines sections 15162 and 15163.

1. Approval of Disposition and Development Agreements;
2. Approval of Owner Participation Agreements;
3. Approval and funding of public facilities and improvements projects;
4. Sale of tax increment and/or other bonds, certificates of participation and other forms of indebtedness;
5. Acquisition and demolition of property;
6. Rehabilitation of property;
7. Relocation of displaced occupants;
8. Approval of certificates of conformance;
9. Approval of development plans, including zoning and other variances and conditional use permits; including those low- and moderate-income housing units; and
10. Issuance of permits and other approvals necessary for implementation of the Redevelopment Plan.

H. Documents Incorporated by Reference

This Initial Study has been compiled from a variety of sources, including published and unpublished studies, applicable maps, aerial photographs, and independent field investigations. The State CEQA Guidelines recommend that previously completed environmental documents, public plans, and reports directly relevant to a proposed project be used as background information to the greatest extent possible and, where this information is relevant to findings and conclusions, that it be incorporated by reference in the environmental document. The following

documents are incorporated herein by reference and are listed with numbers which correspond to those in () in the attached CEQA checklist:

1. *Redevelopment Plan for the Oak Park Redevelopment Project No. 7 (Amended Plan)*, Redevelopment Agency of the City of Sacramento, March 27, 1985.
2. *Oak Park Redevelopment Plan Amendment Draft Environmental Impact Report*, Sacramento Housing and Redevelopment Agency, City of Sacramento, January 1985.
3. *City of Sacramento General Plan*, City of Sacramento, January 19, 1988.
4. *City of Sacramento Zoning Code*, City of Sacramento.
5. *Draft and Final Environmental Impact Report, City of Sacramento General Plan*, City of Sacramento, Draft EIR is dated March 2, 1987 and Final EIR is dated September 30, 1987.
6. *Air Quality Thresholds of Significance*, Sacramento Metropolitan Air Quality Management District, 1994, First Edition.
7. *Sacramento County Hazardous Materials Toxisite Report*, August, 1995; *Cortese List*; *National Priority List*; *CalEPA List*; and *CALSITES List*.
8. *2010 Sacramento City/County Bikeway Master Plan*, Environmental Impact Report, County of Sacramento, September 1992.
9. Airport CLUPs for Sacramento County: Mather, McClellan, Metro and Executive Airports.
10. *Official Register Containing Structures of Architectural or Historical Significance*, City of Sacramento, October 6, 1983.
11. *Draft Environmental Impact Report, Land Use Planning Policy Within the 100-Year Flood Plain in the City and County Of Sacramento*, City of Sacramento, September 18, 1989.
12. *Draft Preliminary Report on the Proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, July 1997.
13. *Draft Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, August 1997.
14. *Broadway/Stockton Supermarket Project, Mitigated Negative Declaration and Addendum*, City of Sacramento and Sacramento Housing and Redevelopment Agency, November 21, 1997.

The documents incorporated by reference are available for review at the Sacramento Housing and Redevelopment Agency, 630 I Street, and the City of Sacramento, Neighborhoods, Planning and Development Services Division, 1231 I Street, Suite 300, Sacramento, California 95814.

ENVIRONMENTAL ANALYSIS**A. Environmental Factors Potentially Affected**

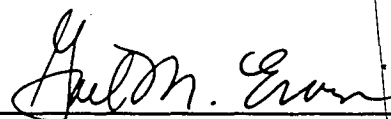
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- | | |
|--|---|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Geological Problems |
| <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics/Urban Design |
| <input type="checkbox"/> Water | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Hazards | <input type="checkbox"/> Mandatory Findings of Significance |

B. CEQA Determination

On the basis of the initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described on an attached sheet have been incorporated into the proposed project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT or MITIGATED NEGATIVE DECLARATION is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is "a potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.



GAIL M. ERVIN,
Acting Environmental Coordinator
Sacramento Housing and Redevelopment Agency

5/28/98
DATE

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Significant Impact
--------------------------------------	--	------------------------------------	-----------------------------

CEQA Initial Study Checklist

Source Documentation is listed above with numbers corresponding to those in (), below.

I. LAND USE AND PLANNING. Would the proposal:

- | | | | | |
|--|---|---|----------|----------|
| a) Conflict with general plan designation or zoning?
(source #(s): 4-Section D) See Section 1 discussion. | — | — | — | <u>X</u> |
| b) Conflict with applicable environmental plans or policies adopted
by agencies with jurisdiction over the project?
(1,2,3,4,5,7,8,9,12) See Section 1 discussion. | — | — | — | <u>X</u> |
| c) Be incompatible with existing land use in the vicinity?
(1,2,3,4,8,9,11) See Section 1 discussion. | — | — | <u>X</u> | — |
| d) Affect agricultural resources or operations (e.g. impacts to soils or
farmlands, or impacts from incompatible land uses)?
(1, 4-Sections D,T) | — | — | — | <u>X</u> |
| e) Disrupt or divide the physical arrangement of an established
community? (including a low-income or minority community)? (1,2,3) | — | — | — | <u>X</u> |

II. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|--|---|---|----------|----------|
| a) Cumulatively exceed official regional or local population
projections? (4-Section E) | — | — | — | <u>X</u> |
| b) Induce substantial growth in an area either directly or indirectly
(e.g. through projects in an undeveloped area or extension of major
infrastructure)? (4-Section E) | — | — | — | <u>X</u> |
| c) Displace existing housing, especially affordable housing?
(1,4-Section F) | — | — | <u>X</u> | — |

**III. GEOLOGIC PROBLEMS. Would the proposal result in or
expose people to potential impacts involving:**

- | | | | | |
|---|---|---|----------|----------|
| a) Fault rupture? (4-Section T) | — | — | — | <u>X</u> |
| b) Seismic ground shaking? (4-Section T) See Section 3 discussion. | — | — | <u>X</u> | — |
| c) Seismic ground failure, including liquefaction? (4-Section T) See
Section 3 discussion. | — | — | <u>X</u> | — |
| d) Seismicity: seiche, tsunami or volcanic hazard? (4-Section T) | — | — | — | <u>X</u> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Landslides or mudflows? (4-Section T)	—	—	—	<u>X</u>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading or fill? (1,4-Section T) See Section 3 discussion.	—	—	<u>X</u>	—
g) Subsidence of the land? (4-Section T)	—	—	—	<u>X</u>
h) Expansive soils? (4-Section T)	—	—	<u>X</u>	—
i) Unique geologic or physical features? (4-Section T)	—	—	—	<u>X</u>
IV. WATER. <i>Would the proposal result in:</i>				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (4-Sections J & W) See Section 3 discussion.	—	—	<u>X</u>	—
b) Exposure of people or property to water related hazards such as flooding? (4-Section W,12) See Section 3 discussion.	—	—	<u>X</u>	—
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperatures, dissolved oxygen or turbidity)? (4-Sections J & W) See Section 3 discussion.	—	—	<u>X</u>	—
d) Changes in the amount of surface water in any water body? (4-Section W)	—	—	—	<u>X</u>
e) Changes in currents, or the course or direction of water movements? (4-Section W)	—	—	—	<u>X</u>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through substantial loss of groundwater recharge capability? (4-Section W)	—	—	—	<u>X</u>
g) Altered direction or rate of flow of groundwater? (4-Section W)	—	—	—	<u>X</u>
h) Impacts to groundwater quality? (4-Section W)	—	—	—	<u>X</u>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (4-Section W)	—	—	—	<u>X</u>
V. AIR QUALITY. <i>Would the proposal:</i>				
a) Violate any air quality standard or contribute to an existing or projected air quality violation?(4-Section Z,5) See Section 5 discussion.	—	—	<u>X</u>	—

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose sensitive receptors to pollutants? (4-Section Z) See Section 5 discussion.	—	—	<u>X</u>	—
c) Alter air movement, moisture, or temperature, or cause any change in climate? (4-Section Z)	—	—	—	<u>X</u>
d) Create objectional odors? (4-Section Z)	—	—	<u>X</u>	—

VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

a) Increased vehicle trips or traffic congestion? (4-Section Y,10) See Section 6 discussion.	—	—	<u>X</u>	—
b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (4-Section Y) See Section 6 discussion.	—	—	<u>X</u>	—
c) Inadequate emergency access or access to nearby uses: See Section 6 discussion.	—	—	<u>X</u>	—
d) Insufficient parking capacity on-site or off-site? (10) See Section 6 discussion.	—	—	<u>X</u>	—
e) Hazards or barriers for pedestrians or bicyclists? (7,10) See Section 6 discussion.	—	—	<u>X</u>	—
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)? (4-Section Y,7,10)	—	—	<u>X</u>	—
g) Rail, waterborne or air traffic impacts? (4-Section Y)	—	—	—	<u>X</u>

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (4-Section U) See Section 7 discussion.	—	—	<u>X</u>	—
b) Locally designated species (e.g. heritage trees)? See Section 7 discussion.	—	—	<u>X</u>	—
c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)? (4-Section U)	—	—	—	<u>X</u>
d) Wetland habitat (e.g. marsh, riparian and vernal pool)? (4-Section U)	—	—	—	<u>X</u>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	Not Significant Impact
			<input checked="" type="checkbox"/>

e) Wildlife dispersal or migration corridors? (4-Section U)

—	—	—	<u>X</u>
---	---	---	----------

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

a) Conflict with adopted energy conservation plans? (4-Section R)

—	—	—	<u>X</u>
---	---	---	----------

b) Use non-renewable resources in a wasteful and inefficient manner? (2,4-Section R)

—	—	—	<u>X</u>
---	---	---	----------

c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?(4-Section R)

—	—	—	<u>X</u>
---	---	---	----------

IX. HAZARDS. *Would the proposal involve:*

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? (6, 4-Section X) See Section 9 discussion.

—	—	<u>X</u>	—
---	---	----------	---

b) Possible interference with an emergency response plan or emergency evacuation plan? (4-Sections L,M,O,W,X)

—	—	—	<u>X</u>
---	---	---	----------

c) The creation of any health hazard or potential health hazard? (6) See Section 9 discussion.

—	—	—	<u>X</u>
---	---	---	----------

d) Exposure of people to existing sources of potential health hazards? (6,4-Section X) See Section 9 discussion.

—	—	<u>X</u>	—
---	---	----------	---

e) Increased fire hazard in areas with flammable brush, grass, or trees? (4-Sections U&M)

—	—	—	<u>X</u>
---	---	---	----------

X. NOISE. *Would the proposal result in:*

a) Increases in existing noise levels? (4-Section AA) See Section 10 discussion.

—	—	<u>X</u>	—
---	---	----------	---

b) Exposure of people to severe noise levels? (4-Section AA) See Section 10 discussion.

—	—	<u>X</u>	—
---	---	----------	---

XI. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

a) Fire protection? (4-Section M) See Section 11 discussion.

—	—	<u>X</u>	—
---	---	----------	---

b) Police protection? (4-Section L) See Section 11 discussion.

—	—	<u>X</u>	—
---	---	----------	---

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

- | | | | | |
|---|---|---|----------|---|
| c) Schools? (4-Section P) See Section 11 discussion. | — | — | <u>X</u> | — |
| d) Maintenance of public facilities, including roads? (4-Section Y) | — | — | <u>X</u> | — |
| e) Other governmental services? (12) See Section 11 discussion. | — | — | <u>X</u> | — |

XII. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:*

- | | | | | |
|--|---|---|----------|---|
| a) Power or natural gas? (4-Section R) See Section 12 discussion. | — | — | <u>X</u> | — |
| b) Communications systems? See Section 12 discussion. | — | — | <u>X</u> | — |
| c) Local or regional water treatment or distribution facilities? (4-Section H) | — | — | <u>X</u> | — |
| d) Sewer or septic tanks? (4-Section I) See Section 12 discussion. | — | — | <u>X</u> | — |
| e) Storm water drainage? (4-Section J) See Section 12 discussion. | — | — | <u>X</u> | — |
| f) Local or regional water supplies? See Section 12 discussion. | — | — | <u>X</u> | — |
| g) Solid waste disposal? (4-Section K) See Section 12 discussion. | — | — | <u>X</u> | — |

XIII. AESTHETICS. *Would the proposal:*

- | | | | | |
|--|---|---|----------|----------|
| a) Affect a scenic vista or scenic highway? (4-Section S) See Section 13 discussion. | — | — | — | <u>X</u> |
| b) Have a demonstrable negative aesthetic effect? (10) See Section 13 discussion. | — | — | — | <u>X</u> |
| c) Create light or glare? See Section 13 discussion. | — | — | <u>X</u> | — |

XIV. CULTURAL RESOURCES. *Would the proposal:*

- | | | | | |
|---|---|---|----------|----------|
| a) Disturb paleontological resources? (4-Section V) See Section 14 discussion. | — | — | <u>X</u> | — |
| b) Disturb archaeological resources? (4-Section V) See Section 14 discussion. | — | — | <u>X</u> | — |
| c) Affect historical resources? (11, 4-Section V) See Section 14 discussion. | — | — | <u>X</u> | — |
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values?(4-Section V) | — | — | — | <u>X</u> |

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	Not Significant Impact
—	—	—	<u>X</u>

e) Restrict existing religious or sacred uses within the potential impact area? (4-Section V)

— — — X

XV. RECREATION. *Would the proposal:*

a) Increase the demand for neighborhood or regional parks or other recreational facilities? (4-Section Q) See Section 15 discussion.

— — X —

b) Affect existing recreational opportunities? (4-Section Q) See Section 15 discussion.

— — X —

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

— — X —

b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

— — X —

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).

— — X —

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

— — X —

DISCUSSION

Section I: Land Use and Planning

The City of Sacramento treats the discussion of land use and planning effects differently from technical environmental issues. Any indirect physical impacts associated with development that may be encouraged by proposed redevelopment activities would be addressed in the appropriate environmental sections of this Initial Study.

a,b) Generally, development encouraged by redevelopment activities will not result in a substantial alteration of the present or planned use of an area. On sites which are currently vacant, development in accordance with existing land use regulations will alter the undeveloped nature of that given site. Some intensification of existing land uses within the Project Area may also occur, especially adjacent to areas opened up by improved circulation. Any intensification that may occur must be consistent with adopted land use policy in place at the time of project approval.

The City of Sacramento General Plan is a twenty-year policy guide for physical, economic, and environmental growth and renewal of the City. The General Plan is comprised of goals, policies, programs and actions that are based on an assessment of current and future needs and available resources. The document is the City's principal tool for evaluating public and private projects and municipal service improvements. The Fourth Amendment to the Redevelopment Plan provides that the major and other land uses to be permitted within the Project Area must be consistent with the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws.

The currently effective version of the Oak Park Redevelopment Plan specified land uses pursuant to an attached, 1985 General Plan land use map, and did not provide for consistency with the City's General Plan as it may from time to time be amended. The General Plan was adopted in January 1988, and is an update that replaces the previous 1974 General Plan. Since the 1985 Redevelopment Plan land use map was adopted, the City has amended General Plan land use designations for numerous parcels in the Project Area. Therefore, to the extent the land use maps in the 1985 Redevelopment Plan and the current General Plan disagree, land use changes are being made by the Fourth Amendment. These land use changes were previously approved by the City as General Plan amendments with appropriate CEQA review and compliance. A new map reflecting current General Plan land use designations is included in the proposed Fourth Amendment (Figure 3). Adoption of the map will bring the current General Plan into consistency with the Redevelopment Plan. No other land use changes are proposed by the Fourth Amendment.

Major General Plan land use designations for the Project Area include:

- ▶ Community/Neighborhood Commercial & Offices
- ▶ Low Density Residential
- ▶ Medium Density Residential
- ▶ High Density Residential
- ▶ Public, Quasi-Public-Miscellaneous
- ▶ Parks-Recreation-Open Space
- ▶ Schools
- ▶ Heavy Commercial or Warehouse

All construction in the Project Area must also comply with all applicable state and local laws in effect from time to time, including the City of Sacramento Comprehensive Zoning Ordinance. The purpose of the City's Zoning Ordinance is to regulate the use of land, building, or other structures for residences, commerce, industry, and other uses required by the community. Additionally, it regulates the location, height, size of buildings or structures, yards, courts, open spaces, amount of building coverage permitted in each zone, and population density. The Ordinance also divides the City of Sacramento into zones of such shape, size, and number best suited to carry out these regulations, and to provide for their enforcement, and ensure the provision of adequate open space for aesthetic and environmental amenities. All proposed redevelopment activities generally conform to the Zoning Ordinance. *The proposed Redevelopment Plan Fourth Amendment would provide for activities which would be consistent with general plan designations, zoning, and adopted plans and policies.*

c,e) The Project Area includes a broad mix of land uses, including commercial, residential and warehouse. The Broadway/Stockton Boulevard Corridor is the most active commercial strip in the Project Area, but still contains a mix of uses with only 33 percent commercial use. A substantial portion, 23 percent, is occupied with residential structures, and 24 percent is owned by non-profit corporations. There are also a high number of vacant parcels along the Broadway/Stockton Boulevard Corridor, and vacant lots are scattered in the residential portions of the Project area. Vacant lots are for the most part concentrated in the area bounded by Broadway, 14th Street, Stockton Boulevard, and Martin Luther King Jr. Boulevard. Vacant, boarded residential buildings also continue to be an issue in Oak Park.

Proposed redevelopment activities include commercial and housing rehabilitation and new construction, and public improvements such as parking and street improvements. These projects must be consistent with the City's general plan and zoning requirements prior to construction, which are designed to ensure compatibility of projects with existing land uses. *The proposed Redevelopment Plan Fourth Amendment would be compatible with existing land uses in the Project Area, and would not impact the physical arrangement of the Oak Park community.*

d) Agricultural resources are not located within the Project Area, *thus the proposed Redevelopment Plan Fourth Amendment would have no effect on agricultural resources or operations.*

Section II: Population and Housing

Population and housing is considered a socio-economic, rather than a physical impact on the environment. CEQA does not require review of socio-economic impacts, except where a clear chain of cause and effect results in physical impacts. The City has developed policies and plans to provide for long-term population and housing needs, with documents such as the General Plan and the Oak Park Redevelopment Plan. Socio-economic needs such as low-income housing are addressed by the Amended Plan through the use of at least 20% of all increased property taxes (tax increment) generated to provide for housing in the project vicinity. In addition, individual development projects are required to pay into the Housing Trust Fund, which provides funding for the development of low- and moderate-income housing in the City.

a,b) Redevelopment activities and development encouraged by redevelopment has the potential to encourage localized daytime population growth in the Project Area's employment market area by providing additional jobs that would otherwise locate elsewhere. Residential infill development and rehabilitation occurring within the Project Area could incrementally increase the permanent population of the area. Increases in population are expected to occur gradually over time as public improvements and development progresses, and be within the anticipated population levels identified in the City's General Plan. There is no change in zoning proposed as part of the Redevelopment Plan amendment, nor any major new infrastructure improvements/extensions. *The proposed Redevelopment Plan Fourth Amendment would not result in changes in population beyond those identified in regional and local population projections, nor induce substantial growth.*

c) The proposed Fourth Amendment is expected to have a beneficial impact on existing housing by assisting in the reconstruction or rehabilitation of dilapidated structures. Providing housing for persons of low- and moderate-incomes is an objective of the proposed Fourth Amendment. Some relocation of residents may be required in areas of severely deteriorated housing which may be beyond rehabilitation. The Amended Plan provides that no persons or families of low- and moderate-income will be displaced unless and until there is a suitable housing unit available and ready for occupancy at rents comparable to those at the time of their displacement. The Amended Plan further provides that permanent housing facilities must be made available within three years from the time occupants are displaced.

Within 30 days of executing an agreement for acquisition and/or disposition of property that would result in the destruction or removal of dwelling units, the Agency must adopt a replacement housing plan. This plan must identify the location of such housing, a financing plan for rehabilitation, development or construction, the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation, and a timetable for replacing the units on a one for one basis.

The Amended Plan proposes several residential programs to increase the supply of low- and moderate-income housing. These include the a) Developer Incentive Program to build-out residential infill lots; b) Preapprenticeship Construction Training Program; c) Multi-Family acquisitions,

rehabilitations; d) Boarded Homes Program (acquisition, rehabilitation); e) Oak Park Partnership Housing Program (down payment assistance); and f) New infill construction, assistance to non-profit housing developers. In addition, the Agency uses several programs such as the First Time Homebuyers Program to encourage home ownership for low- and moderate-income households.

Community Redevelopment Law requires that not less than 20 percent (20%) of all tax increment be set aside for preserving, improving and increasing the City's supply of low- and moderate-income housing. The Project Area will also benefit from the Sacramento Housing Trust Fund Ordinance (also known as Section 33, Housing Requirements for Non-Residential Development Projects) as non-residential development is encouraged in the area. The Agency requires that a project developer pay in-lieu funds for housing as a condition of an OPA or DDA. The funds are paid to the Redevelopment Agency for use as allowed by the Ordinance. The fee structure and amount is negotiated between the Agency and the project proponent during preparation of the OPA or DDA.

The proposed Redevelopment Plan Fourth Amendment is not anticipated to alter the location, distribution, density or growth rate of the human population or reduce the supply of low- and moderate-income housing. All low- and moderate-income housing stock removed due to Agency involvement will be replaced through Agency programs. *Therefore, no significant impacts on population or housing would occur as a result of the proposed Plan Amendment.*

Section III: Geology

a,b,c,d,g) Development encouraged by redevelopment activities could be exposed to potentially damaging seismically-induced ground shaking. However, no known active faults occur in or adjacent to the City of Sacramento. During the past 150 years, there has been no documented movement on faults within Sacramento County. However, the region has experienced numerous instances of ground shaking originating from faults located to the west and east. According to the *Preliminary Map of Maximum Expectable Earthquake Intensity in California*, prepared by the California Department of Mines and Geology, Sacramento is located near the border between the "low" and "moderate" severity zones, representing a probable maximum earthquake intensity of VII on the Modified Mercalli Scale. In Sacramento, the greatest intensity earthquake effects would come from the Dunnigan Hills fault, Midland fault, and the Foothill Fault System. The maximum credible earthquake for those faults is estimated at 6.5 on the Richter-scale. Currently, the City requires that all new structures be designed to withstand this intensity level.

Additional development encouraged by redevelopment activities in the Project Area could be exposed to impacts from liquefaction of subsurface soils. Liquefaction of soils could result in partial or complete loss of support which could damage or destroy buildings or facilities. Liquefaction is the loss of soil strength due to seismic forces acting on water-saturated, granular material which leads to a "quicksand" condition generating various types of ground failure. The potential for liquefaction must account for soil types, soil density, and groundwater table, and the duration and intensity of ground shaking. Earthquakes of the magnitude expected to emanate from any of several nearby faults

would be strong enough in the Project Area to induce liquefaction in susceptible sand layers. Per local building requirements, however, site-specific geologic investigations would be required to evaluate liquefaction potential and to recommend appropriate designs in order to avoid major structural damage, thus reducing this impact to less-than-significant.

The City of Sacramento has adopted policies as a part of the General Plan Health and Safety Element which consider seismic related hazards, including liquefaction. These policies require that the City: 1) protect levees and property from unacceptable risk due to seismic and geologic activity or unstable soil conditions to the maximum extent feasible; 2) prohibit the construction of structures for permanent occupancy across faults; 3) require reports and geologic investigations for multiple story buildings; and 4) ensure the use of Uniform Building Code requirements that recognize State and federal earthquake protection standards in construction. Development in the Project Area would not occur across any currently identified fault. In addition, the City requires soils reports and geological investigations for determining liquefaction, expansive soils and subsidence problems on sites for new multiple-story buildings as a condition of approval, and that such information be incorporated into the project design and construction to eliminate hazards. *The policies listed above are required for new construction projects and reduce potential seismic impacts to less than significant levels.*

e,h,i) Soils in the Project Area are categorized as Urban Land and consists of areas covered by up to 70 percent impervious surfaces. Topography is flat, and there are no outstanding topographic or ground surface relief features in the Project Area which would be disturbed as a result of the proposed redevelopment activities.

The Project Area is underlain by the Victor Formation (SGPU EIR, T-2) which forms a broad plain between the Sacramento River and the foothills of the Sierra Nevada mountains. It is a complex mixture of consolidated, ancient river-borne sediments of all textures. Weathering subsequent to formation during the Ice Ages has typically caused a hardpan layer to develop near the surface, generally allowing only a moderate to low rate of rainwater infiltration (SGPU EIR, T-1). Exhibit T-4 of the SGPU EIR further indicates that the subject site correlates with the San Joaquin soil type, a moderately deep, well-drained soil underlain by cemented hardpan. These soils are characterized as nearly level to gently rolling on low terraces and in basins of low terraces. Soils that have limitations for structural loading, i.e. weak or expansive soils, are scattered throughout the City. These limitations can usually be overcome through soil importation or specially engineered design for specific project construction. Adequate engineering studies will be required at the project level. *The proposed Redevelopment Plan Fourth Amendment would not result in impacts relative to landslides or mudflows, erosion or changes in topography, expansive soils, or unique geologic or physical features.*

f) New development in the Project Area encouraged by the redevelopment activities could result in the excavation, displacement, backfill and compaction of a minor amount of soil. Redevelopment activities may also result in the removal of dilapidated structures to accommodate new development on currently vacant land which will result in additional grading, compaction, and overcovering of exposed soils. Minor increases in the volume and rate of water runoff from development encouraged

by redevelopment activities may increase offsite soil erosion during future construction periods. Adequate on-site drainage facilities will be required at the project level. Soil erosion would be limited to the construction period of any future development or improvement. This impact would be temporary and would be controlled by standard grading practices.

All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. These requirements ensure that development sites are graded such that new topography makes a smooth transition to existing adjacent topography. City Ordinance includes grading requirements that control excessive runoff during construction. Developers are required to carry out dust and soil erosion and sediment control measures before, during, and after the construction phase of development. This general permit requires the permittee to employ "Best Management Practices" (BMP's) before, during, and after construction. The City has a list of BMP's necessary to accomplish the goals of this permit, approved by the City's Department of Utilities, Engineering Services Division before beginning construction. *No impact is anticipated to occur due to required compliance with the City's Grading, Erosion, and Sediment Control Ordinance.*

Section IV: Water

a,d,e) Much of the Project Area is served by the City of Sacramento's Combined Sewer Service System (CSS). The Combined Sewer System (CSS) area is bounded by the Sacramento River on the west, 65th Street on the east, the American River on the north, and Sutterville Road on the south.

This system consists of a single network of pipelines that collect both storm water drainage and sanitary sewer discharges from the downtown area. Drainage from redevelopment supported development activities would have a potentially significant effect on the City's Combined Sewer System if it exceeded the screening criteria provided by the City of Sacramento Department of Utilities (Brent, 1997). This criteria would be exceeded if the proposed project or project alternatives would increase the impervious surface area by greater than 0.25 acre.

If a proposed project would exceed City stormwater screening criteria, the City would require the project developers to develop and implement a mitigation plan, or enter into an Impact Mitigation Agreement with the City. The mitigation plan could include such measures as on-site storage and/or detention of site-generated storm water flows, CSS pipe up-sizing, and replacement of pipes. The Impact Mitigation Agreement would include, but is not limited to, the following:

1. Agreement to pay associated CSS impact fees and a waiver of all rights to protest fees, assessment districts, or Mello Roos districts.

2. Consent to all conditions by any lienholder.
3. Indemnification of the City in implementing the Agreement.

The mitigation plan or Impact Mitigation Agreement is required by local regulations to be reviewed and approved by the City of Sacramento Department of Utilities prior to the issuance of building permits. The City prefers the use of drainage mitigation. The Impact Mitigation Agreement is to be used only if mitigation is not feasible (Dave Brent, August 13, 1997).

In the southern portion of the Project Area that is not served by the CSS, drainage is carried in a series of swales and creeks to the Sacramento River. Additional development encouraged within the Project Area may increase the amount of land covered with impervious surfaces. This overcovering of the land will increase the speed and amount of runoff during storms. Any increase in runoff would be minor and would not be expected to significantly change the amount of surface water in any water body. The City Utilities Department encourages all new construction to include such measures as on-site storage and/or detention of site-generated storm water flows. Adequate drainage facilities will be required at the project level. *The proposed Redevelopment Plan Fourth Amendment would not result in significant changes in absorption rates, drainage patterns, increase in the amount of surface runoff or change in the amount of surface water or direction of flow within local water bodies.*

b) The Project Area is mostly in Zone X of the Federal Emergency Management Agency's Flood Insurance Rate Maps, an area protected by levees from a 100-year flood event. During preparation of this document, the remainder of the Project Area was located within an area of the 100-year floodplain currently designated as an A99 Flood Hazard Zone on the Sacramento Community's Official Flood Insurance Rate Map (FIRM), dated November 15, 1989 (Map Numbers 060266 0010E and 060266 0025E). This A99 floodplain is a broad swath that runs diagonally through the Project Area from southwest to northeast. The A99 zone is defined by the Federal Emergency Management Agency (FEMA) as a "special flood hazard area (SFHA), where enough progress has been made on a protective system such as dikes, dams, and levees, to consider it complete for insurance rating purposes." The A99 Flood Hazard Zone does not designate flood elevations, and there are no FEMA regulations restricting development in the zone. However, development within the A99 zone is subject to certain construction design regulations and flood insurance is required for any development that includes federal financing.

In recent years, the Sacramento Area has been subjected to numerous storm events resulting in high flows in the American and Sacramento rivers. In response to these flood events, the U.S. Army Corps of Engineers (COE) has revised flow frequency curves that indicate that portions of the area are only protected against a 77-year flood event. Even when additional levee protection that would be constructed along the American River in 1998 is considered, the level of protection is less than the 100-year level.

FEMA has a congressional mandate to establish a SFHA to deal with flood control systems that no longer provide 100-year protection. Based on the refined COE hydrologic calculations, FEMA has issued a final flood elevation determination letter and revised FIRM for portions of the Sacramento area. FEMA intends to issue new FIRMs on July 6, 1998 that would redesignate the A99 zones to a more restrictive "AR" zone ("A" denoting that the area is a SFHA, and the "R" denoting that restoration of a levee system to a level of base flood protection is underway). The area affected includes large areas of the City south of the American River, and smaller parts of the City north of the river and east of the Natomas East Main Drain Canal (NEMDC), generally contiguous with the area of the existing A99 flood zone. The AR zone is intended for communities such as Sacramento, where a previously certified 100-year or greater flood protection system has been de-certified due to updated hydrologic or other data.

The AR zone allows development to continue with some restriction while progress is being made toward restoring a 100-year flood protection level. Like the A99 zone, the AR zone is also temporary and will expire ten years from the date of classification or when certification of 100-year flood protection is obtained. The FEMA letter established the base flood elevations and initiated a six month compliance period that will end in July 1998, at which time the AR restrictions will be imposed. During the compliance period, the City is required to amend the existing floodplain management ordinance to incorporate and implement the AR zone requirements based on the flood hazard information shown on the maps.

The AR zone contains two categories: "Developed" and "Undeveloped". The Project Area is anticipated to be categorized as "Developed", or areas adjacent to existing public infrastructure or infill areas that are currently surrounded by existing development pursuant to FEMA definition. All new residential and non-residential development in the AR zone will be required to be constructed with the lowest floor including the basement at or above the base flood elevation, or three (3) feet above the highest adjacent grade, whichever is lower. Commercial projects will have the option of flood proofing in lieu of the elevation requirements.

Development in the Project Area would be required to comply with federal regulations imposed on the site whether it be a A99 or AR designation. At this time, no significant environmental impact will result since development would not be allowed unless it complies with the federal regulations regarding development in areas subject to this particular flood hazard. The City is currently preparing environmental review for amendments to sections 9.26 and 9.27 of the City Code relating to Flood Management.

Under applicable provisions of the Sacramento City Code, which will not be modified until July 1998, new development is permitted in the Project Area, provided building permit applicants, by agreement with the City, a) assume the risk of all flood-related damage to any permitted new construction; b) agree to notify subsequent purchasers of the flood risk; and c) ensure that any new construction complies with City-imposed design restrictions aimed at reducing the risk of flood-related property damage and personal injury. A project applicant, as part of standard City approval procedures, will

be required to execute an agreement that acknowledges the flood risk of the project and that requires compliance with the provisions of the Sacramento City Code.

The City has evaluated the impacts of approving development within the flood zone in the Environmental Impact Report (EIR) prepared in connection with the Land Use Planning Policy Within the 100-Year Floodplain (M89-054) adopted by the City Council on February 6, 1990. That document serves as a program EIR addressing the flood-related risks to people and property created by new development in the 100-year floodplain in the City. Flood-related risks created by activities encouraged by the Redevelopment Plan Fourth Amendment fall within the scope of the program EIR. Accordingly, the findings adopted by the Council in connection with its certification of the program EIR and its adoption of the Policy are applicable to the Project. These findings are set forth in the Findings of Fact/Statement of Overriding Considerations for the Land Use Planning Policy Within the 100-Year Floodplain in the City of Sacramento ("Findings"). That document is appended to the Program EIR available through the Department of Planning and Development.

The Project Area is also served by the City's combined storm/sanitary sewer system which has been subject to localized flooding. The terrain in the City is flat and many of the sewers and facilities are undersized and in need of rehabilitation. As a result, localized flooding occurs during large storm events. Local flooding occurs when the CSS is full and storm water runoff cannot enter the system. An objective of the CSS Rehabilitation and Improvement Plan is to reduce localized flooding problems. *All development assisted by the proposed Redevelopment Plan Fourth Amendment would be required, by City regulations, to provide adequate on-site drainage or sign a mitigation agreement, and would not expose people or property to water-related hazards such as localized flooding.*

c) Redevelopment activities and development encouraged by redevelopment will contribute additional runoff to these systems on a case by case basis over the life of the Redevelopment Plan. Construction activities may contribute organic pollutants during the construction of infrastructure and improvements. Additional contamination may occur from increased traffic as a result of redevelopment activities which may contribute grease, oils, and other materials that may contaminate runoff from streets and parking lots.

Construction encouraged by redevelopment would include temporary earth disturbing activities. This could result in a minor increase in soil erosion leading to increased sediment loads in storm runoff, which could adversely affect receiving water quality. All grading activities associated with site development within the City of Sacramento are required to follow the Grading Permit requirements defined in the City's Grading, Erosion and Sediment Control Ordinance 93-068 (GESC). The City GESC Ordinance defines the requirements for grading plans, erosion and sediment control plans, housekeeping practices as well as standards for cuts, fills, setbacks, drainage and terracing, and erosion control. The GESC includes grading requirements that control excessive runoff during construction. Developers are required to carry out dust and soil erosion and sediment control measures before, during, and after the construction phase of development. Implementing accepted dust control practices, revegetating or covering exposed soils with straw or other materials,

constructing ingress/egress roads and adopting measures to prevent construction vehicles from tracking mud onto adjacent roadways, covering trucks containing loose and dry soil, and providing interim drainage measures during the construction period are measures intended to minimize soil erosion and fugitive dust emissions.

This general permit requires the permittee to employ "Best Management Practices" (BMP's) before, during, and after construction. The City has a list of BMP's necessary to accomplish the goals of this permit, approved by the City's Department of Utilities before beginning construction. The primary objective of the BMP's is to reduce nonpoint source pollution into waterways. These practices include structural and source control measures for residential and commercial areas, and BMP's for construction sites. Components of the BMP's include:

- Maintenance of structures and roads
- Flood control management
- Comprehensive development plans
- Grading, erosion and sediment control ordinances
- Inspection and enforcement procedures
- Educational programs for toxic material management
- Reduction of pesticide use
- Specific structural and non-structural control measures

BMP mechanisms minimize erosion and sedimentation, and prevent pollutants such as oil and grease from entering the stormwater drains. BMP's are approved by the Department of Utilities before beginning construction (the BMP document is available from the Department of Utilities Engineering Services Division, 5770 Freeport Boulevard, Suite 100, Sacramento). *Soil erosion would be limited to the construction period of the project. Minor increases in the volume and rate of water runoff from infrastructure improvements and development would be temporary and would be controlled by standard grading practices and the required BMPs, resulting in a less than significant impact.*

f,g,h,i) Redevelopment activities in the Project Area would not affect the direction or rate of flow of groundwater. Water supplies are provided by the City of Sacramento through a system of pipelines that currently exist within the streets. Development within the Project Area will not require new withdrawals from groundwater sources or affect aquifers by cuts or excavations. The proposed Redevelopment Plan Fourth Amendment also would not be expected to result in development that requires excavations to a depth that typically require continuous dewatering. The City does not rely on groundwater in this area for its source of public water supply. *As such, the project has no effect on groundwater used for public water supplies.*

Section V: Air Quality

a,b) The Project Area is located within the Sacramento metropolitan area which is considered a non-attainment area for selected pollutants. The 1986-2006 SGPU DEIR identified urban emission

sources as the primary source for existing air quality problems (SGPU DEIR, Z-6). The federal air quality standards for ozone and particulate matter (PM_{10}) are being exceeded several times per year in Sacramento City and County.

Ozone is a secondary pollutant produced over time by a complicated series of chemical reactions involving nitric oxide, nitrogen dioxide, various organic compounds, ultraviolet light, and normal components of the atmosphere. Ozone problems have been identified as the cumulative result of regional development patterns, rather than the result of a few incremental significant emissions sources (SGPU DEIR, Z-9).

The Sacramento Metropolitan Air Quality Maintenance District (SMAQMD) collects ambient air quality data through a network of air monitoring stations. This data is summarized annually and published in the California EPA CARB's California Air Quality Data Summaries. Table V-1 is a five year summary listing the highest annual concentration observed in the SUA for non-attainment designated criteria pollutants for the years 1992-1996. This data was collected at the SMAQMD's 13th & T Street gaseous and particulate monitoring station located in downtown Sacramento. This station was selected because it is the closest gaseous and particulate monitoring station to the Project Area. The CARB has not yet released monitoring data for the full 1997 calendar year.

The Redevelopment Plan Fourth Amendment would continue to eliminate barriers to development within the Project Area, allowing development to proceed up to General Plan densities. Development activities would result in additional emissions relating to both construction and operations. Each development project as it is proposed over the life of the Redevelopment Plan Fourth Amendment will be assessed against the following SMAQMD recommended significance criteria:

- Criteria Pollutants: Construction and operation impacts are considered potentially significant if the project would result in a net increase of 85 pounds per day (lbs/day) of ROGs, 85 lbs/day of NO_x , 275 lbs/day of PM_{10} or 150 lbs/day of SO_2 . Operational impacts for CO are considered potentially significant if CO "hot spots" exceeding state 1-hour and 8-hour SAAQS are generated near major thoroughfares and congested surface streets.

With future development of the Project Area air pollutants would be emitted by construction equipment, and fugitive dust would be generated during interior grading and site preparation. Construction activities are regulated by the City and County, as well as the Air Quality Management District. Construction in the Project Area over the life of the Redevelopment Plan Fourth Amendment will include demolition of some structures and grading preparation for all new construction. PM_{10} emissions in the form of fugitive dusts would vary from day to day, depending on the level and type of construction activity (demolition and grading), silt content of the soil, and prevailing weather. Phase I emissions from construction equipment (i.e. graders, back hoes, haul trucks etc.) would generate PM_{10} , NO_x , and ROG emissions.

**TABLE V-1
AIR QUALITY DATA SUMMARY (1992-1996) FOR THE PROJECT AREA**

Pollutant	Monitoring Data By Year /a/					
	Std. /b/	1992	1993	1994	1995	1996
Ozone (O ₃):						
Highest 1-hour average, ppm/c/	0.09	0.12	0.13	0.11	0.13	0.12
Days/Hours /d/		11/21	4/9	3/3	7/16	5/12
Carbon Monoxide (CO): /e/						
Highest 1-hour average, ppm	20.0	11	12	11	10	9
Number of excesses		0	0	0	0	0
Highest 8-hour average, ppm	9.0	8.6	9.4	6.4	6.5	6.8
Number of excesses		0	1	0	0	0
Particulate Matter (PM ₁₀): /e/						
Highest 24-hour average, ug/m ³ /c/	50	72	77	99	85	75
Days/Samples /f/		8/71	11/97	6/79	14/82	4/77
Annual Geometric Mean, ug/m ³	30	29.1	25.3	26.1	26.3	22.2

Note: **Bold values** are in excess of applicable standards

na not available

/a/ All data are from the 13th and T streets monitoring station in downtown Sacramento.

/b/ State standard, not to be exceeded.

/c/ ppm = parts per million; ug/m³ = micrograms per cubic meter.

/d/ Days/Hours refers to the number of days during which excesses of the state standard were recorded in a given year and the total number of hours in which the standard was exceeded during that year.

/e/ Particulate is usually measured every sixth day (rather than continuously like the other pollutants). "Days/Samples" indicates the number of excesses of the state standard that occurred in a given year and the total number of samples that were taken that year, respectively.

SOURCE: California Air Resources Board, *California Air Quality Data Summaries*, 1992, 1993, 1994, 1995, 1996.

The largest source of construction-related PM₁₀ emissions would be associated with the demolition of existing structures. Demolition activities are required to conform to the rules and guidelines outlined in the SMAQMD Rule 403 concerning fugitive dusts associated with construction activities, including demolition. Rule 403 requires the application of water or chemicals for the control of fugitive dust associated with demolition, clearing of land, construction of roadways, and any other construction operation that may potentially generate dust, including the stockpiling of dust-producing materials. Although PM₁₀ emissions associated with demolition can be quite large, these emissions will be reduced by Rule 403, and will take place over a very short period of time.

Phase II construction emissions are primarily associated with construction employee commute vehicles, asphalt paving operations, mobile construction equipment (i.e., bull dozers, fork lifts, etc.), stationary construction equipment, and architectural coatings. Phase II construction emissions will principally be generated from diesel-powered mobile construction equipment as well as architectural coatings. Phase II construction emission mitigation measures involve the routine maintenance and tuning of all mobile and stationary powered construction equipment, as well as construction employee commute vehicle trip reductions. Construction paving materials and coatings are required to conform to the rules outlined in the SMAQMD's Rule 453 and Rule 442 governing the manufacture and use of asphalt and architectural coatings.

Resident, employee, customer and/or delivery vehicle trips associated with new development would generate NO_x and ROG emissions, contributing to regional ambient O_3 concentrations, and would generate vehicular dust emissions that would contribute to regional ambient PM_{10} concentrations. Additionally, the combustion of natural gas for space heating will contribute NO_x and ROG emissions.

SMAQMD requires site-specific potential air quality impacts be assessed and mitigated to the extent feasible at the project level, as new development is proposed over time in the Project Area. However, all development anticipated under the Redevelopment Plan Fourth Amendment must be consistent with the City's General Plan. Therefore, air quality impacts associated with development occurring as a result of redevelopment activities have already been considered in the SGPU EIR. At the time of General Plan adoption, the EIR identified a regional unavoidable significant adverse impact, and the City Council adopted findings of overriding considerations. *The Redevelopment Plan Fourth Amendment would not encourage development beyond that considered in the SGPU EIR.*

c) Due to the small scale of proposed and typical redevelopment activities, changes in local or regional climate conditions are not expected as a result of the Redevelopment Plan Fourth Amendment.

d) Development encouraged by redevelopment activities is expected to be commercial, residential or light manufacturing development typical of the area and is not expected to create objectionable odors.

Section VI: Transportation/Circulation

Major public streets within the Project Area include Alhambra Boulevard, Broadway, Martin Luther King, Jr. Boulevard, Stockton Boulevard, 33rd Street, 2nd Street, 12th Avenue, 14th Avenue, 21st Street, and 5th Avenue. Over the life of the Redevelopment Plan Fourth Amendment, additional public streets, alleys and easements may be created in the Project Area as needed for proper use and/or development. It is anticipated that Project development may entail abandonment and/or realignment of certain streets, alleys, and other rights-of-way. Any changes in the existing street layout would be in accord with the General Plan, the objectives of the Redevelopment Plan, and the City's design standards. At this time, proposed street improvements include off-street parking on

Broadway and Stockton Boulevard, installation of street medians, improved street lighting and landscaping, and other traffic calming measures. The diagonal orientation of Broadway tends to impede traffic flow in the northern portion of the Project Area. In order to correct this deficiency, selected streets that intersect Broadway between Y Street and 5th Avenue will need to be converted to one-way or partially vacated.

a) Redevelopment activities within the Project Area will encourage a general intensification of commercial, residential and other development. In 1989, the UCDMC adopted their Long Range Development Plan which allowed for new growth and expansion of medical facilities in the area. This growth coupled with regional growth has resulted in increased traffic along the Stockton Boulevard and Broadway corridors. As a result of increased traffic, the level of service (LOS) has degraded along Stockton Boulevard and some portions of Broadway. Traffic encroachment has begun to occur in the adjacent residential neighborhoods (Stockton Boulevard and Broadway Area Circulation Study - Summary and Strategy Guide).

Redevelopment activities within the Project Area will encourage a general intensification of commercial, residential and other development. This additional development will generate additional vehicular movements throughout the Project Area and the City/County over existing conditions. However, build-out of the Project Area is anticipated to be consistent with General Plan densities, and generate the same number of average daily trips anticipated with the General Plan.

Traffic service is generally characterized by examining peak period operations. Operations are described in terms of the peak hour Volume to Capacity (V/C) ratio, as well as Level of Service (LOS). The V/C ratio indicates the amount of capacity utilized, with 1.0 representing 100 percent utilization. The LOS provides a letter grade that describes the quality of flow, ranging from the best conditions (LOS A) through extreme congestion associated with at or over-capacity conditions (LOS F).

Traffic conditions are best characterized by the peak hour LOS at signalized intersections, since signalized intersections generally have more limited capacity than midblock roadway sections. Intersection LOS is usually computed using the "Planning Methodology" from Transportation Board Circular 212, which is commonly used in EIRs and is the method currently preferred by the City. This method provides generally conservative estimates of intersection capacity.

The City of Sacramento has a current policy to maintain LOS C conditions where possible. This policy is more conservative than other jurisdictions, which may accept LOS D conditions (or LOS E at intersections affected by regional traffic such as freeway ramps). The most congested freeway segments serve the eastern suburbs of Sacramento along I-80 and U.S. 50. Both of these freeways are operating at or near their designated capacity. Currently, the Stockton/Broadway intersection operates at LOS A in the am peak hour, and LOS B in the pm peak hour. Under future 2010 roadway network operating conditions, the intersection LOS for Stockton Boulevard and Broadway has been estimated to be at LOS D in the pm peak hour. In addition, the future 2010 roadway network is anticipated to experience pm peak hour LOS E at the intersection of Martin Luther King,

Jr. Boulevard and Broadway (Broadway/Stockton Supermarket Project Negative Declaration). At General Plan buildout all other Project Area intersections and roadway segments are anticipated to maintain LOS of C or better except for Stockton Boulevard and Broadway (SGPU). The City of Sacramento has adopted a Findings of Fact and Statement of Overriding Considerations for the Adoption of the Sacramento General Plan Update for impacts to City streets and the freeways. The Redevelopment Plan Fourth Amendment will eliminate barriers to General Plan growth in the Project Area, as anticipated in the SGPU DEIR. *The Fourth Amendment will not generate any impacts not previously considered in the SGPU EIR.*

b-f) Additional development encouraged by redevelopment activities will result in an increased demand in parking. Parking in some areas is already constrained, and additional development may exacerbate this situation. Lack of parking can also interfere with pedestrian and vehicular circulation, creating disruptions in traffic flow as drivers are forced to circle blocks in search of a space and block traffic entering and exiting inadequately sized and poorly designed parking lots. The Stockton Broadway Corridor has inadequate parking facilities that contribute to the stagnation of the area's development and, more specifically, limit the use and reuse of the Project Area (*Preliminary Report*, pg. 13). The Agency intends to assist in the provision of adequate parking in the Project Area.

The Project Area is well served by alternative transportation modes. Seven bus routes, Routes 38, 50, 51, 67, 68, 83, and 115 serve Oak Park. There are existing bikeways through the Project Area along Martin Luther King, Jr. Boulevard, 34th and 32nd streets, and 9th and 12th avenues. The 2010 Bikeway Master Plan identifies proposed bikeways running north-south on Broadway, 43rd and 44th streets and Stockton Boulevard, and east-west along 2nd, 5th, 7th, 8th, 9th, 21st and 27th Avenues and Broadway. Light Rail is available about one-half mile north of the Project Area, with the closest stations at 29th, 39th and 48th streets. The proposed South Area Light Rail Extension would parallel the UP Rail Line approximately one half to three quarter miles west of the Project Area.

The Redevelopment Plan Fourth Amendment would also assist in the construction of medians, traffic circulation improvements, and street lights to upgrade the appearance and safety of the Broadway/Stockton Boulevard Corridor. As development occurs in the Project Area, site design, including parking and driveway locations, and alternative transportation modes will be subject to review by the City's Public Works Department. All city departments, including fire and police, review the site design to ensure safe and adequate access. *The Redevelopment Plan Fourth Amendment is expected to have a beneficial impact on Project Area parking, circulation, alternative transportation modes, and pedestrian and cyclist safety.*

g) The proposed Redevelopment Plan Fourth Amendment does not affect rail, waterborne or air traffic.

Section VII: Biological Resources

a-e) The proposed Project Area is in Urban Land Habitat (SGPU U-14). There are no wetlands or water features in the Project Area. Urban Land Habitat does not support foraging or nesting habitat

for any animal species on the State or Federal Threatened or Endangered Species lists. The Project Area is currently developed with existing structures, and vacant areas where buildings have been previously demolished.

The dominant vegetation consists of artificially irrigated ornamental plantings. Most of the vacant parcels in the Project Area support non-native annual grassland habitat. Most of the developed parcels support a variety of non-native ornamental species including street trees, shrubs, herbaceous flower beds, and lawns. Native trees and shrubs are occasionally interspersed in native landscapes. No records of special state plant species in the Project Area are included in the California Natural Diversity Data Base (CNDDB, 1997). However, potential habitat exists in the Project Area for the valley oak (*Quercus lobata*), a special status plant.

Development that may be encouraged through redevelopment activities would be required to assess any potential project specific construction impacts to trees, in coordination with the City Arborist. Heritage trees in the Project Area would be protected by the City of Sacramento Heritage Tree Ordinance. Heritage trees are defined by the Ordinance as trees of any species having a trunk circumference of 100 inches or more measured 4.5 feet above ground level, which are of good quality in terms of health, vigor of growth, and conformity to generally accepted horticultural standards of shape for its species.

The proposed Redevelopment Plan Fourth Amendment will encourage new landscaping in the Project Area. As a result, new species of plants could be introduced to the area. City policies encourage revegetation and landscaping with native plant species, avoidance of non-indigenous species and protection of native trees and oaks. Landscaping plans are subject to review and approval by the Design Review Board.

A variety of trees and shrubs used for landscaping of urban areas provides nest sites and cover for wildlife. In general, the density and diversity of urban wildlife depend on the extent and type of landscaping and open space, as well as the proximity to natural habitats. Records of the CNDDB indicate that the burrowing owl (*Athene cunicularia*) and the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) are known to occur near the Project Area. The longhorn beetle has been observed along the American River Parkway. Elderberry plants are frequently associated with riparian habitats, and no riparian habitat has been observed in the Project Area. As such, the valley elderberry longhorn beetle is not expected to occur in the Project Area.

The nearest record for the burrowing owl is approximately ½ mile east of the Project Area at the old Fairgrounds, and just north at the UCD Medical Center. The owl is a California Department of Fish and Game species of special concern, and is a year-round resident in the Central Valley. This species prefers open annual or perennial grasslands, including heavily disturbed areas with existing burrows, elevated perches, large areas of bare ground or low vegetation, and few visual obstructions. Burrows are typically located near water where large numbers of prey species, primarily insects, are found. Redevelopment activities may encourage development that could impact burrowing owls. All such development must go through the City of Sacramento entitlement process prior to construction,

which includes site-specific environmental review and mitigation of potential burrowing owl impacts in this area. Therefore, the potential for the Redevelopment Plan Fourth Amendment and subsequent activities to have an adverse impact on burrowing owls, or any other special status species or habitat is considered low. *Therefore, the Redevelopment Plan Fourth Amendment and subsequent activities would have a less than significant impact on biological resources.*

Section VIII: Energy and Mineral Resources

a) The proposed Redevelopment Plan Fourth Amendment would not require the expansion of energy-supply infrastructure. Both PG&E and SMUD have adequate infrastructure in place to serve the Project Area. In addition, the proposed Redevelopment Plan Fourth Amendment would not conflict with applicable energy conservation plans or exceed the maximum energy consumption threshold set by Title 24, State Building energy Efficiency Standards. *No impacts to energy conservation plans would occur.*

b) As development occurs within the Project Area, non-renewable energy, water, and materials resources will be consumed by increased vehicle travel, heating and cooling of living and working spaces, and electrical power generation. New construction will involve the use of additional building material and natural resources. In a regional and statewide context, this level of consumption of materials and energy resources is not considered significant.

The proposed Redevelopment Plan Fourth Amendment would result in the loss of those natural resources associated with the construction activities. New development in the Project Area is not anticipated to significantly accelerate the use of natural resources or deplete non-renewable resources. *Therefore, this impact is considered to be less-than-significant.*

c) The proposed Redevelopment Plan Fourth Amendment would not result in the loss of availability of a known mineral resource in the Project Area. Please refer to the discussion under "III. Geology", item "e,h,i".

Section IX: Hazards

a) Some designated uses within the Project Area may use, store, or transport hazardous substances to a limited degree. The Redevelopment Plan Fourth Amendment itself would not result in an increase in unusual or unique risks of explosion or release of hazardous substances beyond that risk typical of commercial or business land uses that may be assisted with redevelopment. State law requires detailed planning to ensure that hazardous substances are properly handled, used, stored, and disposed of, and to prevent or minimize injury to human health or the environment in the event such substances are accidentally released. Federal laws, such as the Emergency Planning and Community-Right-to-Know Act of 1986 (also known as Title IH of the Superfund Amendments and Reauthorization Act, or SARA Title III) impose similar requirements.

The Hazardous Materials Release Response Plans and Inventory Law of 1985 (or the Business Plan Act) requires that a business that uses, handles, or stores hazardous substances prepare a plan, which must include: 1) details, including floor plans, of the facility; 2) an inventory of hazardous substances handled or stored; 3) an emergency response plan; and 4) a training program in safety procedures and emergency response for new employees, including annual refresher courses.

In addition, under the terms of State legislation passed in 1989, AB 3777-LaFollette, the responsible local agency is to be provided with a Risk Management and Prevention Plan (RMPP). A RMPP is the sum total of programs aimed at minimizing acutely hazardous substance incident risks. This can include, but is not limited to: 1) systems safety review of design for new and existing equipment; 2) safety evaluation of standard operating procedures; 3) system review for reliability, both human and equipment/facility; 4) preventive maintenance procedures; 5) risk assessment for failure of specific pieces of equipment or operating alternatives; 6) emergency response planning; and 7) internal or external auditing procedures to ensure that safety programs and safety engineering controls are being executed as planned.

In general, this law requires that users of hazardous chemicals include in their RMPPs a hazards operations analysis (HAZOP) to be performed if specified quantities of approximately 30 acutely hazardous chemicals are used. In particular, the HAZOP must consider the off-site consequence of the release of any acutely hazardous substance, as defined. Should any toxic and/or flammable materials be proposed for any new commercial uses in the Project Area, a disclosure statement must be filed with the Sacramento County Environmental Management Department (SCEMD) which includes a list of these materials, the maximum amounts anticipated and how and where these materials are stored and used. *The Fire Department prepares an emergency plan which contains this information, thereby minimizing the release of hazardous substances in the event of an explosion or fire, and reducing potential impacts to a less than significant level.*

b) Future development in the Project Area and/or redevelopment activities would not interfere with either an adopted emergency response plan or an emergency evacuation plan. *No routes used for emergency access and response would be adversely affected by the Redevelopment Plan Fourth Amendment.*

c,d) Implementation of the Redevelopment Plan Fourth Amendment does not involve unique or unusual human health concerns. Redevelopment activities are not expected to result in the exposure of people to additional health hazards such as disease or exposure to hazardous materials.

Development in the Project Area may involve the recycling of properties, thus future development may be subject to hazards created by contamination resulting from existing or past land uses on a development site or adjacent site. Prior to development on any project sites that have the potential to be contaminated, applicants must coordinate with and obtain approval from the SCEMD. This procedure is required to assure that a proposed development does not interfere with the cleanup of potential groundwater or soil contaminants.

The Redevelopment Agency thoroughly investigates any proposed acquisition sites for the possible presence of hazardous substances in soil or groundwater. In the event contamination is discovered, a site remediation plan is prepared and implemented prior to any property transfer and construction. *Existing federal, state and local laws and requirements would mitigate any potential impacts in the Project Area to a less than significant level.*

The demolition of older buildings could expose construction workers and the public to carcinogenic asbestos fibers. Asbestos may be present in a variety of forms in the existing structures. If "friable," it could become loose and airborne where it can be inhaled. Loose insulation, ceiling panels, and brittle plaster could be sources of friable asbestos. Non-friable asbestos is generally bound to other substances such that it does not become airborne under normal conditions. In most cases, asbestos in older structures is contained in linoleum, insulation, and similar building materials. These non-friable materials do not present an intrinsic health hazard by their mere presence, because the asbestos is encapsulated in another material. However, any activity that involves manipulation of these materials (i.e., cutting, grinding, or drilling) could release hazardous airborne asbestos fibers.

The City requires that if asbestos fibers are suspected or identified in soils or existing building materials, then additional sampling must be performed prior to any demolition activities to identify asbestos-containing materials that may be contained in building materials or obscured behind walls, above ceilings, and beneath floors. Demolition activities affecting asbestos-containing material shall be performed by a licensed asbestos abatement contractor with properly trained personnel in accordance with all applicable federal, state and local regulations. *Existing federal, state and local regulations would mitigate any potential impacts in the Project Area to a less than significant level.*

e) The proposed Redevelopment Plan Fourth Amendment would not create an increased fire hazard in areas with flammable brush, grass or trees.

Section X: Noise

a, b) Increased vehicular traffic resulting from roadway improvements and development encouraged by redevelopment activities may incrementally increase ambient noise levels on arterial streets and freeways. Construction related noise impacts may exceed acceptable levels and will have potentially significant short-term impacts on adjacent residential development. Construction noise represents a temporary impact on ambient noise which will terminate upon completion of an individual project.

A change in noise levels of less than three dBA is not discernible to the general population. An increase in average noise levels from three to five dBA is clearly discernible to most people, and an increase greater than 5 dBA is considered subjectively substantial and constitutes a significant noise impact.

The City of Sacramento Noise Control Ordinance sets limits for exterior noise levels on designated agricultural and residential property. The ordinance states that noise shall not exceed 55 dBA during

any cumulative 30-minute period in any hour during the day (7:00 a.m. to 10:00 p.m.), and 50 dBA during any cumulative 30 minute period in any hour during the night (10:00 p.m. to 7:00 a.m.). The ordinance sets somewhat higher noise limits for noise of shorter duration; however, noise shall never exceed 75 dBA in the day and 70 dBA at night.

Construction activities, including the erection, excavation, demolition, alteration or repair of any building or structure, are conditionally exempt from the Noise Ordinance. Construction activities are exempt from the noise standard from 7:00 a.m. to 6:00 p.m. Monday through Saturday, and from 9:00 a.m. to 6:00 p.m. on Sunday. Internal combustion engines that are not equipped with suitable exhaust and intake silencers that are in good working order are not exempt.

The City of Sacramento monitored existing ambient noise for Oak Park surface streets at a normalized distance of 75 feet from the center of the roadway (SGPU Exhibit AA-47). The existing noise levels monitored were identified as 67 dBA on Stockton Boulevard between Highway 50 and 14th Avenue; 66 dBA on Broadway from Franklin to MLK, Jr. Boulevard, then 62 dBA to Stockton Boulevard; and 64 dBA on 12th/14th Avenue from SR 99 to Stockton Boulevard. The City's land use noise compatibility guidelines identifies a "normally acceptable" range up to 65 dBA for commercial buildings and up to 60 dBA for residential. A "conditionally acceptable" range for commercial is up to 80 dBA. The SGPU estimates that at General Plan buildout, anticipated noise levels along major roadways in the Project Area would increase 1 dBA on Stockton and Broadway, and actually decrease 3 dBA on MLK, Jr. Boulevard. With conventional construction, such an increase would still be within acceptable levels for commercial areas, and the decrease would put MLK, Jr. Boulevard close to acceptable levels for residential. However, most ambient noise levels in the Project Area would require mitigation (i.e. soundwalls) to protect new residential development along major streets.

Noise generated by the redevelopment activities and development encouraged by redevelopment will include temporary noise from construction activities and long term operational noise from vehicles accessing and exiting Project Area land uses. The Project Area is located in an urbanized environment which is subject to noise from traffic corridors, trucks, and other noise sources typical of a location near major arterials and commercial activities such as auto repair. Surface traffic noise is the dominant noise source in the City. The Redevelopment Plan Fourth Amendment would eliminate barriers to and encourage development in the Project Area consistent with the City's General Plan. In addition, proposed rehabilitation activities would decrease interior noise levels for many existing Project Area homes and commercial structures. *No increases in noise levels beyond those anticipated in the General Plan and already considered in the SGPU EIR would occur as a result of the Redevelopment Plan Fourth Amendment.*

b) Proposed redevelopment activities are not expected to expose people to severe noise levels greater than incremental increases in traffic noise that were previously considered in the SGPU EIR.

Section XI: Public Services

a-e) The City's General Fund and other special collections such as Measure G, state school funds and developer fees provide the financial support to achieve basic safety, school, library and park services. The City does not recognize the level of provision of these services as physical environmental impacts. The City views police, fire, school, maintenance of public facilities, library and park services as basic social services to be provided by the City. The level of service is based in part on the economic health of the service provider, in this case, the City of Sacramento.

Police/fire personnel, schools, libraries and parks provide a wide range of services that are affected by population increases. These services, however, are not impacted by physical environmental effects created by the proposed Redevelopment Plan Fourth Amendment. Section 15382 of the California Environmental Quality Act Guidelines defines a significant effect on the environment as a substantial or a potentially substantial adverse change in any of flora, fauna, ambient noise, and/or objects of historic or aesthetic significance. An economic or social change is not by itself considered a significant effect on the environment.

Any proposed new development in the Project Area will be required to incorporate design features identified in the Uniform Building Code and the Uniform Fire Code. Both the Police Department and the Fire Department are given the opportunity to review and comment on the design of any proposed new development that could affect public or fire safety. The Redevelopment Plan Fourth Amendment would result in elimination of barriers to General Plan growth, thus potentially increasing Project Area population over existing conditions. It would also provide private and public improvements such as housing and commercial rehabilitation, street improvements and job training programs. The need for fire and emergency services, however, should not be substantially increased because the Project would reduce existing fire hazards through the rehabilitation of substandard residential and commercial buildings. In addition, efforts to eliminate blight in the Project Area and public service programs may have a beneficial impact on police service levels. *The incorporation of fire safety measures required by the Uniform Building Code and the Uniform Fire Code and City permitting requirements and Crime Prevention through Environmental Design Program are expected to reduce any physical public safety impacts associated with the redevelopment activities to a less than significant level.*

By removing barriers to growth, the proposed Redevelopment Plan Fourth Amendment could result in an incremental increase in new housing construction in the Project Area. Such increases could result in an increase in student demand on local schools. All schools within the Sacramento City Unified School District are considered by the SCUSD to be currently at or over capacity. Any new students added to the District as an indirect result of the Project would increase existing local school capacity problems. It is important to note, though, that new residential development must be consistent with the City General Plan, and could eventually develop in the Project Area in the absence of the Redevelopment Plan.

The policies and implementation measures outlined below are contained in the City's General Plan (1988). These policies are expected to be sufficient to provide adequate school facilities to accommodate General Plan growth within the Project Area.

Goal A: Continue to assist school districts in providing quality education facilities that will accommodate projected student enrollment growth.

Policy 1: Assist school districts with school financing plans and methods to provide permanent schools in existing and newly developing areas in the City.

Policy 2: Involve school districts in the early stages of the land use planning process for the future growth of the City.

Policy 3: Designate school sites on the General Plan and applicable specific plans of the City to accommodate school district needs.

Policy 5: Continue to assist in reserving school sites based on each district's criteria, and upon the City's additional locational criteria as follows:

- ▶ Locate elementary schools on sites that are safely and conveniently accessible, and free from heavy traffic, excessive noise and incompatible land uses.
- ▶ Locate schools beyond the elementary level adjacent to major streets. Streets that serve as existing or planned transit corridors should be considered priority locations.
- ▶ Locate all school sites centrally with respect to their planned attendance areas.

Goals and Policies adopted as mitigation measures for the City's General Plan Update (1988) were determined to mitigate impacts of growth on schools to less than significant levels. These policies and measures are the responsibility of the City to implement for the Project Area.

Under Assembly Bill 1290 that amended California Redevelopment Law, the State recognized the potential adverse impact on schools from redevelopment, and mitigated that effect by specifically providing a net increase in funding for school capital improvements. The impact of any new residential development on impacted schools in the Project Area would nevertheless be significant, since the District lacks sufficient funds to alleviate existing overcrowding. However, the legislature specifically found in Article 16.5, Section 31, amending Section 33607.5 (g)(2) of the Health and Safety Code, that "(n)otwithstanding any other provision of law, a redevelopment agency shall not be required, either directly or indirectly, as a measure to mitigate a significant environmental effect or as part of any settlement agreement or judgment brought in any action to contest the validity of a redevelopment plan pursuant to Section 33501, to make any other payments to affected taxing entities, or to pay for public facilities that will be owned or leased to an affected taxing entity."

Section XII: Utilities and Service Systems

In the context of energy service, a significant impact is defined as capacity demand that cannot be met by existing or presently programmed supply, transmission and distribution facilities, and that requires the construction of significant amounts of additional facilities.

a) Natural Gas/Electrical. Increased demands on natural gas resources are met either by current PG&E infrastructure or upgraded/new facilities if the demand is increased beyond existing local infrastructure capacity. Project developers would be assessed the cost of upgraded/new facilities on a case-by-case basis if required because of the increased demand. New developments are required to coordinate through PG&E to assure that gas is efficiently supplied. The proposed Redevelopment Plan Fourth Amendment would not generate a demand that would require PG&E to secure a new gas source beyond their current suppliers.

As is the case with gas supply, increased electrical demands are met either by current infrastructure or upgraded/new facilities if the demand is increased beyond existing local infrastructure capacity. Project developers would be assessed the cost of upgraded/new facilities if required because of the increased demand. A significant environmental impact would result if a project resulted in the need for a new electrical source (e.g., hydroelectric and geothermal plants).

The proposed Redevelopment Plan Fourth Amendment will eliminate barriers to growth, and thus increase the electrical demand in the Project Area. SMUD has a standard set of measures it requires for approval of new developments:

1. Contact the SMUD Electric System Design Department and consult with SMUD through project planning, development, and completion. Early notification and consultation will be required, since there is a lead time of 12 to 18 months for acquisition of equipment and extension or modification of facilities.
2. Work closely with SMUD during the design stage of the project to ensure that energy conservation and load management measures recommended by SMUD are implemented to the maximum extent feasible.
3. Work with SMUD to locate a vault for electrical transformers with the project as required.
4. Pay to SMUD costs associated with any relocation of SMUD's electrical facilities due to project development.
5. Cooperate fully with SMUD in disclosing information concerning existing and proposed electrical facilities in the Project Area to those parties involved on acquisition of property within the area or the development, maintenance, or regular use of facilities located within the area.

The design of adequate electrical facilities is part of the normal development process and is not considered a physical environmental impact. Implementation of the proposed Redevelopment Plan Fourth Amendment will require compliance with SMUD standards. The proposed Redevelopment Plan Fourth Amendment would not generate a demand that would require SMUD to secure a new

electrical source beyond their current suppliers. *Therefore, the physical environmental impact of increased electrical and natural gas demand by the proposed Redevelopment Plan Fourth Amendment is considered less-than-significant.*

Besides the direct consumption of energy mentioned above, construction projects also consume indirect energy. For example, indirect energy is consumed through construction related services that use raw materials/natural resources to manufacture the construction materials. A steel beam used in construction indirectly represents energy consumed through mining and extraction of raw materials, the manufacturing process, and the transportation of the material. This indirect energy typically represents about three-quarters of the total construction energy consumption. There is no threshold established by which the impact of indirect energy consumption can be evaluated since it is so widespread throughout the national economic structure.

The City of Sacramento has adopted an energy conservation review checklist and development guidelines for all projects and site plan reviews. The intent of the guidelines is to encourage consideration of energy conservation measures in the preliminary development stages so that project-related energy consumption is minimized. In addition to the checklist, Plan Review of the energy facilities for development occurs during the design review stage of the planning process. *Energy consumption anticipated by the proposed Redevelopment Plan Fourth Amendment would be less-than-significant.*

b) Communication systems. Many federal, state, and local government agencies, as well as private entities, use radio and microwave repeaters mounted on building rooftops. Radar dishes are also mounted on regional mountaintops. Most radar energy is receivable within a certain arc, or range, from the sending point to the receiving point. Obstacles such as tall buildings sometimes block communications within this range. Some systems require a clear line of sight for dependable communications, and any obstacle located between the sending point and the receiving point, including buildings, could block communications or create a "blind spot" in the communications system.

Sacramento County uses a radio system to allow communication between remote stream and rain gauges and the County Administration Building at 700 H Street. The County Administration Building is also linked to the University of California, Davis Medical Center (UCDMC), just north of the Project Area, by radio and microwave communications systems. The UCDMC is the major hub of the entire County radio communications system.

The Project Area is a suburban, mostly residential area where buildings are rarely over two stories. It is not anticipated that any buildings over four stories or with floors below ground level would be assisted by redevelopment activities. If the City were to approve land use and zoning changes that would allow more intensive development that may be assisted by redevelopment activities, mitigation measures are easily available and would be required by the City as part of any discretionary approval process, thus *interference with communication systems would be a less than significant impact.*

c,f) The City of Sacramento provides water service to areas within the City limits from both surface and ground water sources. The City has water rights to 326,800 acre feet of water per year (AFY). Of this, Sacramento Municipal Utility District (SMUD) has rights to 15,000 AFY. About 100,000 acre-feet or 32 percent of available supplies were consumed by the city water users during 1990.

The City's Department of Utilities, Division of Water has a policy of serving all planned developments within the City boundary that are part of the City's General Plan, thereby allowing the City to plan future treatment facilities in advance of the required demand. Eventually, the City's water rights to the Sacramento and American Rivers may be the limiting factor of future development beyond the year 2035; however, treatment capacity is currently the deciding factor in determining a level of significant impact on the City's Water System. The City has adequate water rights to supply anticipated demand within the Project Area at buildout. New water supply system infrastructure would be coordinated with development as it occurs throughout the City, and all necessary infrastructure would be put in place to serve projects on a case by case basis. *All development within the proposed Redevelopment Plan Fourth Amendment Project Area would be required to contribute towards its share of expanding the water treatment facility to accommodate increases in flow through the system, thus water supply impacts would be less-than-significant.*

d,e) Sewage treatment for the City of Sacramento is provided by the Sacramento Regional County Sanitation District (SRCSD). The SRCSD is responsible for the operation of all regional interceptors and wastewater treatment plants, while local collection districts maintain the systems that transport sewage to the regional interceptors. From the collection system and regional interceptors, sewage flows ultimately reach the Sacramento Regional Wastewater Treatment Plant (SRWTP), which is located south of the City of Sacramento east of Freeport Boulevard. The SRWTP has an existing treatment capacity of approximately 181 million gallons per day (mgd) of seasonal dry-weather flow and 392 mgd of peak wet-weather flow (SRWTP Master Plan Draft Update, 1995). This expanded capacity is anticipated to serve a projected year 2005 service area population of approximately 1.6 million people.

Approximately 7,000 acres of the downtown area and approximately 2,200 acres encompassing River Park, California State University, and the eastern Sacramento area, including the Project Area, are served by the City of Sacramento's Combined Sewer Service System (CSS). This system consists of a single network of pipelines that collect both storm water drainage and sanitary sewer discharges. The CSS conveys flows from the City south to the SRWTP.

The City has a contract with Sacramento Regional Wastewater Treatment Plant for the delivery of 60 million gallons per day (mgd) from the CSS (Atchley, 1996). When CSS flows are greater than 60 mgd, CSS flows are diverted to the City's Combined Wastewater Treatment Plant (CWTP), located near South Land Park Drive and 35th Avenue, which only provides primary treatment. Wet weather flows are known to exceed system capacity during heavy storm events. Flows during heavy storm events which are in excess of the 190 mgd combined capacities of the SRWTP (60 mgd) and CWTP (130 mgd) result in a combined sewer overflow (CSO). During CSO events, the City diverts excess flows to the Pioneer Reservoir for storage, which has a capacity of 28 mgd. When the Pioneer

Reservoir reaches capacity, excess flows are directly discharged into the Sacramento River without treatment. The City has directly discharged into the Sacramento River an average of 6 times a year for the past 5 years (Atchley, 1996). When the pipeline system and treatment plant capacities are surpassed, the excess flows flood local streets through manholes and catch basins.

On June 22, 1990, the California Regional Water Quality Control Board, Central Valley Region (RWQCB) adopted Cease and Desist Order No. 90-179, requiring the City of Sacramento to cease and desist CSS discharges into the Sacramento River in violation of RWQCB Order No. 85-342. The Cease and Desist Order (and amendments 91-199 and 92-217) required the City to undertake operational improvements on the CSS, and perform a risk assessment on the known and potential health impacts of CSOs (City of Sacramento, 1996).

In compliance with the Order, the City submitted numerous alternatives to improve the CSS, as well as performed a public health risk assessment from outflows of the CSS. The City concluded that completely separating the sewer and storm water systems and conducting rehabilitation of the CSS would have adverse effects to City streets and would be economically infeasible. Thus the City identified a long-term control plan (CSS Improvement Program) which includes system improvements to reduce CSO events. The CSS Improvement Program consists of \$84.5 million in improvements during the first five years (phase I) of the program with rehabilitation of the CWTP and the remaining sewers occurring over a ten to fifteen year period (City of Sacramento, 1996). On March 22, 1996, RWQCB rescinded the Cease and Desist Order and issued a new National Pollutant Discharge Elimination System (NPDES) permit (Order No. 96-090) that includes a schedule for implementing the initial phase of the CSS Improvement Program.

An impact is considered potentially significant if a development project represents an increase in flow of wastewater in excess of 40 Equivalent Single Family Dwelling Units (esd) to the Combined Wastewater Control System. An esd is equal to 400 gallons per day. To convert gallons per day (gpd) to esd, the gpd calculation is divided by 400. Projects which exceed this threshold are required to submit an engineering analysis of the impact using the Sacramento Storm Water Management Model (SSWMM) to identify system impacts more precisely, and provide the necessary facilities and mitigation to accommodate the project demands. *The proposed Redevelopment Plan Fourth Amendment will eliminate barriers to growth and encourage development within the City's CSS service area, within the development levels anticipated in the General Plan. City policies and regulations are adequate to mitigate site specific impacts on the CSS system on a case by case basis.*

g) The City of Sacramento, Department of Public Works, Solid Waste Division currently collects most of the solid waste in the project vicinity. Most commercial establishments, however, hire private collectors to dispose of their dry solid waste. Waste generated within the City is disposed of in the County of Sacramento landfill located near the Cosumnes River at 12071 Keifer Boulevard, southeast of the intersection of Keifer and Grant Line Road.

The annual capacity of the County's Keifer Boulevard Facility (landfill) is 1,000,000 tons per year. Recently, the discovery of wetlands and endangered species at the County landfill site has impacted

estimates of remaining capacity and life span. The County landfill had an estimated life span of 25 to 30 years before wetlands were discovered. The estimated life span is now 5-7 years due to approximately 350 acres having been removed from the total landfill size to avoid destroying wetlands. This projected life span is based upon the generation of 1,000,000 tons of solid waste per year, and does consider the addition of the City's solid waste production. The County of Sacramento Public Works Department is proceeding with acquiring another 430-acre site next to the County landfill. Use of this acreage would result in a total of 730 acres and would prolong the landfill life span of the landfill to 25 to 30 years. Before any additional acreage can be used as landfill, a new operating permit must be submitted and approved by the Regional Water Quality Control Board and the State Integrated Waste Management Board. This permit process is estimated to take more than one year. It is anticipated that interim recycling efforts will reduce the amount of waste disposed of at the County's landfill.

State Assembly Bill 939 (AB 939) requires all cities to develop a source reduction and recycling program to achieve a 25 percent reduction of solid waste by 1995 and a 50 percent reduction by the year 2000. To comply with the AB 939 requirements, the City of Sacramento amended its comprehensive Zoning Ordinance to include a Recycling and Solid Waste Disposal Regulations section. The Recycling and Solid Waste Disposal Regulations call for all commercial, office, industrial, public/quasi-public, and 5-unit or more multiple family residential developments to create a recycling program which includes a flow chart depicting the routing of recycled materials and a site plan specifying the designing components and storage locations associated with recycling efforts.

The County Landfill is regulated to assure that environmental impacts to groundwater, soil, and air are minimized. The landfill has adequate capacity for future growth and is completing expansion plans, and recycling programs in the City are reducing demand. No disposal of hazardous wastes are anticipated with this project. *The proposed Redevelopment Plan Fourth Amendment would result in less than significant solid waste impacts.*

Section XIII: Aesthetics/Urban Design

a,b) There are no designated scenic highways located within the Project Area that could be affected by redevelopment activities. A major objective of the Amended Redevelopment Plan is to eliminate blight and blighting influences within the Project Area that contribute to the disjointed and degraded visual quality of the Project Area. *This is considered a beneficial impact of the Project.*

b) The Project Area has been identified in the SGPU and Oak Park Redevelopment Plan as an appropriate location for urban development. The proposed Amended Plan would assist in the upgrading of existing properties and new development, as well as public improvements along Stockton Boulevard and Broadway.

All redevelopment actions must also comply with the Art in Public Places Program. In 1979, SHRA adopted Resolutions 1750 and 2863, pledging itself "to promote the aesthetic improvement of the

City of Sacramento to the fullest extent possible." The Art in Public Places Program requires that development projects with SHRA assistance expend a minimum of two percent of the total project construction costs on aesthetic improvements. Such improvements may be decorative or functional, landscape items, or architectural features. The SHRA currently has an existing memorandum of understanding with the City of Sacramento that designates the Sacramento City Department of Community Services, Metropolitan Arts Division to administer the Art in Public Places Program (Bloom, 1996). *Therefore, the Redevelopment Plan Fourth Amendment would result in a beneficial impact on aesthetics in the Project Area.*

c) Development encouraged by redevelopment activities will result in some increases in light and glare from domestic, commercial, and public lighting. Because the area is already urbanized, the incremental increase in lighting associated with new development will be less-than-significant.

Solar glare created by the reflection of light off building surfaces has the potential to create impacts if it causes distracting glare for drivers on city streets or on nearby freeways. As the sun travels from east to west, areas of glare may be produced as the sun hits the surface of a building and reflects from that surface. The height and width of a structure affects the area of glare. All new lighting in the Project Area must be installed in compliance with the City's Comprehensive Zoning Ordinance (Section 6-D-8) standards. These standards ensure that all new lighting reduces light and glare in the project vicinity and that all exterior lighting would be directed away from properly shielded to eliminate glare on existing land uses and roadways. *Light and glare impacts are therefore not considered to have an impact with adherence to City requirements.*

Section XIV: Cultural Resources

a) The physical environment of the Project Area has been greatly altered by human modification over the past 150 years. Specifically, the urbanization of the City of Sacramento has greatly altered the pre-1850 environment. On a larger scale, the deposition of deep alluvial soils over the past 10,000 years has buried any early archaeological resources.

The Project Area is located in an existing urbanized area, which was previously developed with both commercial and residential uses. The Project Area is not located in a Primary Impact Area as defined by the SGPU EIR (Page V-5). There are no recorded pre-historic sites in the Project Area. The City has a standard construction requirement that should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues. Such measures could include, but are not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code requires that in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be

immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. *The proposed Redevelopment Plan Fourth Amendment is therefore not anticipated to have an impact on prehistoric resources.*

b) Oak Park started out in the 1850s as a sparsely developed agricultural area occupied with moderate to substantial sized owner operated farms. Between the 1880s and 1920s, there was an influx of new residents which transformed the rural agricultural district into Sacramento's first suburban community. For a time, Oak Park's business district, with 225 stores, was Sacramento's largest outside the downtown area. Residential growth was characterized by modest single-family homes, with commercial development around 35th Street, 4th Avenue and Broadway. The community fell into a long decline in the years following WWII.

Buildings within the Project Area listed on the National Register of Historic Places include the Historic Dunlap Dining Room, Citizens/Sacramento Bank, and the Oak Park Fire Station. Many other Oak Park structures are listed on the City's Official Register of Historic Structures.

Under Chapter 32 of the City Code, the Design Review and Preservation Board reviews demolition requests of buildings listed in the City's Official Register. The Board has the authority to suspend demolition activities for 180 days, and the City Council can extend this suspension for another 180 days (Sacramento Housing and Redevelopment Agency, 1987). The purpose of this suspension period is to provide the City and the developer an opportunity to explore alternatives to building demolition.

Under Section 2.98 of the City's Zoning Ordinance, the City sets forth the following policies related to historic preservation:

The highest priority is to encourage restoration and sensitive renovation of listed structures. Restoration of listed structures in the City's Official Register entitles the development to all benefits provided in the Incentive Zone established under Section 2.3 of the Urban Design Plan. These benefits include, but are not limited to, one-meeting Planning review and priority building permit processing. Eligible projects may also receive public financial assistance.

Secondarily, an alternative design solution to demolition of a listed structure is to encourage harmonious incorporation of an existing listed structure into the design of a new development. A project that incorporates this design approach will also be eligible for the same Incentive Zone benefits found in Section 2.3 of the Urban Design Plan.

Thirdly, when demolition of a listed structure is requested, the applicant must prepare an environmental evaluation which addresses the following criteria pursuant to Chapter 32, Design Review Process:

1. Demonstrate infeasibility of rehabilitation;
2. Demonstrate financial capability of new project prior to issuance of demolition permit;
3. Address architectural design and quality of new project and compliance with Urban Design and Architectural Guidelines;
4. Demonstrate community benefits which may be incorporated into a portion of a new project as compensation for loss of listed structure;
5. Demonstrate economic benefit of new project to the City. (City of Sacramento, 1995).

All Project Area structures listed in the City's Official Register are subject to the protections outlined above. Redevelopment activities include rehabilitation of historic properties, and the Agency has a strong history of historic preservation in the Project Area. *The proposed Redevelopment Plan Fourth Amendment is therefore not anticipated to have an adverse impact on historic resources.*

d) The Redevelopment Plan Fourth Amendment would not result in any physical changes in the Project Area that may have an impact on unique ethnic cultural values.

e) The Project Area is not known to have been used for religious or sacred purposes.

Section XV: Recreation

a,b) The City's General Fund and other special collections provide the financial support to achieve basic park and recreational services. The City does not recognize the level of provision of these services as physical environmental impacts. The City views park services as basic social services to be provided by the City. The level of service is based in part on the economic health of the service provider, in this case, the City of Sacramento.

Parks provide a wide range of services that are affected by population increases. These services, however, are not impacted by physical environmental effects created by the proposed Redevelopment Plan Fourth Amendment. Section 15382 of the California Environmental Quality Act Guidelines defines a significant effect on the environment as a substantial or a potentially substantial adverse change in any of flora, fauna, ambient noise, and/or objects of historic or aesthetic significance. An economic or social change is not by itself considered a significant effect on the environment. *The proposed Redevelopment Plan Fourth Amendment would not result in any impacts upon the quality or quantity of recreational facilities. Any population growth resulting from redevelopment activities would be consistent with that anticipated in the City's General Plan and previously considered in the SGPU EIR.*

References

1. *Airport CLUPs* for Sacramento County: Mather, McClellan, Metro and Executive Airports.
2. *Air Quality Thresholds of Significance*, Sacramento Metropolitan Air Quality Management District, 1994, First Edition.
3. *Broadway/Stockton Supermarket Project, Mitigated Negative Declaration and Addendum*. City of Sacramento and Sacramento Housing and Redevelopment Agency, November 21, 1997.
4. *Ching, John*. Sacramento Metropolitan Air Quality Management District. Personal communication. June 11, 1997.
5. *City of Sacramento General Plan*, City of Sacramento, January 19, 1988.
6. *City of Sacramento Zoning Code*, City of Sacramento.
7. *Clarke, Pelle*. City of Sacramento Transportation Planning Division, personal communication, August 1997.
8. *Draft and Final Environmental Impact Report, City of Sacramento General Plan*, City of Sacramento, Draft EIR is dated March 2, 1987 and Final EIR is dated September 30, 1987.
9. *Draft Environmental Impact Report, Land Use Planning Policy Within the 100-Year Flood Plain in the City and County Of Sacramento*, City of Sacramento, September 18, 1989.
10. *Draft Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, August 1997.
11. *Draft Preliminary Report on the Proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project*, Redevelopment Agency of the City of Sacramento, July 1997.
12. *Melko, David M*. City of Sacramento Neighborhoods, Planning and Development Division, personal communication, August 1997.
13. *Official Register Containing Structures of Architectural or Historical Significance*, City of Sacramento, October 6, 1983.
14. *Redevelopment Plan for the Oak Park Redevelopment Project No. 7 (Amended Plan)*, Redevelopment Agency of the City of Sacramento, March 27, 1985.
15. *Sacramento County Hazardous Materials Toxisite Report*, August, 1995; *Cortese List*; *National Priority List*; *CalePA List*; and *CALSITES List*.
16. *Tholen, Greg*. Sacramento Metropolitan Air Quality Management District. Personal communication. June 11, 1997.
17. *2010 Sacramento City/County Bikeway Master Plan*, Environmental Impact Report, County of Sacramento, September 1992.

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

ADOPTING RULES GOVERNING PARTICIPATION AND PREFERENCES BY PROPERTY OWNERS AND BUSINESS OCCUPANTS IN THE OAK PARK REDEVELOPMENT PROJECT

WHEREAS, Section 33339.5 of the California Community Redevelopment Law (Health and Safety Code section 33000 *et seq.*) provides that a redevelopment agency shall adopt and make available for public inspection rules to implement the operation of business re-entry preferences in connection with a redevelopment plan; and

WHEREAS, Section 33345 of the Community Redevelopment Law provides that a redevelopment agency shall adopt and make available for public inspection rules to implement the operation of owner participation in connection with a redevelopment plan; and

WHEREAS, the Redevelopment Agency of the City of Sacramento ("Agency") desires to supersede any previously adopted rules by adopting the attached "Rules Governing Participation and Preferences by Property Owners and Business Occupants in the Oak Park Redevelopment Project" ("Rules"); and

WHEREAS, on April 14, 1998, by Resolution No. 98-019, the Agency received the Rules and directed that such Rules be made available for public inspection and be submitted to the Project Area Committee; and on June 3, 1998, the Rules were presented to the Project Area Committee.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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

Section 1. The "Rules Governing Participation and Preferences by Property Owners and Business Occupants in the Oak Park Redevelopment Project," attached as Attachment 1 and by reference made a part hereof, are hereby adopted, and as adopted shall supersede any Rules previously adopted by the Agency applicable to the Oak Park Redevelopment Project.

CHAIR

SECRETARY

f:\kjl\staffres\brita\dhop.res2

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

EXHIBIT A

**RULES GOVERNING PARTICIPATION AND PREFERENCES
BY PROPERTY OWNERS AND BUSINESS OCCUPANTS
IN THE
OAK PARK REDEVELOPMENT PROJECT**

Adopted by:
Redevelopment Agency of the City of Sacramento

Date:
Resolution No:

TABLE OF CONTENTS

		<u>PAGE</u>
I.	[Section 100] PURPOSE AND INTENT	1
II.	[Section 200] DEFINITIONS	1
III.	[Section 300] OPPORTUNITIES FOR OWNER PARTICIPATION AND PREFERENCES TO BUSINESS OCCUPANTS TO REENTER IN BUSINESS WITHIN REDEVELOPED AREA.....	1
	A. [Section 301] Opportunities for Owner Participation	1
	B. [Section 302] Preferences for Persons Engaged in Business in the Project Area	2
IV.	[Section 400] METHODS OF PARTICIPATION, AND LIMITATIONS THEREON	2
	A. [Section 401] Methods of Participation.....	2
	B. [Section 402] Limitations on Participation Opportunities.....	2
	C. [Section 403] Conflicts Between Potential Participants.....	3
V.	[Section 500] METHODS FOR EXTENDING REENTRY PREFERENCES, AND LIMITATIONS THEREON	3
	A. [Section 501] Methods for Extending Reentry Preferences	3
	B. [Section 502] Limitations on the Extension of Preferences.....	3
	C. [Section 503] Conflicts Between Business Occupants Seeking Similar Preferences.....	4
VI.	[Section 600] PARTICIPATION PROCEDURES	4
	A. [Section 601] Notice and Statement of Interest.....	4
	B. [Section 602] Participation Agreements	4
	1. [Section 603] General.....	4
	2. [Section 604] Contents	5
VII.	[Section 700] CONFORMING PROPERTIES	5
VIII.	[Section 800] ENFORCEMENT	5
IX.	[Section 900] AMENDMENT OF RULES	5

"Statement of Interest in Participating" Form

RULES GOVERNING PARTICIPATION AND PREFERENCES BY
PROPERTY OWNERS AND BUSINESS OCCUPANTS IN THE
OAK PARK REDEVELOPMENT PROJECT

I. [Section 100] PURPOSE AND INTENT

These rules are adopted to implement the provisions of the Redevelopment Plan for the Oak Park Redevelopment Project regarding participation and the exercise of preferences by property owners and business occupants within the Project Area. These rules set forth the procedures governing such preferences and participation.

The California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) requires the adoption of these rules by the Agency to provide for participation in the redevelopment of the Project Area by owners of real property and the extension of preferences to persons engaged in business within the boundaries of the Project Area to reenter the redeveloped area to the maximum extent feasible consistent with the objectives of the Redevelopment Plan for the Project.

II. [Section 200] DEFINITIONS

As used herein, the following definitions apply:

- (1) "Redevelopment Plan" means the Amended and Restated Redevelopment Plan for the Oak Park Redevelopment Project, as adopted by the City Council of the City of Sacramento.
- (2) "Project Area" means the project area described in Section 200 of the Amended and Restated Redevelopment Plan and shown on Exhibit "A," Redevelopment Plan Map, attached thereto.
- (3) "Agency" means the Redevelopment Agency of the City of Sacramento.
- (4) "Owner" means any person, persons, corporation, association, partnership, or other entity holding fee title to or a long term lease of real property in the Project Area for so long as such Owner holds such title or long term lease.
- (5) "Long Term Lease" means a lease of real property with a term of twenty (20) years or more, with at least five (5) years remaining on such term.
- (6) "Participation Agreement" means an agreement entered into by an Owner with the Agency providing for such Owner to participate in the redevelopment of property within the Project Area in accordance with the provisions of the Redevelopment Plan and these rules.
- (7) "Participant" means an Owner who has entered into a Participation Agreement with the Agency.
- (8) "Business Occupant" means any person, persons, corporation, association, partnership, or other entity engaged in a lawful business within the Project Area for so long as such Business Occupant remains in business within the Project Area.

III. [Section 300] OPPORTUNITIES FOR OWNER PARTICIPATION AND PREFERENCES TO
BUSINESS OCCUPANTS TO RE-ENTER IN BUSINESS WITHIN REDEVELOPED
AREA

A. [Section 301] Opportunities for Owner Participation

Owners of real property within the Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in the Project Area if such Owners agree to participate in the redevelopment in conformity with the Redevelopment Plan and these rules.

B. [Section 302] Preferences for Persons Engaged in Business in the Project Area

Business Occupants engaged in business in the Project Area shall be extended reasonable preferences to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by the Redevelopment Plan and these rules.

IV. [Section 400] METHODS OF PARTICIPATION, AND LIMITATIONS THEREON

A. [Section 401] Methods of Participation

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency, or joining with another person or entity for the rehabilitation or development of the Owner's property and, if appropriate, other property, or submitting to the Agency for its consideration another method of participation proposal pursuant to these rules. An Owner who participates in the same location may be required to rehabilitate or demolish all or part of his/her existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Agency buying land and improvements at fair market value from Owners and offering other parcels for purchase and rehabilitation or development by such Owners, or offering an opportunity for such Owners to rehabilitate or develop property jointly with other persons or entities.

B. [Section 402] Limitations on Participation Opportunities

Participation opportunities shall necessarily be subject to and limited by factors such as the following:

- (1) The elimination and changing of some land uses;
- (2) The construction, realignment, abandonment, widening, opening and/or other alteration or elimination of public rights-of-way;
- (3) The removal, relocation, and/or installation of public utilities and public facilities;
- (4) The ability of potential Participants to finance the proposed acquisition, development or rehabilitation in accordance with the Redevelopment Plan;
- (5) The ability and experience of potential Participants to undertake and complete the proposed rehabilitation or development;
- (6) Any reduction in the total number of individual parcels in the Project Area;
- (7) The construction or expansion of public improvements and facilities, and the necessity to assemble areas for such;
- (8) Any change in orientation and character of the Project Area;
- (9) The necessity to assemble areas for public and/or private development;
- (10) The requirements of the Redevelopment Plan and applicable rules, regulations, and ordinances of the City of Sacramento;
- (11) Any design guide adopted by the Agency pursuant to the Redevelopment Plan; and
- (12) The feasibility of the potential Participant's proposal.
- (13) The scope of the Participants' proposal; and

- (14) The superiority of a competing proposal with regard to implementation of the goals and objectives of the Redevelopment Plan.

C. [Section 403] Conflicts Between Potential Participants

If conflicts develop between the desires of potential Participants for particular sites or land uses, the Agency is, subject to the limitation factors above, authorized to establish reasonable priorities and preferences among the potential Participants and to determine a solution by consideration of such factors as:

- (1) Length of time in the neighborhood;
- (2) The needs and desires of the neighborhood;
- (3) Accommodation of as many potential Participants as possible;
- (4) Ability to perform;
- (5) Compatibility with adjacent land uses; and
- (6) Conformity with intent and purpose of the Redevelopment Plan and these rules.

Participation to the extent feasible shall be available for two or more persons, firms or institutions to join together in partnerships, corporations, or other joint entities.

V. [Section 500] METHODS FOR EXTENDING REENTRY PREFERENCES, AND LIMITATIONS THEREON

A. [Section 501] Methods for Extending Reentry Preferences

Whenever a Business Occupant will be displaced by Agency action from the Project Area, the Agency will, prior to such displacement, determine: 1) whether such Business Occupant desires to relocate directly to another location within the Project Area, or 2) if suitable relocation accommodations within the Project Area are not available prior to displacement, whether such Business Occupant would desire to reenter in business within the Project Area at a later date should suitable accommodations become available. For those Business Occupants who desire to relocate directly to another Project Area location, the Agency will make reasonable efforts to assist such Business Occupants to find accommodations at locations and rents suitable to their needs. The Agency will make reasonable efforts to assist such Business Occupants to find reentry accommodations at locations and rents suitable to their needs. In any event, the Agency shall not be obligated to provide financial assistance to any displaced business occupant in excess of that required by law.

In order to implement the operation of this Section 501, the Agency will provide in all Participation Agreements, disposition and development agreements, and other agreements, as applicable, that in the renting or leasing of premises rehabilitated or developed pursuant to such agreements the Participant or developer will give reasonable preferences (over other potential tenants or lessees) to Business Occupants who will be or who have been displaced from their places of business to lease or rent premises within the newly rehabilitated or developed facilities.

B. [Section 502] Limitations on the Extension of Preferences

Reentry preferences shall necessarily be subject to and limited by factors such as the following:

- (1) The extent to which suitable relocation or reentry accommodations exist or are rehabilitated or developed within the Project Area;
- (2) The extent to which suitable relocation or reentry accommodations are available to displaced Business Occupants within an acceptable time period or at rents and other terms that are acceptable to such displaced Business Occupants, and within their financial means;

- (3) The extent to which the Agency has control over the proposed reentry accommodations;
- (4) The compatibility of the displaced business with available relocation or reentry accommodations; and
- (5) The requirements of the Redevelopment Plan or any design guide adopted by the Agency pursuant to the Redevelopment Plan.

C. [Section 503] Conflicts Between Business Occupants Seeking Similar Preferences

If conflicts develop between Business Occupants who seek similar preferences (e.g., two or more occupants who desire to relocate directly to or to reenter in business at the same premises), the Agency is, subject to the limitation factors above, authorized to establish reasonable priorities and preferences among such occupants and to determine a solution by consideration of such factors as:

- (1) Length of time in the neighborhood;
- (2) Accommodation of as many Business Occupants as possible;
- (3) Appropriateness of the type of business within the proposed premises and/or at the proposed location;
- (4) The needs and desires of the neighborhood;
- (5) The feasibility of business success; and
- (6) Conformity with the intent and purpose of the Redevelopment Plan and these rules.

VI. [Section 600] PARTICIPATION PROCEDURES

A. [Section 601] Notice and Statement of Interest

Before entering into any Participation Agreements, disposition and development agreements, exclusive negotiation agreements, or taking other actions which may involve the acquisition of real property in the Project Area, the Agency shall first notify Owners of property which may be acquired and call upon them to submit a proposal for the development of their property, if they so desire, within the time and in the form and manner described by the Agency in the notice.

The Agency shall consider such participation proposals as are submitted on time. The Agency may in its sole discretion determine that a participation proposal is not feasible or in the best interest of the Redevelopment Project or the community, or is otherwise limited by one or more of the criteria set forth in Section 402 hereof. The Agency may select a developer from among prospective participants submitting proposals and others invited to submit proposals. The Agency also has the option to select none of the proposals, and, if deemed desirable, to solicit new participation or development proposals.

B. [Section 602] Participation Agreements

1. [Section 603] General

Public and private Owners wishing to develop or improve their properties within the Project Area may be required, as a condition to Agency approval of such development, to enter into a binding, written Participation Agreement with the Agency if the Agency determines it is necessary to impose upon such property any of the standards, restrictions and controls of the Redevelopment Plan or of any design guide adopted by the Agency pursuant to the Redevelopment Plan.

2. [Section 604] Contents

A Participation Agreement shall obligate the Owner, and the Owner's heirs, successors and assignees to acquire, rehabilitate, develop and use the property, as may be applicable, in conformance with the Redevelopment Plan and/or to be subject to such other provisions and conditions of the Redevelopment Plan as the Agency may require for the period of time that the Redevelopment Plan is in force and effect, excepting those provisions related to non-discrimination and non-segregation which shall run in perpetuity.

Each Participation Agreement will contain such terms and conditions and will require the potential Participant to join in the recordation of such documents as the Agency may require in order to insure the property will be acquired, rehabilitated, developed and used in accord with the Redevelopment Plan and the agreement. The rights of any Owner Participant under an approved Owner Participation Agreement may or may not, at the Agency's option, be transferable upon sale or other disposition of the property. Participation Agreements will be effective only if approved by the Agency.

VII. [Section 700] CONFORMING PROPERTIES

The Agency may, in its sole and absolute discretion, determine that certain real properties within the Project Area presently meet the requirements of the Redevelopment Plan, and the Owners of such properties will be permitted to remain as owners of conforming properties without a Participation Agreement with the Agency, provided such Owners continue to operate, use, and maintain the real properties within the requirements of the Redevelopment Plan or of any design guide approved by the Agency pursuant to the Redevelopment Plan. A certificate of conformance to this effect may be issued by the Agency and recorded.

In the event that any of the Owners of conforming properties or their tenants desire to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming, or (2) acquire additional property within the Project Area, then, in such event, such Owners of conforming properties may be required by the Agency to enter into a Participation Agreement with the Agency.

VIII. [Section 800] ENFORCEMENT

In the event a property is not acquired, developed, rehabilitated, or used in conformance with the Redevelopment Plan, with an Agency determination of conformance, or a Participation Agreement, then the Agency is authorized to (1) purchase the property, (2) purchase any interest in the property sufficient to obtain conformance, or (3) take any other appropriate action sufficient to obtain such conformance. The Agency shall not acquire real property retained or developed under an approved Participation Agreement if the Participant fully performs under the agreement.

IX. [Section 900] AMENDMENT OF RULES

The Agency may amend these rules at any regular meeting or duly called special meeting held after their adoption.

No such amendment shall retroactively impair the rights of any parties who have executed Participation Agreements with the Agency in reliance upon these rules as presently constituted.

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

APPROVING AND ADOPTING A NEGATIVE DECLARATION FOR THE FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") has proposed a fourth amendment (the "Fourth Amendment") to the Redevelopment Plan (the "Redevelopment Plan") for the Oak Park Redevelopment Project (the "Project") which would (1) extend the time limits for debt establishment, debt repayment, Redevelopment Plan duration, and the exercise of eminent domain authority, (2) increase the tax increment and bonded debt limits, (3) provide that the land uses permitted in the Project Area shall be the same as permitted under the City of Sacramento General Plan, and (4) replace the existing Redevelopment Plan with an "Amended and Restated Redevelopment Plan" in order to update the Redevelopment Plan's provisions to current legal requirements and terminology; and

WHEREAS, in accordance with the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA") and the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq., the "State CEQA Guidelines"), an initial study was made to determine whether the proposed Fourth Amendment will have a significant effect on the environment; and

WHEREAS, based on the results of the initial study, the Agency, as the lead agency, prepared a Negative Declaration for consideration by the Agency and the City Council in connection with their consideration of the proposed Fourth Amendment; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

WHEREAS, notice of the intent to adopt the Negative Declaration was published in the *Sacramento Bee* on July 2, 1998, and the Negative Declaration was made available for public review and comment during the period of July 2, 1998, through July 22, 1998; and

WHEREAS, on October 1, 1998, the Agency and the City Council held a joint public hearing on the proposed Fourth Amendment, and the Agency has considered all comments and testimony received pertaining thereto;

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

Section 1. The Agency has considered the Negative Declaration together with any public comments received during the public review process. The Agency hereby finds, on the basis of the whole record before it, that the Negative Declaration is adequate and complete and reflects the independent judgment and analysis of the Agency, and that there is no substantial evidence that the proposed Fourth Amendment will have a significant effect on the environment.

Section 2. The Negative Declaration, in the form attached to this resolution, is hereby approved and adopted by the Agency. The Legal Department of the Sacramento Housing and Redevelopment Agency, 630 I Street, Sacramento, California, is the custodian of the documents or other materials that constitute the record of proceedings upon which this decision is based.

Section 3. The Executive Director of the Agency is authorized to file a Notice of Determination with the County Clerk of the County of Sacramento following the adoption by the City Council of an ordinance adopting the Fourth Amendment.

CHAIR

SECRETARY

F:\KJ\STAFFRES\BRITA\DPHTWO.OP

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

**FINDING THAT SIGNIFICANT BLIGHT REMAINS WITHIN
THE OAK PARK REDEVELOPMENT PROJECT AREA
WHICH CANNOT BE ELIMINATED WITHOUT THE
ESTABLISHMENT OF ADDITIONAL DEBT AND APPROVING
THE FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE OAK PARK REDEVELOPMENT PROJECT**

WHEREAS, the Redevelopment Agency of the City of Sacramento ("Agency") has proposed a fourth amendment to the Redevelopment Plan for the Oak Park Redevelopment Project (the "Fourth Amendment") which would, among other things, extend the time limit for establishing loans, advances and indebtedness to carry out the Redevelopment Plan; and

WHEREAS, the Agency has submitted the proposed Fourth Amendment to the Planning Commission of the City of Sacramento ("Planning Commission") for its report and recommendations, and the Planning Commission by its Notice of Decision and Findings of Fact, adopted June 11, 1998, recommended approval and adoption of the proposed Fourth Amendment; and

WHEREAS, the Project Area Committee for the Oak Park Redevelopment Project reviewed and considered the proposed Fourth Amendment, and recommended the approval and adoption of the proposed Fourth Amendment with the inclusion of language to require that tax increment revenue generated from the Oak Park Redevelopment Project Area be utilized only in the Oak Park Redevelopment Project Area; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

WHEREAS, the Agency has prepared a Report to the City Council of the City of Sacramento on the proposed Fourth Amendment, containing the items and information set forth in Section 33352 of the Health and Safety Code and conforming to the requirements of the Health and Safety Code; and

WHEREAS, Section 33333.6(a)(2) of the California Community Redevelopment Law (Health and Safety Code 33000 et seq.) provides that the time limit for establishing loans, advances and indebtedness to carry out the Redevelopment Plan may be extended by amendment of the Redevelopment Plan only after the Agency finds, based on substantial evidence, that: (1) significant blight remains within the Project Area; and (2) such blight cannot be eliminated without the establishment of additional debt; and

WHEREAS, the Agency's Report to the City Council, in particular, Parts II, III, and IV thereof, describes the blight remaining in the Project Area and the reasons that such blight cannot be eliminated without the establishment of additional debt;

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

Section 1. The Agency hereby finds that significant blight remains in the Oak Park Redevelopment Project Area and that such blight cannot be eliminated without the establishment of additional debt. These findings are based upon the information contained in the Agency's Report to the City Council, in particular, Parts II, III and IV thereof.

Section 2. The Agency hereby finds and determines that the Fourth Amendment shall be modified as recommended by the Project Area Committee so that the Amended and Restated Redevelopment Plan provided therein includes the following limitation in a separate paragraph at the end of Section 502 thereof:

"The portion of the taxes divided and allocated to the Agency pursuant to subdivision 2 of this Section 502 shall be utilized only within the Project Area."

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3. The Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project, as modified in Section 2 of this resolution, is hereby approved and the Agency recommends that the Fourth Amendment, as modified in Section 2 of this resolution, be approved and adopted by the City Council of the City of Sacramento.

CHAIR

SECRETARY

f:\kj\staffres\brita\dphop.res1

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING THE NEGATIVE DECLARATION FOR THE FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT

WHEREAS, the Redevelopment Agency of the City of Sacramento (the "Agency") has proposed a fourth amendment (the "Fourth Amendment") to the Redevelopment Plan (the "Redevelopment Plan") for the Oak Park Redevelopment Project (the "Project") which would (1) extend the time limits for debt establishment, debt repayment, Redevelopment Plan duration, and the exercise of eminent domain authority, (2) increase the tax increment and bonded debt limits, (3) provide that the land uses permitted in the Project Area shall be the same as permitted under the City of Sacramento General Plan; and (4) replace the existing Redevelopment Plan with an "Amended and Restated Redevelopment Plan" in order to update the Redevelopment Plan's provisions to comport with current legal requirements and terminology; and

WHEREAS, in accordance with the requirements of the California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA") and the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq., the "State CEQA Guidelines"), an initial study was made to determine whether the proposed Fourth Amendment will have a significant effect on the environment; and

WHEREAS, based on the results of the initial study, the Agency, as the lead agency, prepared a Negative Declaration for consideration by the Agency and the City Council in connection with their consideration of the proposed Fourth Amendment; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

WHEREAS, notice of the intent to adopt the Negative Declaration was published in the *Sacramento Bee* on July 2, 1998, and the Negative Declaration was made available for public review and comment during the period of July 2, 1998, through July 22, 1998; and

WHEREAS, on October 1, 1998, the Agency and the City Council held a joint public hearing on the proposed Fourth Amendment, and the City Council has considered all comments and testimony received pertaining thereto;

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

Section 1. The City Council, as a responsible agency, has considered the Negative Declaration prepared by the Agency together with any public comments received during the public review process. The City Council hereby finds, on the basis of the whole record before it, that the Negative Declaration is adequate and complete, and that there is no substantial evidence that the proposed Fourth Amendment will have a significant effect on the environment.

Section 2. The Negative Declaration, in the form attached to this resolution, is hereby approved by the City Council.

Section 3. The City Clerk is authorized to file a Notice of Determination with the County Clerk of the County of Sacramento following the adoption by the City Council of an ordinance adopting the Fourth Amendment.

MAYOR

ATTEST:

CITY CLERK

F:\KJ\STAFFRES\BRITA\DPHONE.OP

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ADOPTING WRITTEN FINDINGS IN RESPONSE TO WRITTEN OBJECTIONS RECEIVED FROM AFFECTED PROPERTY OWNERS AND TAXING ENTITIES

WHEREAS, the proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project ("Fourth Amendment") has been prepared by the Redevelopment Agency of the City of Sacramento ("Agency"); and

WHEREAS, on October 1, 1998, a duly noticed joint public hearing on the proposed Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project was conducted by the City Council of the City of Sacramento ("City Council") and the Agency; and after the hearing was closed, the meeting was continued to October 20, 1998, to respond to written objections received from affected property owners and taxing entities regarding the adoption of the proposed Fourth Amendment; and

WHEREAS, the City Council directed Agency staff to prepare written findings in response to such written objections in detail, giving reasons for not accepting specified objections and suggestions; and

WHEREAS, the City Council has received and reviewed such responses;

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

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 1. That the City Council hereby adopts the written findings in response to each written objection received from affected property owners and taxing agencies, as set forth in Attachment 1 attached hereto and incorporated herein by this reference.

MAYOR

ATTEST:

CITY CLERK

f:\kj\staffres\brita\dphop.res

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVING AND ADOPTING THE FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE OAK PARK REDEVELOPMENT PROJECT

WHEREAS, the City Council of the City of Sacramento ("City Council") approved and adopted the Redevelopment Plan for the Oak Park Redevelopment Project ("Project") on May 30, 1973, by Ordinance No. 3278 (Fourth Series); and

WHEREAS, the City Council subsequently approved and adopted a first amendment to the Redevelopment Plan on March 27, 1985, by Ordinance No. 85-022; and

WHEREAS, the City Council subsequently approved and adopted a second amendment to the Redevelopment Plan on November 18, 1986, by Ordinance No. 86-110; and

WHEREAS, the City Council subsequently approved and adopted a third amendment to the Redevelopment Plan on October 4, 1994, by Ordinance No. 94-046; and

WHEREAS, as hereinafter used, the term "Redevelopment Plan" means the originally adopted Redevelopment Plan, as amended by the first, second, and third amendments; and

WHEREAS, the Redevelopment Agency of the City of Sacramento ("Agency") has formulated and prepared a proposed fourth amendment ("Fourth Amendment") to the Redevelopment Plan, which, among other things, replaces the existing Redevelopment Plan with an amended and restated redevelopment plan ("Amended and Restated Redevelopment Plan") for the Project Area; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

WHEREAS, the City Council has received from the Agency the proposed Fourth Amendment, a copy of which is on file at the office of the City Clerk, 915 I Street, Room 304, Sacramento, California, and at the office of the Agency, 600 I Street, Room 250, Sacramento, California, together with the Report of the Agency to the City Council on the Proposed Fourth Amendment to the Redevelopment Plan ("Report to City Council"), including: 1) the reasons for amending the Redevelopment Plan; 2) a description of conditions in the Project Area, including an identification of significant remaining blight, and the portions of the existing Project Area that are no longer blighted; 3) a description of specific projects to be continued by the Agency in the Project Area, and a description of how such projects will improve or alleviate remaining blight conditions; 4) the proposed method of financing the Amended Project, including an assessment of continued economic feasibility of the Amended Project and reasons for continuing to include tax increment financing; 5) the effect of the Fourth Amendment on the method or plan for relocation of families and persons; 6) an analysis of the preliminary plan; 7) the report and recommendations of the Planning Commission; 8) the record of the Project Area Committee and a summary of consultations with Project Area owners, residents, community organizations and others; 9) a negative declaration on the Fourth Amendment; 10) a neighborhood impact report; 11) a summary of consultations with affected taxing agencies, and responses to written objections and concerns of affected taxing agencies; and 12) an analysis of the Implementation Plan for the Project; and

WHEREAS, the Planning Commission of the City of Sacramento has submitted to the City Council its report and recommendations concerning the Fourth Amendment and its determination that the Fourth Amendment conforms to the General Plan of the City of Sacramento; and

WHEREAS, the Project Area Committee for the Oak Park Redevelopment Project reviewed and considered the proposed Fourth Amendment, and recommended the approval and adoption of the proposed Fourth Amendment with the inclusion of language to require that tax increment revenue generated from the Oak Park Redevelopment Project Area be utilized only in the Oak Park Redevelopment Project Area, and the Agency has recommended approval of the Fourth Amendment as so modified; and

WHEREAS, pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq. ("CEQA") and the State CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.), the Agency, as the lead agency, prepared, circulated for public review and comment, and approved a negative declaration, and found that there is no evidence that the Fourth Amendment will result in the creation of significant adverse impacts on the environment; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

WHEREAS, pursuant to CEQA and the State CEQA Guidelines, the City Council, as a responsible agency, received, considered and approved the negative declaration, finding that there is no evidence that the Fourth Amendment will result in the creation of significant adverse impacts on the environment; and

WHEREAS, the City Council and the Agency held a joint public hearing on October 1, 1998, on adoption of the Fourth Amendment in the Sacramento City Council Chambers, 915 I Street, Sacramento, California; and

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

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

WHEREAS, each assessee in the Project Area whose property would be subject to acquisition by purchase or condemnation under the provisions of the Fourth Amendment was sent a letter to such effect attached to the notice of joint public hearing, including a map of the Project Area; and

WHEREAS, copies of the notice of 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 in the Project Area; and

WHEREAS, the City Council has considered the report and recommendation of the Planning Commission, the recommendations of the Project Area Committee the recommendation of the Agency, the Agency's Report to City Council, the Fourth Amendment and its economic feasibility, and the Negative Declaration, 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 Fourth Amendment;

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

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

Section 1. In accordance with the recommendations of the Agency, the City Council hereby finds and determines that the Fourth Amendment shall be modified as recommended by the Project Area Committee so that the Amended and Restated Redevelopment Plan includes the following limitation in a separate paragraph at the end of Section 502 thereof:

“The portion of the taxes divided and allocated to the Agency pursuant to subdivision 2 if this Section 502 shall be utilized only within the Project Area.”

As hereinafter used, the term “Fourth Amendment” shall mean the Fourth Amendment as modified in accordance with this Section 1.

Section 2. The purposes and intent of the City Council with respect to the Fourth Amendment are to enable the continued elimination of blighting influences and environmental deficiencies within the Project Area and allow the full achievement of the goals and objectives of the Redevelopment Plan for the Project which are as follows:

Housing Goals: To provide standard housing for all families presently residing in the Oak Park Area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.

Social Goals: To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.

Environmental Goals: To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.

Economic Goals: To increase and develop economic activity in the area by attracting new business, assisting existing business and enhancing property values. To provide for new housing within the means of the majority of area residents. To the maximum extent allowable by applicable law, to enforce a strong affirmative action program with all contractors

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.

Section 3. The City Council hereby finds and determines, based on the evidence in the record, including, but not limited to, the Agency's Report to the City Council and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Fourth Amendment held on October 1, 1998, that:

(a) Significant blight remains in the Project Area, and such blight cannot be eliminated without (i) the establishment of additional debt, and (ii) an increase in the limitation on the number of dollars to be allocated to the Agency from the Project Area (herein "tax increment limit"), and the continued redevelopment of the Project Area is necessary to effectuate the public purposes declared in the Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*). These findings are based upon the following facts, as more particularly set forth in the Agency's Report to the City Council:

(1) The Project Area continues to suffer from a combination of blighting physical and economic conditions, including: deterioration and dilapidation; faulty and inadequate utilities; defective design and physical construction; substandard design; inadequate parking facilities; incompatible uses; parcels of irregular shape and inadequate size under multiple ownership; impaired investments; depreciated or stagnant property values; vacant lots and buildings; a lack of necessary commercial facilities, including grocery stores, drug stores, banks and other lending institutions; residential overcrowding; a high crime rate; and public improvements deficiencies.

(2) The Agency's authority to establish debt under the Redevelopment Plan will expire on May 29, 2003, and the redevelopment actions needed to aid in the elimination and correction of the remaining blighting conditions in the Project Area cannot be fully planned and funded within that time limit.

(3) The estimated costs of the redevelopment actions needed to aid in the elimination and correction of the remaining blighting conditions in the Project Area far exceed the amount of tax increment revenue available for allocation to the Agency under the Redevelopment Plan's current tax increment limit.

(4) The redevelopment actions needed to aid in the elimination and correction of the remaining blighting conditions in the Project Area are extensive and cannot be accomplished without redevelopment because other available governmental actions and resources are insufficient to address all of the remaining blighting conditions and the costs and risks to individual owners and developers are too great.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(5) The remaining blighting conditions in the Project Area are so prevalent and so substantial that they continue to cause a reduction , or lack, of proper utilization of the Project Area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment because governmental action available to the City without redevelopment would be insufficient to cause any significant correction of the remaining blighting conditions, and because the nature and costs of the redevelopment actions required to correct the remaining blighting conditions are beyond the capacity of the City and either cannot or will not be undertaken or borne by private enterprise acting alone or in concert with available governmental action.

(b) Adoption of the Fourth Amendment will permit the continued 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 fact that, under the Amended and Restated Redevelopment Plan, the purposes of the Community Redevelopment Law would be attained by aiding in the elimination and correction of the remaining conditions of blight in the Project Area; by replanning, redesigning and/or revitalizing areas which are stagnant or improperly utilized; by protecting and promoting sound development and redevelopment of property; and by providing additional employment and affordable housing opportunities.

(c) The adoption and carrying out of the Fourth Amendment is economically sound and feasible. This finding is based on the facts that, under the Amended and Restated Redevelopment Plan, the Agency will be authorized to seek and utilize a variety of potential financing resources, including property tax increment from the Project Area; that the nature and timing of public redevelopment assistance will depend on the amount and availability of such financing resources, including tax increment generated by new investment in the Project Area; that, under the Amended and Restated Redevelopment Plan, no public redevelopment activity can be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; and that the financing plan included within the Agency's Report to the City Council demonstrates that sufficient public and private financial resources will be available to carry out the Amended and Restated Redevelopment Plan.

(d) The Fourth Amendment conforms to the General Plan of the City of Sacramento, including, but not limited to, the housing element, which substantially complies with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division I of Title 7 of the Government Code. This finding is based on the finding of the Planning Commission of the City of Sacramento that the Fourth Amendment conforms to the General Plan of the City of Sacramento.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(e) The adoption and carrying out of the Fourth Amendment will promote the public peace, health, safety, and welfare of the City of Sacramento and will effectuate the purposes and policies of the Community Redevelopment Law. This finding is based on the fact that redevelopment actions under the Amended and Restated Redevelopment Plan will benefit the Project Area by correcting conditions of blight, by coordinating public and private actions to stimulate development and improve the economic and physical conditions of the Project Area, and by increasing employment and affordable housing opportunities within the City.

(f) The extension of the time period during which condemnation of properties may be undertaken is necessary to the execution of the Fourth Amendment and adequate provisions have been made for the payment for property to be acquired as provided by law. This finding is based upon the need to ensure that the provisions of the Amended and Restated Redevelopment Plan will be carried out and to prevent the recurrence of blight, and the fact that no property will be acquired until adequate funds are available to pay compensation therefor.

(g) The Agency has a feasible method or plan for the relocation of families and persons who might be displaced temporarily or permanently from housing facilities in the Project Area. This finding is based upon the fact that the Agency's method or plan for relocation, as more particularly described in the Agency's Report to the City Council, provides for relocation assistance and benefits according to law and authorizes the Agency to provide other assistance as determined to be appropriate.

(h) There are, or shall be provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons who might be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment. This finding is based upon the fact that no person or family will be required to move from any dwelling unit until suitable replacement housing is available for occupancy which meets the standards established in State law and regulations.

(i) Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Community Redevelopment Law, and dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33334.5, 33413, and 33413.5 of the Community Redevelopment Law.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(j) The elimination of remaining blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based upon the facts, as more particularly set forth in the Agency's Report to the City Council, that higher costs and more significant risks are associated with development in a blighted area, available governmental actions and resources are insufficient to address all of the remaining blighting conditions in the Project Area, and the costs and risks to individual owners and developers are too great.

(k) The extended time limitations and the increase in the tax increment limit contained in the Fourth Amendment are reasonably related to the proposed projects to be implemented in the Project Area and to the ability of the Agency to eliminate blight within the Project Area. This finding is based on the facts, as more particularly set forth in the Agency's Report to the City Council, that: the redevelopment actions needed to aid in the elimination and correction of the remaining blighting conditions in the Project Area are extensive; the extended time limits for the establishment and repayment of debt will enable the Agency to issue bonds and incur other borrowings at times and in amounts sufficient to fund those redevelopment actions; the extended time limit on the effectiveness of the Redevelopment Plan is necessary in order to extend the time limit for the repayment of debt because the time limit for the repayment of debt is based upon the time limit on the effectiveness of the Redevelopment Plan and is necessary to ensure adequate time for the maintenance of controls in the Project Area to prevent the recurrence of the blighting conditions; the extended time limit during which property may be acquired by condemnation is necessary for the reasons set forth in subsection (f) above; and the increase in the tax increment limit was based on the estimated costs, including financing and related costs, of the proposed redevelopment actions needed to aid in the elimination and correction of the remaining blighting conditions.

(l) The matters set forth in Section 33367(d)(9), (d)(10), and (d)(12) of the Community Redevelopment Law are not applicable to or affected by the Fourth 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 4. The City Council is satisfied that permanent housing facilities will be available within three years from the time residential occupants of the Project Area are displaced, if any, and that pending the development of such facilities, there will be available to any such displaced residential occupants temporary housing facilities at rents comparable to those in the City of Sacramento at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

housing unit available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings.

Section 5. The City Council is satisfied that written findings have been adopted in response to each written objection of an affected property owner or taxing entity received either before or during the noticed joint public hearing on the Fourth Amendment. Having considered all evidence and testimony presented for or against any aspect of the Fourth Amendment, the City Council hereby overrules all written and oral objections to the Fourth Amendment.

Section 6. The Fourth Amendment, including the Amended and Restated Redevelopment Plan, is incorporated herein by this reference and made a part hereof as if fully set forth herein. The Fourth Amendment is hereby approved and adopted. Ordinance Nos. 3278 (Fourth Series), 85-022, 86-110, and 94-046 and the Redevelopment Plan adopted and amended pursuant thereto for the Oak Park Redevelopment Project are hereby amended by the Fourth Amendment so that the Redevelopment Plan as adopted by Ordinance No. 3278 (Fourth Series), and amended by Ordinance Nos. 85-022, 86-110 and 94-046, is replaced by the Amended and Restated Redevelopment Plan. By this action, the Amended and Restated Redevelopment Plan is hereby designated as the official Redevelopment Plan for the Project Area. Ordinance Nos. 3278 (Fourth Series), 85-022, 86-110 and 94-046 are continued in full force and effect, as amended by this Ordinance.

Section 7. In order to implement and facilitate the effectuation of the Fourth Amendment hereby approved, this City Council hereby: (a) pledges its cooperation in helping to carry out the Amended and Restated Redevelopment Plan; (b) requests the various officials, departments, boards, and agencies of the City 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 Amended and Restated Redevelopment Plan; (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Amended and Restated Redevelopment Plan; and (d) declares its intention to undertake and complete any proceeding, including the expenditure of monies, necessary to be carried out by the City under the provisions of the Amended and Restated Redevelopment Plan.

Section 8. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Amended and Restated Redevelopment Plan.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Section 9. The City Clerk is hereby directed to record with the County Recorder of Sacramento County a notice of the approval and adoption of the Fourth Amendment containing a description of the land within the Project Area by reference to the recorded description and a statement that proceedings for the redevelopment of the Project Area previously instituted under the Community Redevelopment Law are continuing pursuant to the Fourth Amendment.

Section 10. The Building Department of the City of Sacramento is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project.

Section 11. The City Clerk is hereby directed to transmit a copy of the notice recorded pursuant to Section 9 of this Ordinance, a copy of this Ordinance, and a map or plat indicating the boundaries of the Project Area, 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 in the Project Area, and to the State Board of Equalization, no later than thirty (30) days following the adoption of this Ordinance.

Section 12. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published in the *Sacramento Bee*, a newspaper of general circulation, published and circulated in the City of Sacramento.

Section 13. If any part of this Ordinance or the Fourth 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 of the Fourth Amendment, and this City Council hereby declares that it would have passed the remainder of the Ordinance or approved the remainder of the Fourth Amendment if such invalid portion thereof had been deleted.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

Section 14. This Ordinance shall be in full force and effect thirty (30) days after passage.

MAYOR

ATTEST:

CITY CLERK

f:\kj\staffres\brita\dphop.ord

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

FREE RECORDING PER SECTION
6103, GOVERNMENT CODE

RECORDING REQUESTED BY
City of Sacramento

WHEN RECORDED, MAIL TO:
City Clerk
City of Sacramento
915 I Street, Room 304
Sacramento, California 95814

Recorded in the County of Sacramento
John Dark, Clerk/Recorder
No Fee
199810270308 11:14am 10/27/98
605 1001290 01 07
R01 1 7.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 2.00

NOTICE OF ADOPTION OF THE FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE OAK PARK REDEVELOPMENT PROJECT

Proceedings for the redevelopment of the Oak Park Redevelopment Project in the City of Sacramento, instituted under the California Community Redevelopment Law pursuant to a Redevelopment Plan approved and adopted by Ordinance No. 3278, Fourth Series of the City Council of the City of Sacramento, California, on May 30, 1973, and amended by Ordinance Nos. 85-022, 86-110, and 94-046, are continuing in accord with the Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project, approved and adopted on October 20, 1998, by Ordinance No. 98-042 of the City Council of the City of Sacramento. The Fourth Amendment did not change the boundaries of the Project Area.

A description of the land within the project area was recorded on July 12, 1973, in the Office of the County Recorder of Sacramento County in Book 73-07-12, Page 390, Document No. 67220.

CITY OF SACRAMENTO

Valerie A. Burrowes

Valerie A. Burrowes
City Clerk

STATE OF CALIFORNIA)
)ss.
COUNTY OF SACRAMENTO)

On October 27, 1998, before me, personally appeared Valerie A. Burrowes, City Clerk, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Lynne Halsted*, (Seal)





**OFFICE OF THE
CITY CLERK**

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

VIRGINIA K. HENRY, CMC/AAE
ASSISTANT CITY CLERK

**CITY OF SACRAMENTO
CALIFORNIA**

CITY HALL
915 I STREET
ROOM 304
SACRAMENTO, CA
95814-2671

FAX 916-264-7672
[HTTP://WWW.SACTO.ORG](http://WWW.SACTO.ORG)

ADMINISTRATION
PH 916-264-5799

OPERATIONAL SERVICES
PH 916-264-5427

SPECIALIZED SERVICES
PH 916-264-7200

November 3, 1998

CERTIFIED MAIL RETURN RECEIPT REQUESTED

The Honorable City Council
City of Sacramento
City Hall
915 "I" Street, Room 205
Sacramento, CA 95814

Dear The Honorable City Council:

This letter and the enclosures are transmitted to you pursuant to Section 33375 of the California Health and Safety Code.

The City Council of the City of Sacramento on October 20, 1998, adopted Ordinance No.98-042 which approved and adopted the Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project.

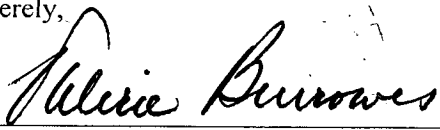
Pursuant to Section 33373 of the California Health and Safety Code, we have recorded with the Sacramento County Recorder a statement that the redevelopment plan has been amended and that redevelopment proceedings have been instituted and are continuing. The amendment did not change the boundaries of the Project Area.

Enclosed for your information are the following documents:

1. A copy of the recorded document entitled: "Notice of Adoption of the Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project";
2. Copy of Ordinance No. 98-042 of the City of Sacramento adopting the Fourth Amendment to the Redevelopment Plan; and

3. Map -showing the boundary of the Project Area. (No territory has been added to or removed from the project area.)

Sincerely,

A handwritten signature in black ink, reading "Valerie Burrowes". The signature is written in a cursive style with a large, stylized "V" and "B".

Valerie A. Burrowes
City Clerk

Enclosures

F:\dcm\amend\DPHBOU.LTR

CERTIFIED AS TRUE COPY
OF ORD 98-042
10-23-98
DEPT. CLERK
Alvin J. Burrows
CITY CLERK, CITY OF SACRAMENTO

ORDINANCE NO. 98-042

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF OCT 20 1998

**APPROVING AND ADOPTING THE FOURTH AMENDMENT
TO THE REDEVELOPMENT PLAN
FOR THE OAK PARK REDEVELOPMENT PROJECT**

WHEREAS, the City Council of the City of Sacramento ("City Council") approved and adopted the Redevelopment Plan for the Oak Park Redevelopment Project ("Project") on May 30, 1973, by Ordinance No. 3278 (Fourth Series); and

WHEREAS, the City Council subsequently approved and adopted a first amendment to the Redevelopment Plan on March 27, 1985, by Ordinance No. 85-022; and

WHEREAS, the City Council subsequently approved and adopted a second amendment to the Redevelopment Plan on November 18, 1986, by Ordinance No. 86-110; and

WHEREAS, the City Council subsequently approved and adopted a third amendment to the Redevelopment Plan on October 4, 1994, by Ordinance No. 94-046; and

WHEREAS, as hereinafter used, the term "Redevelopment Plan" means the originally adopted Redevelopment Plan, as amended by the first, second, and third amendments; and

WHEREAS, the Redevelopment Agency of the City of Sacramento ("Agency") has formulated and prepared a proposed fourth amendment ("Fourth Amendment") to the Redevelopment Plan, which, among other things, replaces the existing Redevelopment Plan with an amended and restated redevelopment plan ("Amended and Restated Redevelopment Plan") for the Project Area; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-042

DATE ADOPTED: OCT 20 1998

WHEREAS, the City Council has received from the Agency the proposed Fourth Amendment, a copy of which is on file at the office of the City Clerk, 915 I Street, Room 304, Sacramento, California, and at the office of the Agency, 600 I Street, Room 250, Sacramento, California, together with the Report of the Agency to the City Council on the Proposed Fourth Amendment to the Redevelopment Plan ("Report to City Council"), including: 1) the reasons for amending the Redevelopment Plan; 2) a description of conditions in the Project Area, including an identification of significant remaining blight, and the portions of the existing Project Area that are no longer blighted; 3) a description of specific projects to be continued by the Agency in the Project Area, and a description of how such projects will improve or alleviate remaining blight conditions; 4) the proposed method of financing the Amended Project, including an assessment of continued economic feasibility of the Amended Project and reasons for continuing to include tax increment financing; 5) the effect of the Fourth Amendment on the method or plan for relocation of families and persons; 6) an analysis of the preliminary plan; 7) the report and recommendations of the Planning Commission; 8) the record of the Project Area Committee and a summary of consultations with Project Area owners, residents, community organizations and others; 9) a negative declaration on the Fourth Amendment; 10) a neighborhood impact report; 11) a summary of consultations with affected taxing agencies, and responses to written objections and concerns of affected taxing agencies; and 12) an analysis of the Implementation Plan for the Project; and

WHEREAS, the Planning Commission of the City of Sacramento has submitted to the City Council its report and recommendations concerning the Fourth Amendment and its determination that the Fourth Amendment conforms to the General Plan of the City of Sacramento; and

WHEREAS, the Project Area Committee for the Oak Park Redevelopment Project reviewed and considered the proposed Fourth Amendment, and recommended the approval and adoption of the proposed Fourth Amendment with the inclusion of language to require that tax increment revenue generated from the Oak Park Redevelopment Project Area be utilized only in the Oak Park Redevelopment Project Area, and the Agency has recommended approval of the Fourth Amendment as so modified; and

WHEREAS, pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq. ("CEQA") and the State CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.), the Agency, as the lead agency, prepared, circulated for public review and comment, and approved a negative declaration, and found that there is no evidence that the Fourth Amendment will result in the creation of significant adverse impacts on the environment; and

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-042
DATE ADOPTED: OCT 20 1998

WHEREAS, pursuant to CEQA and the State CEQA Guidelines, the City Council, as a responsible agency, received, considered and approved the negative declaration, finding that there is no evidence that the Fourth Amendment will result in the creation of significant adverse impacts on the environment; and

WHEREAS, the City Council and the Agency held a joint public hearing on October 1, 1998, on adoption of the Fourth Amendment in the Sacramento City Council Chambers, 915 I Street, Sacramento, California; and

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

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

WHEREAS, each assessee in the Project Area whose property would be subject to acquisition by purchase or condemnation under the provisions of the Fourth Amendment was sent a letter to such effect attached to the notice of joint public hearing, including a map of the Project Area; and

WHEREAS, copies of the notice of 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 in the Project Area; and

WHEREAS, the City Council has considered the report and recommendation of the Planning Commission, the recommendations of the Project Area Committee, the recommendation of the Agency, the Agency's Report to City Council, the Fourth Amendment and its economic feasibility, and the Negative Declaration, 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 Fourth Amendment;

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-042
DATE ADOPTED: OCT 20 1998

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

Section 1. In accordance with the recommendations of the Agency, the City Council hereby finds and determines that the Fourth Amendment shall be modified as recommended by the Project Area Committee so that the Amended and Restated Redevelopment Plan includes the following limitation in a separate paragraph at the end of Section 502 thereof:

“The portion of the taxes divided and allocated to the Agency pursuant to subdivision 2 if this Section 502 shall be utilized only within the Project Area.”

As hereinafter used, the term “Fourth Amendment” shall mean the Fourth Amendment as modified in accordance with this Section 1.

Section 2. The purposes and intent of the City Council with respect to the Fourth Amendment are to enable the continued elimination of blighting influences and environmental deficiencies within the Project Area and allow the full achievement of the goals and objectives of the Redevelopment Plan for the Project which are as follows:

Housing Goals: To provide standard housing for all families presently residing in the Oak Park Area and, at the same time to increase housing supply. Rehabilitation will be fostered and encouraged where feasible and compatible with Plan objectives. Should clearance of existing structures be necessary, it will be coordinated with the availability of relocation housing. To provide for new housing construction.

Social Goals: To develop a superior level of community facilities providing for the cultural, health and social needs of the residents. Also, to develop a program maximizing citizen participation in the redevelopment process.

Environmental Goals: To improve the neighborhood environment and image. To eliminate blighted and blighting conditions. To provide all appropriate amenities to support the basic residential character of the area.

Economic Goals: To increase and develop economic activity in the area by attracting new business, assisting existing business and enhancing property values. To provide for new housing within the means of the majority of area residents. To the maximum extent allowable by applicable law, to enforce a strong affirmative action program with all contractors

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-042
DATE ADOPTED: OCT 20 1998

working in the area. To effect a workable residential rehabilitation program maximizing the improvement of economically feasible properties.

Section 3. The City Council hereby finds and determines, based on the evidence in the record, including, but not limited to, the Agency's Report to the City Council and all documents referenced therein, and evidence and testimony received at the joint public hearing on adoption of the Fourth Amendment held on October 1, 1998, that:

(a) Significant blight remains in the Project Area, and such blight cannot be eliminated without (i) the establishment of additional debt, and (ii) an increase in the limitation on the number of dollars to be allocated to the Agency from the Project Area (herein "tax increment limit"), and the continued redevelopment of the Project Area is necessary to effectuate the public purposes declared in the Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*). These findings are based upon the following facts, as more particularly set forth in the Agency's Report to the City Council:

(1) The Project Area continues to suffer from a combination of blighting physical and economic conditions, including: deterioration and dilapidation; faulty and inadequate utilities; defective design and physical construction; substandard design; inadequate parking facilities; incompatible uses; parcels of irregular shape and inadequate size under multiple ownership; impaired investments; depreciated or stagnant property values; vacant lots and buildings; a lack of necessary commercial facilities, including grocery stores, drug stores, banks and other lending institutions; residential overcrowding; a high crime rate; and public improvements deficiencies.

(2) The Agency's authority to establish debt under the Redevelopment Plan will expire on May 29, 2003, and the redevelopment actions needed to aid in the elimination and correction of the remaining blighting conditions in the Project Area cannot be fully planned and funded within that time limit.

(3) The estimated costs of the redevelopment actions needed to aid in the elimination and correction of the remaining blighting conditions in the Project Area far exceed the amount of tax increment revenue available for allocation to the Agency under the Redevelopment Plan's current tax increment limit.

(4) The redevelopment actions needed to aid in the elimination and correction of the remaining blighting conditions in the Project Area are extensive and cannot be accomplished without redevelopment because other available governmental actions and resources are insufficient to address all of the remaining blighting conditions and the costs and risks to individual owners and developers are too great.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-042
DATE ADOPTED: OCT 20 1998

(5) The remaining blighting conditions in the Project Area are so prevalent and so substantial that they continue to cause a reduction , or lack, of proper utilization of the Project Area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment because governmental action available to the City without redevelopment would be insufficient to cause any significant correction of the remaining blighting conditions, and because the nature and costs of the redevelopment actions required to correct the remaining blighting conditions are beyond the capacity of the City and either cannot or will not be undertaken or borne by private enterprise acting alone or in concert with available governmental action.

(b) Adoption of the Fourth Amendment will permit the continued 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 fact that, under the Amended and Restated Redevelopment Plan, the purposes of the Community Redevelopment Law would be attained by aiding in the elimination and correction of the remaining conditions of blight in the Project Area; by replanning, redesigning and/or revitalizing areas which are stagnant or improperly utilized; by protecting and promoting sound development and redevelopment of property; and by providing additional employment and affordable housing opportunities.

(c) The adoption and carrying out of the Fourth Amendment is economically sound and feasible. This finding is based on the facts that, under the Amended and Restated Redevelopment Plan, the Agency will be authorized to seek and utilize a variety of potential financing resources, including property tax increment from the Project Area; that the nature and timing of public redevelopment assistance will depend on the amount and availability of such financing resources, including tax increment generated by new investment in the Project Area; that, under the Amended and Restated Redevelopment Plan, no public redevelopment activity can be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity; and that the financing plan included within the Agency's Report to the City Council demonstrates that sufficient public and private financial resources will be available to carry out the Amended and Restated Redevelopment Plan.

(d) The Fourth Amendment conforms to the General Plan of the City of Sacramento, including, but not limited to, the housing element, which substantially complies with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division I of Title 7 of the Government Code. This finding is based on the finding of the Planning Commission of the City of Sacramento that the Fourth Amendment conforms to the General Plan of the City of Sacramento.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-042
DATE ADOPTED: OCT 20 1998

(e) The adoption and carrying out of the Fourth Amendment will promote the public peace, health, safety, and welfare of the City of Sacramento and will effectuate the purposes and policies of the Community Redevelopment Law. This finding is based on the fact that redevelopment actions under the Amended and Restated Redevelopment Plan will benefit the Project Area by correcting conditions of blight, by coordinating public and private actions to stimulate development and improve the economic and physical conditions of the Project Area, and by increasing employment and affordable housing opportunities within the City.

(f) The extension of the time period during which condemnation of properties may be undertaken is necessary to the execution of the Fourth Amendment and adequate provisions have been made for the payment for property to be acquired as provided by law. This finding is based upon the need to ensure that the provisions of the Amended and Restated Redevelopment Plan will be carried out and to prevent the recurrence of blight, and the fact that no property will be acquired until adequate funds are available to pay compensation therefor.

(g) The Agency has a feasible method or plan for the relocation of families and persons who might be displaced temporarily or permanently from housing facilities in the Project Area. This finding is based upon the fact that the Agency's method or plan for relocation, as more particularly described in the Agency's Report to the City Council, provides for relocation assistance and benefits according to law and authorizes the Agency to provide other assistance as determined to be appropriate.

(h) There are, or shall be provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons who might be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment. This finding is based upon the fact that no person or family will be required to move from any dwelling unit until suitable replacement housing is available for occupancy which meets the standards established in State law and regulations.

(i) Families and persons shall not be displaced prior to the adoption of a relocation plan pursuant to Sections 33411 and 33411.1 of the Community Redevelopment Law, and dwelling units housing persons and families of low or moderate income shall not be removed or destroyed prior to the adoption of a replacement housing plan pursuant to Sections 33334.5, 33413, and 33413.5 of the Community Redevelopment Law.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-042

DATE ADOPTED: OCT 20 1998

(j) The elimination of remaining blight and the redevelopment of the Project Area could not reasonably be expected to be accomplished by private enterprise acting alone without the aid and assistance of the Agency. This finding is based upon the facts, as more particularly set forth in the Agency's Report to the City Council, that higher costs and more significant risks are associated with development in a blighted area, available governmental actions and resources are insufficient to address all of the remaining blighting conditions in the Project Area, and the costs and risks to individual owners and developers are too great.

(k) The extended time limitations and the increase in the tax increment limit contained in the Fourth Amendment are reasonably related to the proposed projects to be implemented in the Project Area and to the ability of the Agency to eliminate blight within the Project Area. This finding is based on the facts, as more particularly set forth in the Agency's Report to the City Council, that: the redevelopment actions needed to aid in the elimination and correction of the remaining blighting conditions in the Project Area are extensive; the extended time limits for the establishment and repayment of debt will enable the Agency to issue bonds and incur other borrowings at times and in amounts sufficient to fund those redevelopment actions; the extended time limit on the effectiveness of the Redevelopment Plan is necessary in order to extend the time limit for the repayment of debt because the time limit for the repayment of debt is based upon the time limit on the effectiveness of the Redevelopment Plan and is necessary to ensure adequate time for the maintenance of controls in the Project Area to prevent the recurrence of the blighting conditions; the extended time limit during which property may be acquired by condemnation is necessary for the reasons set forth in subsection (f) above; and the increase in the tax increment limit was based on the estimated costs, including financing and related costs, of the proposed redevelopment actions needed to aid in the elimination and correction of the remaining blighting conditions.

(l) The matters set forth in Section 33367(d)(9), (d)(10), and (d)(12) of the Community Redevelopment Law are not applicable to or affected by the Fourth 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 4. The City Council is satisfied that permanent housing facilities will be available within three years from the time residential occupants of the Project Area are displaced, if any, and that pending the development of such facilities, there will be available to any such displaced residential occupants temporary housing facilities at rents comparable to those in the City of Sacramento at the time of their displacement. No persons or families of low and moderate income shall be displaced from residences unless and until there is a suitable

FOR CITY CLERK USE ONLY

ORDINANCE NO.:

DATE ADOPTED: OCT 20 1998

98-042

housing unit available and ready for occupancy by such displaced persons or families at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary and otherwise standard dwellings.

Section 5. The City Council is satisfied that written findings have been adopted in response to each written objection of an affected property owner or taxing entity received either before or during the noticed joint public hearing on the Fourth Amendment. Having considered all evidence and testimony presented for or against any aspect of the Fourth Amendment, the City Council hereby overrules all written and oral objections to the Fourth Amendment.

Section 6. The Fourth Amendment, including the Amended and Restated Redevelopment Plan, is incorporated herein by this reference and made a part hereof as if fully set forth herein. The Fourth Amendment is hereby approved and adopted. Ordinance Nos. 3278 (Fourth Series), 85-022, 86-110, and 94-046 and the Redevelopment Plan adopted and amended pursuant thereto for the Oak Park Redevelopment Project are hereby amended by the Fourth Amendment so that the Redevelopment Plan as adopted by Ordinance No. 3278 (Fourth Series), and amended by Ordinance Nos. 85-022, 86-110 and 94-046, is replaced by the Amended and Restated Redevelopment Plan. By this action, the Amended and Restated Redevelopment Plan is hereby designated as the official Redevelopment Plan for the Project Area. Ordinance Nos. 3278 (Fourth Series), 85-022, 86-110 and 94-046 are continued in full force and effect, as amended by this Ordinance.

Section 7. In order to implement and facilitate the effectuation of the Fourth Amendment hereby approved, this City Council hereby: (a) pledges its cooperation in helping to carry out the Amended and Restated Redevelopment Plan; (b) requests the various officials, departments, boards, and agencies of the City 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 Amended and Restated Redevelopment Plan; (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Amended and Restated Redevelopment Plan; and (d) declares its intention to undertake and complete any proceeding, including the expenditure of monies, necessary to be carried out by the City under the provisions of the Amended and Restated Redevelopment Plan.

Section 8. The City Clerk is hereby directed to send a certified copy of this Ordinance to the Agency, whereupon the Agency is vested with the responsibility for carrying out the Amended and Restated Redevelopment Plan.

FOR CITY CLERK USE ONLY

98-042

ORDINANCE NO.: _____

DATE ADOPTED: OCT 20 1998

Section 9. The City Clerk is hereby directed to record with the County Recorder of Sacramento County a notice of the approval and adoption of the Fourth Amendment containing a description of the land within the Project Area by reference to the recorded description and a statement that proceedings for the redevelopment of the Project Area previously instituted under the Community Redevelopment Law are continuing pursuant to the Fourth Amendment.

Section 10. The Building Department of the City of Sacramento is hereby directed for a period of two (2) years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project.

Section 11. The City Clerk is hereby directed to transmit a copy of the notice recorded pursuant to Section 9 of this Ordinance, a copy of this Ordinance, and a map or plat indicating the boundaries of the Project Area, 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 in the Project Area, and to the State Board of Equalization, no later than thirty (30) days following the adoption of this Ordinance.

Section 12. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance and to cause the same to be published in the *Sacramento Bee*, a newspaper of general circulation, published and circulated in the City of Sacramento.

Section 13. If any part of this Ordinance or the Fourth 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 of the Fourth Amendment, and this City Council hereby declares that it would have passed the remainder of the Ordinance or approved the remainder of the Fourth Amendment if such invalid portion thereof had been deleted.

FOR CITY CLERK USE ONLY

ORDINANCE NO.: 98-042
DATE ADOPTED: OCT 20 1998

Section 14. This Ordinance shall be in full force and effect thirty (30) days after passage.

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

f:\kj\staffres\brita\dphop.ord

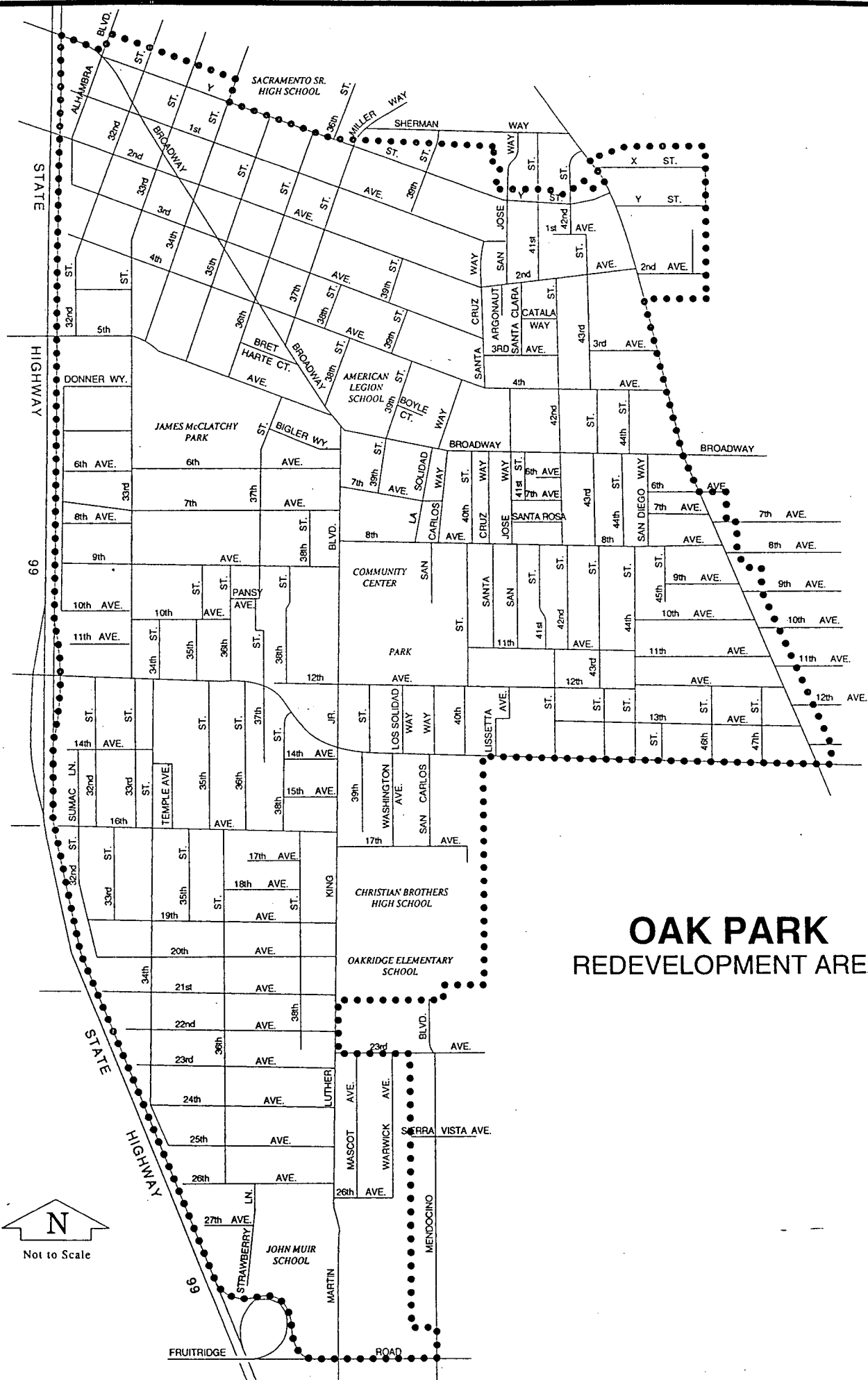
FOR CITY CLERK USE ONLY

98-042

ORDINANCE NO.: _____

DATE ADOPTED: OCT 20 1998

(15)



OAK PARK REDEVELOPMENT AREA

FREE RECORDING PER SECTION
6103, GOVERNMENT CODE

RECORDING REQUESTED BY
City of Sacramento

WHEN RECORDED, MAIL TO:
City Clerk
City of Sacramento
915 I Street, Room 304
Sacramento, California 95814

ORIGINAL
Accepted for Recording
COPY - NOT CERTIFIED

OCT 27 1998

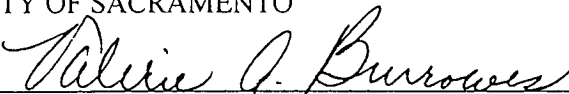
Sacramento County
Clerk-Recorder

NOTICE OF ADOPTION OF THE FOURTH AMENDMENT TO THE REDEVELOPMENT PLAN
FOR THE OAK PARK REDEVELOPMENT PROJECT

Proceedings for the redevelopment of the Oak Park Redevelopment Project in the City of Sacramento, instituted under the California Community Redevelopment Law pursuant to a Redevelopment Plan approved and adopted by Ordinance No. 3278, Fourth Series of the City Council of the City of Sacramento, California, on May 30, 1973, and amended by Ordinance Nos. 85-022, 86-110, and 94-046, are continuing in accord with the Fourth Amendment to the Redevelopment Plan for the Oak Park Redevelopment Project, approved and adopted on October 20, 1998, by Ordinance No. 98-042 of the City Council of the City of Sacramento. The Fourth Amendment did not change the boundaries of the Project Area.

A description of the land within the project area was recorded on July 12, 1973, in the Office of the County Recorder of Sacramento County in Book 73-07-12, Page 390, Document No. 67220.

CITY OF SACRAMENTO



Valerie A. Burrowes
City Clerk

STATE OF CALIFORNIA)
)ss.
COUNTY OF SACRAMENTO)

On October 27, 1998, before me, personally appeared Valerie A. Burrowes, City Clerk, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature , (Seal)

