

RESOLUTION P22-4

A RESOLUTION OF THE COMMISSION OF THE SACRAMENTO-YOLO PORT DISTRICT AUTHORIZING AN OPTION AGREEMENT FOR PROPERTY LOCATED AT 2440 SOUTHPORT PARKWAY, WEST SACRAMENTO (PORTION OF YOLO COUNTY APN 045-030-044-000) FOR A FUTURE DEVELOPMENT PROJECT; FINDING THAT THE PROPERTY IS EXEMPT SURPLUS LAND; AND CERTIFYING THAT A TECHNICAL MEMORANDUM HAS BEEN PREPARED DEMONSTRATING THAT THE PROJECT IS WITHIN THE SCOPE OF THE WEST SACRAMENTO GENERAL PLAN 2035 ENVIRONMENTAL IMPACT REPORT, THAT NO NEW OR SUBSTANTIALLY MORE ADVERSE IMPACTS WOULD OCCUR THROUGH IMPLEMENTATION OF THE PROJECT, AND THAT NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED, CONSISTENT WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTIONS 15162 AND 15168(C)(2).

WHEREAS, the Sacramento-Yolo Port District (Port) owns fee title to certain real property consisting of 71.94 acres located at 2440 Southport Parkway (APN 045-030-044-000) in the City of West Sacramento (the "Property"); and

WHEREAS, Port staff have presented to the Port Commission an Option Agreement (the "Option") under which the Port will sell the Property to Smart Growth Investors II, L.P. (Developer) for future development project (the "Project"); and

WHEREAS, sale and development of the Property, as provided for in the Option, has been contemplated since 1995 when the Seaway International Trade Center Tentative Map was approved by the City of West Sacramento (City); and

WHEREAS the Port and City entered into a 30-year Development Agreement covering the Property in 1996; and

WHEREAS the development of the Property was further affirmed by the 2013 Port Business Plan, approved by the Port Commission, which recommended implementation of a development strategy for the Property; and

WHEREAS the City approved a final large lot subdivision map which delineated the 71.94-acre Property in 2014; and

WHEREAS the City approved Parcel Map 5194, a 4-parcel subdivision map of the Property in 2020; and

WHEREAS, sale of the Property therefore directly furthers the express purpose or work of the Port by constructing public infrastructure and generating economic development benefits in the Port District; and

WHEREAS, on November 16, 2016, the City of West Sacramento certified an Environmental Impact Report for the West Sacramento General Plan 2035 (the "General Plan EIR"); and

WHEREAS, a technical memorandum has been prepared to fully analyze any potential environmental impacts associated with the Project.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the Sacramento-Yolo Port District as follows:

1. The recitals set forth above are true and correct and are hereby incorporated by reference.
2. The Commission finds that the Property is "exempt surplus land" under the Surplus Land Act statutes for the reasons set forth in the recitals.
3. The Project is within the scope of the General Plan EIR and no new or substantially more adverse impacts would occur through implementation of the Project and that no new environmental document is required, consistent with California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15168(c)(2).
4. The Port CEO or his designee is hereby authorized for and on behalf of the Commission, to do the following:
 - a. Execute the Option with Developer in substantially the form presented to the Port Commission on this date, together with such changes, insertions, revisions, corrections, or amendments as shall be approved by the Port Attorney; and
 - b. Execute and deliver any and all documents, do any and all things, and take any and all actions that may be necessary or advisable, in his discretion, in order to complete the actions contemplated under the Option and pursuant to this Resolution.

AYES: Ledesma, McGovern, Sandeen.

NOES: None.

ABSENT: Cabaldon, Villegas.

Passed and adopted in West Sacramento, CA. the 5th day of October 2022.

DocuSigned by:

Beverly Sandeen

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Oscar Villegas, Chairman

CERTIFICATION:

I, Laurie Ledesma, certify that I am the Clerk of the Board of Directors of the Sacramento-Yolo Port District Commission and the Sacramento-Yolo Port District, a River Port District organized under the laws of the State of California. I further certify that the resolution set forth above was adopted in accordance with the Bylaws of the Sacramento-Yolo Port District by its Commissioners on 09/30/2022 and that said resolution has not been modified or rescinded.

DocuSigned by:

Laurie Ledesma

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Laurie Ledesma, Clerk, Sacramento-Yolo Port District