

received 13 sept. 2004

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Community Development Commission of National City

Executive Director
Benjamin Martinez

August 7, 2004

FIRST CLASS MAIL

Dear Property Owner, Business Tenant, or Interested Party:

You are receiving this notice because you own property, own a business or reside in the National City Redevelopment Project Area ("Project Area"). Enclosed is a Notice of a Joint Public Hearing on the proposed 2004 Amendment to the Redevelopment Plan for the City of National City Redevelopment Project ("Amendment") and a map of the Project Area. The joint public hearing will be held by the City Council of the City of National City ("City Council") and the Community Development Commission of the City of National City ("CDC") on:

Tuesday, September 21, 2004
6:00 p.m. (or as soon as possible thereafter)
City Council Chambers, City of National City, City Hall
1243 National City Boulevard
National City, California 91950


If adopted after the public hearing, the proposed Amendment would allow the CDC to: (1) purchase vacant properties and buildings (as defined in the National City Municipal Code, Section 7.06.020), and commercial and industrial properties within the entire Project Area, as a last resort, through eminent domain for a period of 12 years, and (2) extend the CDC's current eminent domain authority for an additional 12 years or until 2016. **Single-family residential properties would not be affected by the Amendment and could not be acquired using eminent domain.**

The Amendment does not make any other changes to the Redevelopment Plan. Land use policies will continue to be determined by the City's General Plan. Further, the Agency does not have the authority to levy property taxes; thus, the Amendment will not increase property taxes.

The purpose of the joint public hearing is to receive testimony for and against the proposed Amendment. Should you have any comments or concerns regarding the Amendment, you are invited to testify at the joint public hearing or submit written comments to the City Clerk prior to the time of the hearing.

If you have any questions, please contact Benjamin Martinez at the National City Community Development Commission, (619) 336-4250.

Sincerely,


Benjamin Martinez
Executive Director

Enclosures: Notice of Joint Public Hearing & Project Area Map (Exhibit " A)

CITY COUNCIL OF THE CITY OF NATIONAL CITY
AND THE
COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF NATIONAL CITY

NOTICE OF JOINT PUBLIC HEARING

PROPOSED 2004 AMENDMENT TO THE NATIONAL CITY REDEVELOPMENT PLAN

NOTICE IS HEREBY GIVEN THAT the City Council of the City of National City ("City Council") and the Community Development Commission of the City of National City ("CDC") will hold a joint public hearing on September 21, 2004, at approximately 6:00 p.m., or shortly thereafter, in the City Council Chambers, National City City Hall, 1243 National City Boulevard, National City, California 91950.

If adopted after the joint public hearing, the proposed 2004 Amendment to the Redevelopment Plan for the City of National City Redevelopment Project ("Amendment") would allow the CDC to: (1) purchase vacant properties and buildings (as defined in the National City Municipal Code, Section 7.06.020), and commercial and industrial zoned properties within the entire National City Redevelopment Project Area ("Project Area"), as a last resort, through eminent domain for a period of 12 years, and (2) extend the CDC's current eminent domain authority for an additional 12 years or until 2016. **Single-family residential properties would not be affected by the Amendment and could not be acquired using eminent domain.**

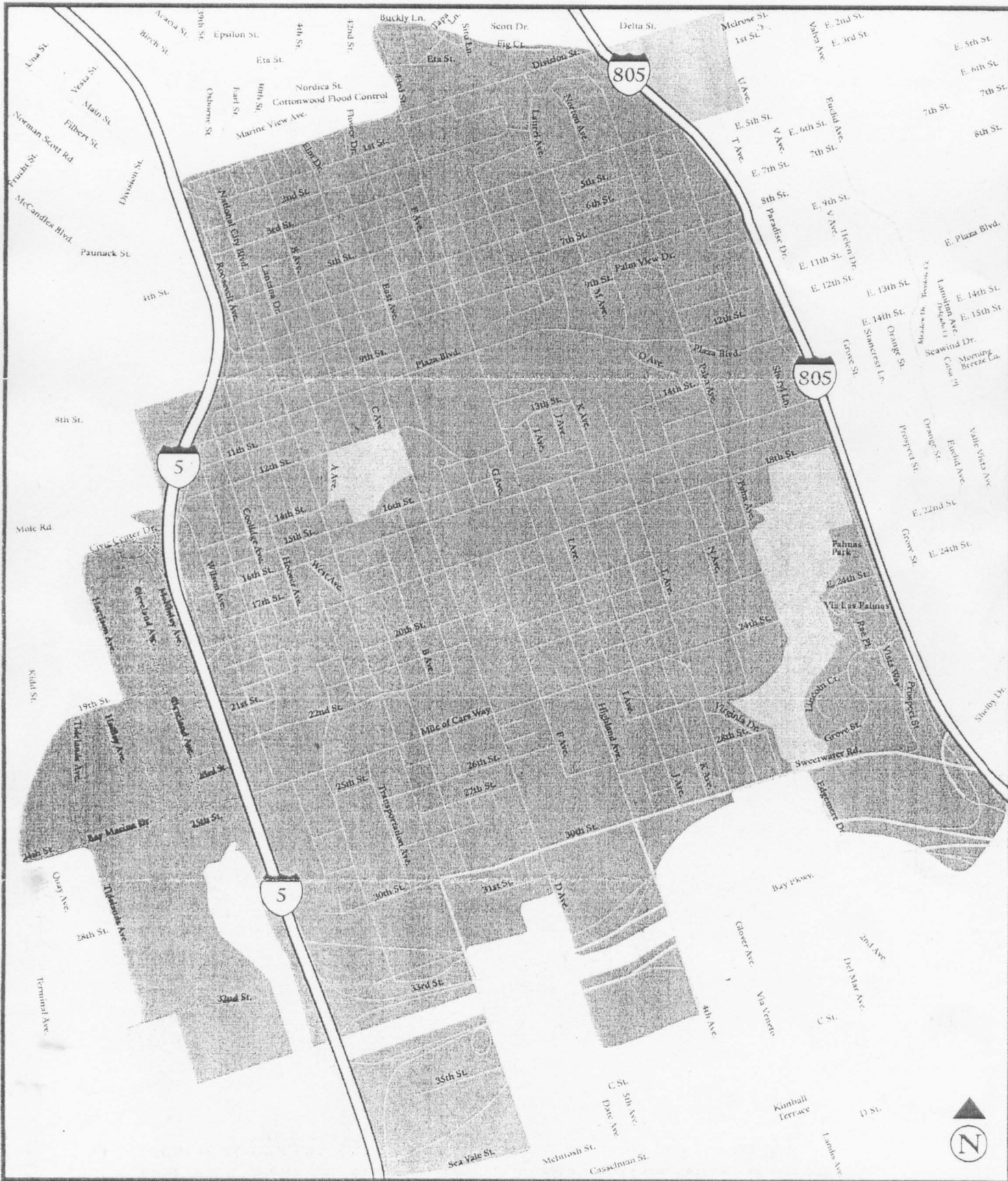
Exhibit "A" accompanying this Notice is a map that presents the boundaries of the Project Area. A metes and bounds legal description for the Project Area may be obtained at no charge at the CDC's offices located at 140 E. 12th Street, Suite B, National City, California 91950.

The CDC's Report to the City Council ("Report") on the proposed Amendment will be presented at the joint public hearing. The Report will include a Negative Declaration that has been prepared in compliance with Sections 21092 and 21092.3 of the Public Resources Code (that reviews the potential environmental impacts generated by the Amendment) and other documents required by the California Community Redevelopment Law. Prior to the joint public hearing, these documents will be available for inspection at the CDC's offices located at 140 E. 12th Street, Suite B, National City, California 91950.

At the joint public hearing, the City Council and the CDC will consider all evidence and testimony for and against the Amendment or the Negative Declaration. All persons having any objections to the proposed Amendment may appear before the City Council and the CDC and show cause why the proposed Amendment or the Negative Declaration should not be adopted. At any time not later than the hour set for the hearing, any person(s) may file a written statement with the City Clerk, of their objections to the proposed Amendment. Public comment will close at the public hearing. The City Council will make written findings in response to written objections filed at the public hearing prior to adoption of the Amendment.

Any questions regarding this Notice or the Amendment should be addressed to Benjamin Martinez at the Community Development Commission of the City of National City, (619) 336-4250.

EXHIBIT A



National City Redevelopment Project

EXHIBIT "A"