



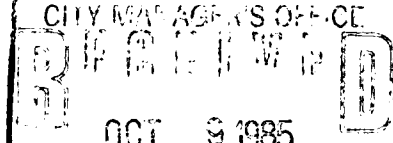
**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



Concur Rpt
52

September 5, 1985

Redevelopment Agency of the
City of Sacramento
Sacramento, California



Honorable Members in Session:

SUBJECT: Establishing Just Compensation and Authorizing Acquisition of Parcels Located at the Northeast corner of Grand Avenue and Altos Avenue

SUMMARY

This report regards the acquisition of three parcels located adjacent to the area designated as the Special Planning District in the Del Paso Heights Redevelopment Plan and Implementation Strategy. The subject parcels are located in areas approved for commercial development and developer assistance and are on highly visible traffic corridors targeted for environmental improvements. Staff recommends adoption of the resolution establishing just compensation and authorizing the Executive Director to proceed with acquisition of the specified parcels.

BACKGROUND

The Implementation Strategy for the Redevelopment Plan (approved May 21, 1985) designates highly visible traffic corridors, referred to as action areas, to be targeted for environmental improvements aimed at improving the image of Del Paso Heights. The subject parcels are located at the corner of two major traffic corridors, Altos Avenue and Grand Avenue. In addition, the parcels are located adjacent to the Special Planning District which has been designated for developer assistance to attract mixed-use and commercial development to this central portion of the Project Area located at Rio Linda Boulevard and Grand Avenue. Parcel and location maps are attached as Exhibits A and B.

Staff has entered into a contract with a real estate appraiser to appraise the subject parcels. The final appraisal report has been received by the Agency and is on file in the Agency's Technical Services Division.

10-15-85
D-2

(1)

APPROVED
MAY 1 1962
U.S. AIR FORCE
HEADQUARTERS
WASHINGTON, D.C.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency
of the City of Sacramento
September 5, 1985
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PARCEL A - 741 GRAND AVENUE

This parcel (Assessor's Parcel Number: 250-073-33) is located on the northwest corner of Grand Avenue and Altos Avenue. A single story, 3,645 square foot office building is located on this parcel. This building is currently vacant.

PARCEL B - 3805 ALTOS AVENUE

This parcel (Assessor's Parcel Number: 250-073-32) is located adjacent to the vacant office building. A 5,397 square foot liquor store/market is located on this parcel. The estimated age of this structure is fifty (50) years.

PARCEL C - 3841 ALTOS AVENUE

This parcel (Assessor's Parcel Number: 250-073-13) is the northern parcel of the three. It is a 6,450 square foot vacant lot.

Staff recommends that the Agency acquire the three subject parcels and clear the site for future commercial development.

FINANCIAL DATA

Funds were budgeted in 1984 to support commercial acquisition (cost center 4314). Additional funds will be allocated in the 1986 budget to continue this program. The combined market value of all three parcels is estimated to be \$184,500.

ENVIRONMENTAL REVIEW

No environmental review is required as a result of the proposed action.

POLICY IMPLICATIONS

The actions being proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

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VOTE AND RECOMMENDATION OF THE DEL PASO HEIGHTS PROJECT AREA COMMITTEE

At its regular meeting of September 19, 1985 the Del Paso Heights Project Area Committee reviewed this item with no votes, as indicated by their letter, attached as Exhibit C.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of October 7, 1985, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

- AYES: Amundson, Glud, Luttrell, Moose, Pettit,
Wooley, Angelides
- NOES: None
- ABSENT: Lopez, Sanchez, Teramoto, Walton

RECOMMENDATION

The staff recommends adoption of the attached resolution which:
1) Establishes just compensation for the subject parcels; and
2) Authorizes the Executive Director to proceed with the purchase of the properties.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slupe
WALTER J. SLUPE
City Manager

Contact Person: Thomas V. Lee, 440-1315

52

RESOLUTION NO. 85-085

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

October 15, 1985



JUST COMPENSATION DETERMINATION DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA

WHEREAS the Implementation Strategy for the amended Del Paso Heights Redevelopment Plan identified action areas; and

WHEREAS Kenneth F. Powell has prepared an appraisal report which establishes the market value of Assessor's Parcel Number 250-073-13, 32 and 33 within an action area; now, therefore

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The just compensation for each parcel to be acquired is the amount specified for each property in the appraisal report of Kenneth F. Powell, as of July 24, 1985, (APN: 250-073-13 and 32 - Fattah and APN: 250-073-33 - Jeffers).

Section 2: The Executive Director is authorized to negotiate the purchase of the properties identified in Section 1 of this resolution.

CHAIR

ATTEST:

SECRETARY

z:racsDPHjustcomp

APPROVED
1991

12, RANCHO DEL PASO

Tax Area Code

05



CITY OF SACRAMENTO
Assessor's Map Bk250-Pg07
County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



**DEL PASO HEIGHTS
ACTION
AREAS**

SCALE 1" = 100'
 EMBOSSED
 PLASTER
 1/2" = 100'
 1/4" = 100'

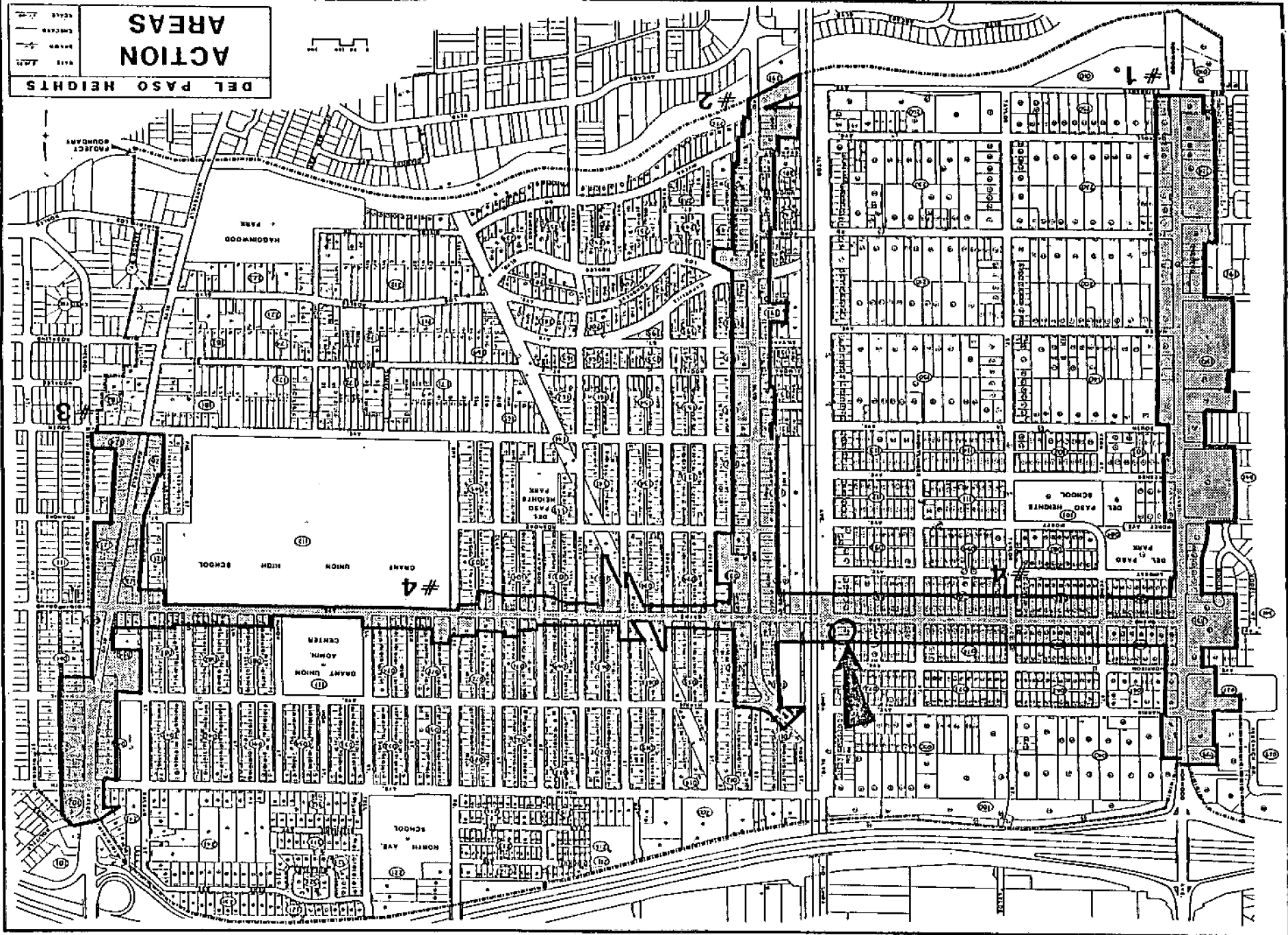


EXHIBIT B
57

Del Paso Heights Project Area Committee

TELEPHONE 927-4571 - 1228 GRAND AVENUE - SACRAMENTO, CALIFORNIA 95838

EXHIBIT C

TO: William Edgar, SHRA DATE: 9-25-85

FROM: Johnnie B. Morris, DPH PAC Chairman

SUBJECT: PAC vote on 1986 Priorities

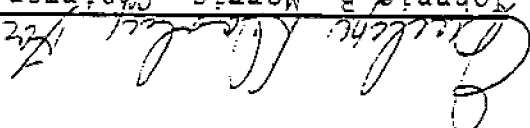
Purchase of 3 Parcels

The two above items were presented to the PAC for a vote.

In view of the position the PAC has been placed by you, and the City Council, we did not take a vote.

The consensus of the body was the new appointees should accept the responsibility of the 1986 Projects.

Johnnie B. Morris, Chairman
DPH PAC



MEMBERS

Johnnie B. Morris
Chairperson

Norvell Burton

1st V. Chalperson

Don Scherba
2nd V. Chalperson

Elsie Smith
Secretary/Treasurer

Eugene Baber

Helen Barlow

Robert Bell

Rendell Burnett

Aurline Burney

Estelle Caneby

Jan Compton

Sophia Cusap

Elvira Dumas

Dave Felling

Citford Frazier

Alma Heidebert

Hattie Johnson

Martha Jones

Pauline Lyons

Faitha Matheny

John Thomas

Edna Williams

STAFF

Evelyn Dooly
Executive Director

Tanya Crabb
Administrative Asst.

Gilda Watson
PAC Secretary

Received in E.D.'s Office

SEP 26 1985

SACRAMENTO HOUSING
REDEVELOPMENT AGENCY