

RESOLUTION NO. 2001-008

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF JAN 30 2001

**RESOLUTION OF NECESSITY AUTHORIZING ACQUISITION BY
EMINENT DOMAIN OF CERTAIN PROPERTIES LOCATED IN THE
OAK PARK REDEVELOPMENT PROJECT AREA: STOCKTON
BOULEVARD WEST 9TH/10TH AVENUE PROJECT**

WHEREAS, the Redevelopment Plan ("Redevelopment Plan") for the Oak Park Redevelopment Project Area ("Project Area") was adopted by the City Council of the City on May 30, 1973, by Ordinance No. 3278, Fourth Series and amended on March 27, 1985 by City Ordinance No. 85-022 and amended on November 18, 1896 by City Ordinance No. 86-110 and amended on October 4, 1994 by City Ordinance No. 94-046 and amended on October 20, 1998 by City Ordinance No. 98-042.

WHEREAS, three goals of the Redevelopment Plan for the Project Area are:

- a) To improve the neighborhood environment and image,
- b) To eliminate blighted and blighting conditions, and
- c) To increase and develop economic activity in the area by attracting new businesses, assist existing business and enhancing property values;

WHEREAS, the 2000-2004 Implementation Plan for the Oak Park Project Area was adopted by Resolution No. 2000-012 on February 29, 2000;

WHEREAS, the 2000-2004 Implementation Plan for Oak Park calls for programs to purchase property for future development;

WHEREAS, by Resolution No. 2000-050 the Agency was authorized the purchase of, and determined the amount of just compensation for, each of the following two parcels of real property, for the express purpose of developing the Stockton Boulevard West 9th/10th Avenue project (collectively, the "Subject Parcels"):

014-0222-028	3400 Stockton Boulevard
014-0222-029	3406 Stockton Boulevard

WHEREAS, the Agency has, through its counsel, engaged a qualified appraiser who has prepared appraisals of the fair market value of each of the Subject Parcels;

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WHEREAS, the Agency has engaged in serious negotiations with the owner of the Subject Parcels for the purpose of purchasing the Subject Parcels, which negotiations have heretofore proven futile and without effect; and

WHEREAS, the Subject Parcels are properly zoned and situated for redevelopment, and there are no other sites in the Project Area which would be as compatible with the greatest public good and the least private injury as the Subject Parcels.

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

Section 1. The above statements are true and correct.

Section 2. The Redevelopment Agency is empowered to acquire the Subject Parcels by eminent domain pursuant to Health and Safety Code Section 33391.

Section 3. The public purpose for which the Subject Parcels are to be acquired is redevelopment, and more specifically the assembly of parcels for development of the Stockton Boulevard West 9th/10th Avenue Project within the Oak Park Redevelopment Project Area, to eliminate blight, to better utilize underutilized parcels, and to increase and develop economic activity in the area.

Section 4. For the foregoing reasons, the Redevelopment Agency finds and determines that:

- (a) The Public interest and necessity requires the Stockton Boulevard West 9th/10th Avenue project, which will include removal of the blighting influence of underutilized and blighted properties;
- (b) The Stockton Boulevard West 9th/10th Avenue project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c) The Subject Parcels are necessary for the proposed project; and
- (d) Just compensation has been established for the Subject Parcels by Resolution No.2000-050, offers have been made to the owner of record of the Subject Parcels, as required by Section 7267.2 of the Government Code and such owner of the Subject Parcels have been given reasonable opportunity to consider, reject or accept such offers.

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Section 5. While continuing to make every reasonable effort to expeditiously acquire the Subject Parcels by negotiation, the Executive Director is authorized to institute and prosecute to conclusion actions in eminent domain to acquire the Subject Parcels and to take any action necessary or desirable for such purpose in accordance with California eminent domain law.

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ATTEST:

Valerie Q. Burrows
SECRETARY

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