



**Sacramento
Housing &
Redevelopment
Agency**

December 6, 2000

✓ (5.1)

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: DEL PASO NUEVO - AUTHORITY TO PURCHASE PROPERTY

LOCATION & COUNCIL DISTRICT

Del Paso Heights Redevelopment Area: Bounded by South Avenue, Altos Avenue, Arcade
Creek and Norwood Avenue
District 2

RECOMMENDATION

Staff recommends adoption of the attached resolution, which authorizes the Executive Director
or her designee to acquire property for the Del Paso Nuevo project.

CONTACT PERSONS

John Dangberg, Director of Community Development - City, 440-1347
Lisa Bates, Program Manager, 440-1328

FOR COUNCIL MEETING OF - January 2, 2001

SUMMARY

This report recommends the authority to acquire one parcel on Ford Road and three parcels on
Carroll Road (Attachment I-Parcels for Acquisition) needed for the Del Paso Nuevo Project.

DEL PASO HEIGHTS RAC ACTION

At its meeting of October 12, 2000, the Del Paso Heights Redevelopment Advisory Committee
approved the Agency's purchase of additional property for the Del Paso Nuevo Project.

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COMMISSION ACTION

At its meeting of December 6, 2000, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Amundson, Burns, Castello, Cespedes, Dobbins, Graham, Harland, Holloway, Newsome, Rotz

NOES: None

ABSENT: Simon

BACKGROUND

Since the groundbreaking event on June 10, 2000, Del Paso Nuevo has made substantial progress in constructing the backbone infrastructure and lot development. Currently, Phase II infrastructure improvements are under construction. This phase of improvements includes the Silver Eagle Road extension into Del Paso Nuevo, widening of Carroll, Hayes, and Ford roadways including curb, gutter, sidewalks and landscaping, installation of substantial sewer and drainage improvements and development of two new neighborhood parks: Gateway Park and Nuevo Park. We anticipate that these improvements will be completed in the Spring of 2001 (Attachment II-Special Planning District Land Use Plan).

The Agency also anticipates that the homebuilding will commence in early 2001 with the final map for the first 54 new single family homes to be approved by City Council in December 2000. The home builder, Del Paso Nuevo Partners, is a partnership among Myers Homes, New Faze Development, Mogavero Notestine Associates and Kristene Smith Public Relations. Del Paso Nuevo Partners has actively been marketing the development in the community and has conducted three homebuyer sessions. To date they have 215 interested buyers and have prequalified 26 prospective homebuyers.

With the backbone for the project underway and the first phase of homebuilding to begin, the Agency can proceed with assemblage of additional land for development. The Agency is recommending that the Agency purchase four parcels immediately adjacent to the first phase of homes to create an additional 20 to 25 new home sites. Although three of the four identified parcels have occupied single-family homes, we do not anticipate the need to remove or demolish any inhabited homes with the actions defined in this report. The Agency will also consider purchasing portions of property depending on discussions and negotiations with the owners. To the extent that the entire property is purchased, the Agency anticipates incorporating the existing housing into the subdivision.

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Early next year, the staff will bring another report forward recommending the purchase of additional improved property. As the purchase of those properties will require preparation of replacement housing and relocation plans that report is being brought forward at a later date.

FINANCIAL CONSIDERATIONS

The funding for the Del Paso Nuevo Project was previously approved.

POLICY CONSIDERATIONS

The action recommended in this report would authorize the Agency to acquire properties as identified in this report.

It is not anticipated that a replacement housing plan will be required as the Agency is not intending to remove any existing housing with these purchases. In the event that any residents will be displaced, a relocation plan will be prepared.

ENVIRONMENTAL REVIEW

The Del Paso Nuevo Master Plan was reviewed pursuant to both CEQA and NEPA environmental requirements. Additional CEQA review of any new tentative subdivision maps will need to be completed at the time a subdivision plan for additional parcels is presented for approval. No further environmental review is required for property acquisitions consistent with the Master Plan.

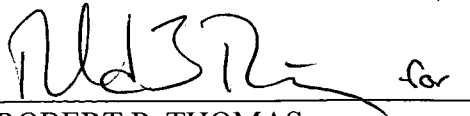
M/WBE CONSIDERATIONS

The Agency's M/WBE policy will be followed in any contracting associated with the property acquisitions proposed in this report.

Respectfully submitted,

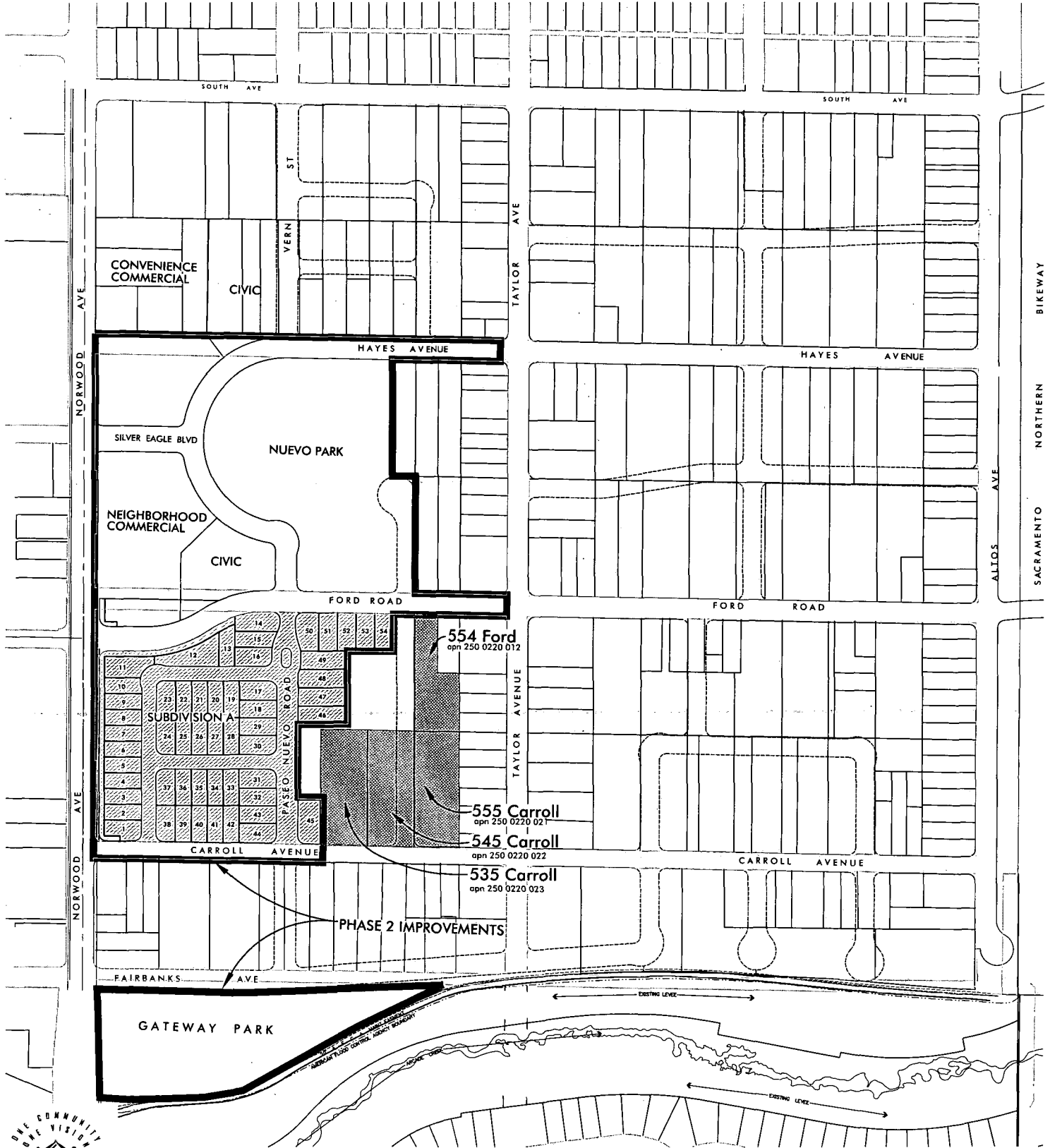

ANNE M. MOORE
Executive Director

Transmittal approved,


ROBERT P. THOMAS
City Manager



SACRAMENTO, California



PARCELS for ACQUISITION

(denoted by address and APN)

*May not reflect all vacant parcels.





SACRAMENTO, California

ATTACHMENT II

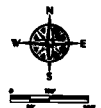


LAND USE LEGEND

		GROSS Ac.	NET Ac.	Units
	RESIDENTIAL (4 - 8 DU / AC.)	107.4	82.7	330-662
	RESIDENTIAL (8 - 12 DU / AC.)	21.3	17.0	136-204
	RESIDENTIAL (10 - 15 DU / AC.)	4.7	3.8	38-57
	CONVENIENCE COMMERCIAL	4.3		
	NEIGHBORHOOD COMMERCIAL	3.9		
	PUBLIC / QUASI PUBLIC / MISC. (School, Library, Church, Daycare)	4.5		
	PARKS, CIVIC & DETENTION BASIN	11.9		
TOTALS		154		504-923



**SPECIAL
PLANNING DISTRICT
LAND USE PLAN**



Carter-Burgess
NOVEMBER, 2000

RESOLUTION NO. 2001-001

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

January 2, 2001

**DEL PASO NUEVO PROJECT:
PROPERTY ACQUISITIONS**

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

Section 1. The Agency hereby determines that just compensation for the following parcels that are required for the Del Paso Nuevo project shall be equal to the appraised fair market value of each parcel as determined by independent appraisal undertaken for that purpose by a qualified licensed appraiser.

<u>ADDRESS</u>	<u>APN</u>
554 Ford Road	250 0220 012
555 Carroll Ave.	250 0220 021
545 Carroll Ave.	250 0220 022
535 Carroll Ave.	250 0220 023

Section 2. The Executive Director is authorized to negotiate and complete the voluntary purchase and sale of the parcels of real property identified in Section 1 at prices not substantially exceeding just compensation.

Section 3. The Executive Director is further authorized to take all necessary action, including quiet title actions, and execute all necessary documents, in form approved by Agency Counsel, to complete such acquisitions.

CHAIR

ATTEST:

SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____