

**RESOLUTION NO. 2001-055**

**ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**

ON DATE OF

**NOV - 6 2001**

**DEL PASO NUEVO RESOLUTION OF NECESSITY TO USE  
EMINENT DOMAIN TO ACQUIRE APN 250-0220-023**

WHEREAS, the Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Del Paso Heights Redevelopment Plan ("Redevelopment Plan") and a Five Year Implementation Plan for the Del Paso Heights Project Area ("Project Area");

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 the supply of affordable housing;

WHEREAS, the Del Paso Heights Five-Year Implementation Plan identifies the Del Paso Nuevo Project area as a key housing development site, which site includes all of the real property which is the subject of this resolution

WHEREAS, the Del Paso Nuevo Project is a comprehensive land development project which eliminates the blighting influences of improper parcelization, underutilized land, and inadequate public facilities and provides new integrated public improvements and affordable housing;

WHEREAS, by its Resolution No. 2001-001 adopted on January 2, 2001, the Agency has authorized the purchase of, and determined the amount of just compensation for, that portion of the real property located at 535 Carroll Avenue and identified as APN 230-0220-023 and more specifically described in the map attached to this resolution as Attachment 1 (the "Subject Parcel"), which purchase is for the express purpose of developing the Del Paso Nuevo Project;

WHEREAS, the Subject Parcel is necessary to the completion of the Del Paso Nuevo Project;

WHEREAS, the Agency has, through its counsel, engaged a qualified appraiser who has prepared an appraisal of the fair market value of the Subject Parcel;

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

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WHEREAS, the Subject Parcel is 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 Parcel for the following reasons, among others:

- (a) The Del Paso Heights Redevelopment Project Area lacks an adequate supply of high quality affordable housing, parks and flood control facilities, and would benefit from improvement of its roads and other infrastructure and better utilization of underutilized property; and
- (b) The Del Paso Nuevo Project has been designed and thereafter redesigned in order to incorporate community concerns, as well as the highest principles of planning and redevelopment, to achieve the redevelopment and housing goals stated above and to address the conditions cited in the foregoing paragraph, while resulting in the least private injury;

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 Parcel by eminent domain pursuant to Health and Safety Code Section 33391.

Section 3: The public purpose for which the Subject Parcel is to be acquired is redevelopment, and more specifically the assembly of parcels for development of the Del Paso Nuevo Project within the Del Paso Heights Redevelopment Project Area to eliminate blight, to better utilize underutilized parcels and correct improper parcelization, to improve inadequate public facilities, and to provide a new affordable housing in a homeownership community.

Section 4: For the foregoing reasons, the Redevelopment Agency of the City of Sacramento finds and determines that:

- (a) The public interest and necessity requires the Del Paso Nuevo Project, which will include new and upgraded infrastructure, new homes and removal of the blighting influence of underutilized property and improper parcelization;
- (b) The Del Paso Nuevo 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 Parcel is necessary for the proposed project; and
- (d) Just compensation has been established for the Subject Parcel by Resolution No. 2001-01; offers have been made to the owner of record of the Subject Parcel, as required by Section 7267.2 of the Government Code; and such owner of the Subject Parcel has 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 Parcel by negotiation, the Executive Director is authorized to institute and prosecute to conclusion an action in eminent domain to acquire the Subject Parcel and to take any action necessary or desirable for such purpose in accordance with California eminent domain law.

Heather Inge  
CHAIR

ATTEST:

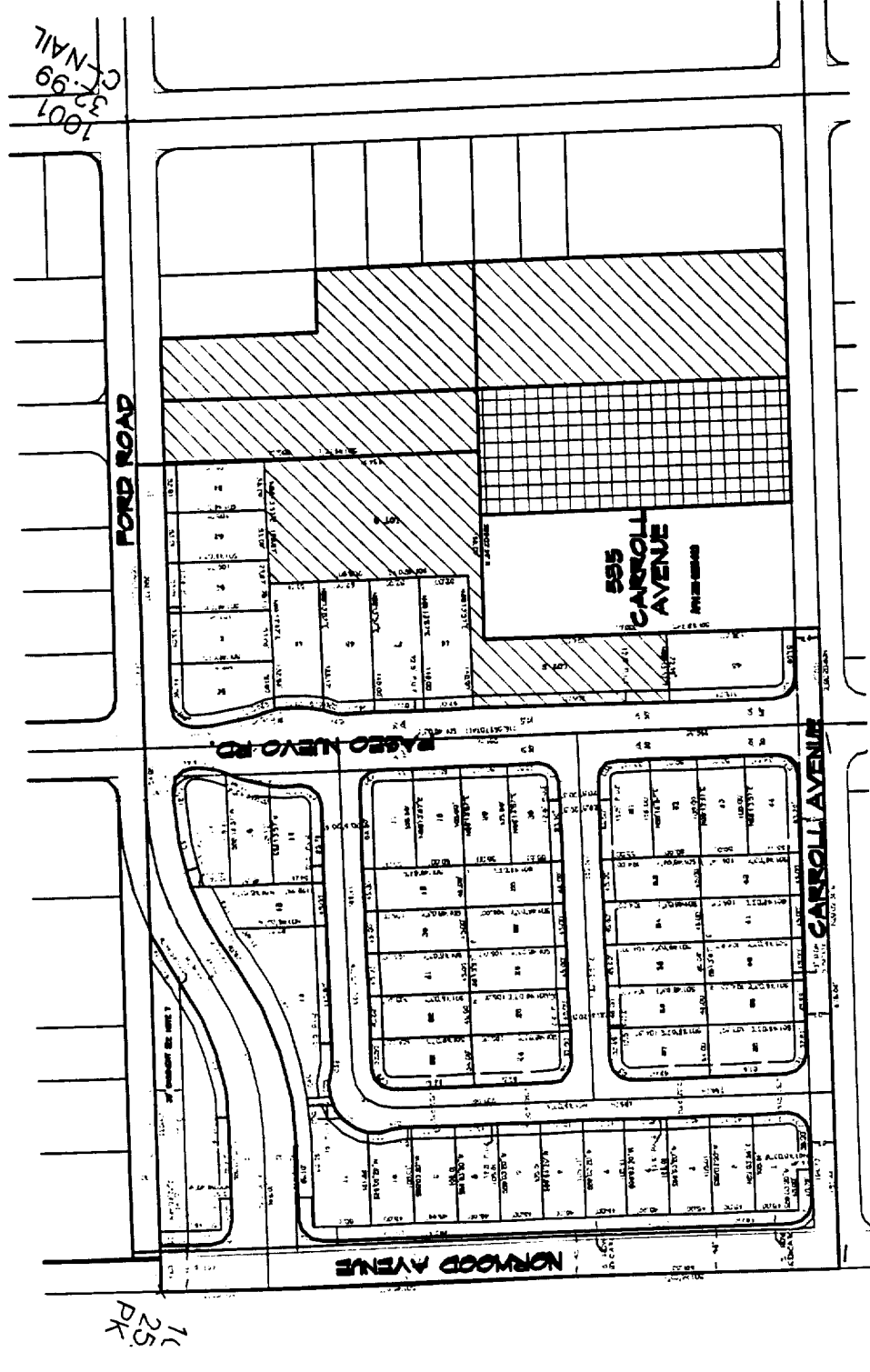
Patricia A. Burrows  
SECRETARY

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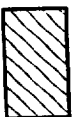
17  
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**Carter-Burgess**  
No Scale

**DEL PASO NUEVO**

Agency Owned Parcels

Parcel Under Contract



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