

RESOLUTION NO. 92-099

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF NOV 5 1992

**RESOLUTION OF NECESSITY AUTHORIZING ACQUISITION BY
EMINENT DOMAIN OF PROPERTY LOCATED IN
THE DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA NO. 5;
REQUEST FOR PROPOSALS FOR RESIDENTIAL DEVELOPMENT PROJECT**

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

WHEREAS, the Redevelopment Plan for the Del Paso Heights
Redevelopment Project Area No. 5 was adopted by City Ordinance No. 2884, Fourth Series,
on May 12, 1970 as amended by Ordinance No. 2913, Fourth Series, on August 6, 1970 for
the Del Paso Heights Redevelopment Project and amended by City Ordinance No. 85-047,
Fourth Series, on May 21, 1985; and

WHEREAS, the Redevelopment Agency of the City of Sacramento adopted
the Implementation Strategy for the Del Paso Heights Redevelopment Project Area by
Resolution No. 85-040 on May 21, 1985; and

WHEREAS, the Agency adopted the Del Paso Heights Revitalization Strategy
in August 1989 and the updated Del Paso Heights Revitalization Strategy in March 1991;
and

WHEREAS, the Del Paso Heights Revitalization Strategies identified a
targeted area for planned residential development; and

WHEREAS, the real property located at the southeast corner of Norwood
Avenue at Ford Road is within the Project Area designated by said Redevelopment Plan,
Implementation Strategy, and Revitalization Strategies for Project No. 5;

WHEREAS, several of the goals in said Redevelopment Plan for Project No.
5 are:

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- (a) To improve the environment and image,
- (b) To eliminate blighted and blighting conditions, and
- (c) To encourage residential infill and development in the area; and

WHEREAS, the Agency has engaged in serious negotiations with the various owners of the subject real properties for the purpose of purchasing the properties for new housing development; and

WHEREAS, such negotiations have proven futile and without effect; and

WHEREAS, such real properties are properly zoned and situated for residential development and are so identified in the Del Paso Heights Implementation Strategy, and there are no other sites in the Project Area which would be as compatible with development of the site, the greatest public good and the least private injury as the subject site.

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

Section 1: That the above statements are true and correct.

Section 2: The Redevelopment Agency intends to acquire in fee simple, by eminent domain, the property listed below and is empowered to acquire said property by eminent domain pursuant to Health and Safety Code Section 33391:

(a) Real property located at the southeast corner of Norwood Avenue at Ford Road in the City of Sacramento, owned by Carlton Z. Adams, M.D., also known as Assessor's Parcel Number 250-0220-001), and described more particularly in Attachment I attached hereto and made a part hereof.

Section 3: The public purposes for which the properties are to be acquired are the elimination of blight and the assembly of parcels for new housing development within the Del Paso Heights Redevelopment Project Area so that such area can increase the quality of housing available to project area residents.

Section 4: The Redevelopment Agency finds and determines that:

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(a) The public interest and necessity requires the construction of additional housing development in the project area;

(b) Such housing development is planned and located in the manner that will be most compatible with the greatest public good and the least private injury:

(c) The property to be acquired is necessary for the proposed use;

(d) The just compensation has been established and offers have been made to the owner of record of the real property as required by Section 7267.2 of the Government Code.

Section 5: The Executive Director is authorized to institute and prosecute to conclusion an action in eminent domain to acquire said property and to take any action necessary or desirable for such purpose in accordance with California eminent domain law.

Section 6: The Executive Director is authorized to convene a selection committee to review and evaluate the proposals received and to forward its recommendation for selection to the Del Paso Heights Redevelopment Advisory Committee ("RAC"). The committee shall be comprised as follows:

- (a) Agency Director of Community Development or her designee;
- (b) One member of the Sacramento Housing and Redevelopment Commission;
- (c) One member of the Del Paso Heights RAC;
- (d) One member of City of Sacramento Design Review staff;
- (e) One private sector Realtor or lender; and
- (f) One architect or engineer.



CHAIR

ATTEST:



SECRETARY

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