



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



7

June 27, 1989

Budget and Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Just Compensation Determination for Del Paso Heights
Redevelopment Project Area Properties

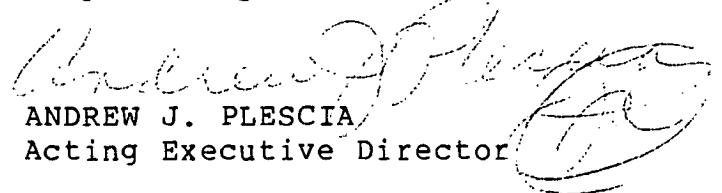
SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.


RECOMMENDATION

The staff recommends approval of the attached resolution establishing the just compensation, approving the Negative Declaration, authorizing negotiations and approving the budget amendment..

Respectfully submitted,


ANDREW J. PLESCIA
Acting Executive Director

TRANSMITTAL TO COMMITTEE:


JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



June 26, 1989

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Just Compensation Determination for Del Paso Heights
Redevelopment Project Area Properties

SUMMARY

This report recommends establishment of just compensation for two properties (Rock's Liquors and Bill's Pool Hall) in Del Paso Heights, adoption of the negative declaration for the just compensation, authorization for the Acting Executive Director to proceed with negotiations for their purchase, and approval of the budget amendments outlined in Exhibit A.

BACKGROUND

The Agency recently completed the acquisition and demolition of eight key properties on Rio Linda Boulevard between Roanoke Street and Silvano Street. These parcels, when combined with sites the Agency already owns along Rio Linda Boulevard, create a site suitable for new residential development. To complete the site assembly the Agency proposes the acquisition and demolition of two additional structures (Rock's Liquors and Bill's Pool Hall) which are contiguous to the recently acquired properties. Under the zoning which applies to these properties, approximately forty-nine units of infill, owner occupied housing can be developed on this site.

Acquisition of these properties would eliminate uses which are considered detrimental to the successful marketing of the Woodhaven Elderly Project. It is deemed desirable, therefore, to pursue their acquisition and consider other uses within the context of the Woodhaven completion.

A parcel and location map is attached as Exhibit B.

(1)

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A real estate appraiser has appraised the subject parcels. The final appraisal report has been received by the Agency and reviewed by Agency Counsel and is on file in the Agency's Legal Department.

Parcel A - 3617 Rio Linda Boulevard

This parcel (Assessor's Parcel Number 251-0131-008) is a rectangularly shaped parcel of land containing 6,000 square feet. The easterly property line extends 50 feet along the west side of Rio Linda Boulevard. The northerly and southerly line are each 120 feet. A 2,432 square feet retail-commercial building is located on the site. The structure was originally built about 1957 and contains an entrance area, main pool room, barber shop, card room, storage room, office and two lavatories. It is currently operated as a card room and pool room. (The site is commonly know as Bill's Pool Hall).

Parcel B - 3601 Rio Linda Boulevard

This parcel (Assessor's Parcel Number 251-0131-011) contains 12,000 square feet and is located on the northwest corner of Rio Linda Boulevard and South Avenue. The site contains a retail-commercial building, originally built in 1966. The structure contains a main sales area, office, storage room, file room, and lavatory. (The site is commonly known as Rock's Liquor Store).

FINANCIAL DATA

Cost of acquisition will be established by the appraisals. The cost to cover acquisition, relocation, and demolition is estimated at \$275,000. This amount is available in two Del Paso Heights tax increment cost centers authorized for this purpose. Staff recommends combining these cost centers as set forth in Exhibit A.

ENVIRONMENTAL REVIEW

A negative Declaration Control No. 181-ND-89 has been prepared on this project and is attached for your review as Exhibit C.

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MBE/WBE

The Agency will follow standard procedures requiring bidding contractors to document their good faith efforts to utilize minority and women owned businesses as subcontractors on any contracts to clear or secure the subject sites.

POLICY IMPLICATIONS

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

VOTE AND RECOMMENDATION OF THE REDEVELOPMENT ADVISORY COMMITTEE

The Del Paso Heights RAC is scheduled to hear this project at its meeting of June 22, 1989. You will be informed of their decision at your June 27, 1989 meeting.

VOTE AND RECOMMENDATION OF COMMISSION

It is anticipated that at its meeting of June 26, 1989, the Sacramento Housing and Redevelopment Commission will adopt a motion recommending that you take the above mentioned action. In the event they fail to do so, you will be advised prior to your June 27, 1989 meeting.

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STAFF RECOMMENDATION

Staff recommends adoption of the attached resolution which: 1) establishes just compensation of the subject parcels; 2) adopts the Negative Declaration for just compensation; 3) authorizes the Executive Director to proceed with negotiations for their purchase; and 4) approves the budget amendment outlined in Exhibit A.

Respectively submitted,


ANDREW J. PLESCIA
Acting Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

Contact Person: Anne Moore
440-1315

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RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

APPROVING JUST COMPENSATION DETERMINATION AND NEGATIVE DECLARATION DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA

WHEREAS, the Implementation Strategy for the amended Del Paso Heights Plan identifies action areas in Del Paso Heights for redevelopment, within one of which action areas Assessor's Parcels Number 251-0131-008 and Number 251-0131-011 are situated; and

WHEREAS, appraisal reports establishing the respective fair market values of said parcels have been prepared by Howard A. Pearson, MAI, of Howard A. Pearson and Associates; now, therefore; and WHEREAS, the Redevelopment Agency of the City of Sacramento has issued Negative Declaration No. 181-ND-89 with respect to the proposed determination of just compensation, acquisition of 3601 and 3617 Rio Linda Boulevard (Assessor's Parcel Number 251-0131-008 and Number 251-0131-011) and demolition of the structures situated thereon.

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

Section 1: The just compensation for each of said parcels is the amount specified for each property in the respective appraisal report of Howard A. Pearson and Associates, as of February 15, 1989.

Section 2: The Acting Executive Director is authorized to negotiate the purchase of the properties identified hereinabove and to take all action necessary to consummate their purchase for relocation and other related acquisition costs, including authorization of expenditures provided that the purchase price of each parcel does not substantially exceed its appraised value.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Section 3: Negative Declaration No. 181-ND-89 is adequate in accordance with the California Environmental Quality Act (CEQA) for the proposed project.

Section 4: Any potential environmental impact of the determination of just compensation, acquisition and demolition proposed for these sites shall be insignificant or shall be reduced to an insignificant level by the mitigating measures proposed, and therefore, Negative Declaration No. 181-ND-89 is hereby approved.

Section 5: This resolution shall take effect immediately.

CHAIR

ATTEST:

ASSISTANT SECRETARY

1100WPP2-370

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

CHART A: RECOMMENDED REPROGRAMMING ACTIONS

YEAR/COST CENTER	PROJECT	CURRENT ALLOCATION	RECOMMENDED ALLOCATION	NET CHANGE	COMMENTS
1987/A04314	DPH Commercial Acquisition	\$250,000	\$ 0	\$-250,000	Acquisition funds are being combined into one cost center
1987/A01504	DPH Rio Linda Blvd. Housing	\$ 25,503	\$273,503	\$250,000	



W. P. S. SCHOOL

BILL'S
ROCKS

AGENCY OWNED SITES

AGENCY OWNED SITES

WOODHAVEN SITE

AGENCY OWNED SITES

AGENCY OWNED SITES

Boundary Line

Case Map

EXHIBIT B

**SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
INITIAL STUDY**

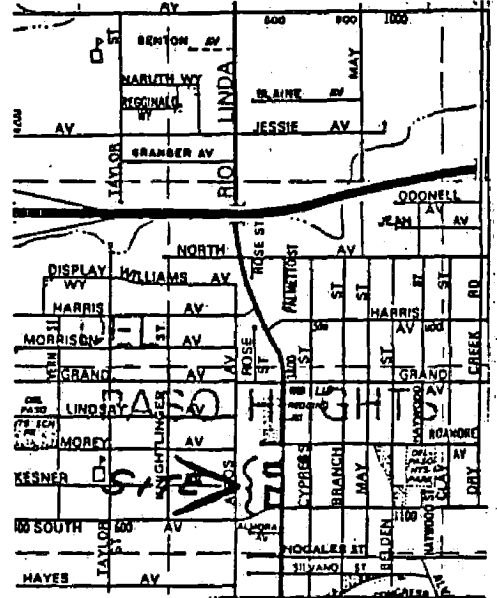
NAME: Determination of Just Compensation, Acquisition and Demolition of 3601 and 3617 Rio Linda Boulevard.

CONTROL NO.: 181-ND-89

LOCATION: The proposed parcels are located on the west side of Rio Linda Boulevard between Roanoke Street and South Street, in the Del Paso Heights area of the City of Sacramento.

ASSESSOR'S PARCEL NUMBERS: 251-159-05 and 251-159-06 and 07.

APPLICANT: Redevelopment Agency of the City of Sacramento
630 I Street
Sacramento, CA 95814



I. PROJECT DESCRIPTION

The Sacramento Housing and Redevelopment Agency proposes to establish Just Compensation for acquisition of two parcels located at 3617 and 3601 Rio Linda Blvd, and then demolish the existing two structures (Rock's Liquors and Bill's Pool Hall) on the sites. The parcels will remain vacant until a plan for their future development can be prepared.

The two structures to be demolished lie on concrete foundations and consist of concrete block exterior walls and built-up composition roofs. The structures would be demolished using a bulldozer, and it is estimated that the sites would be fully cleared within one day (Larsen, SHRA 1989).

Plat Map

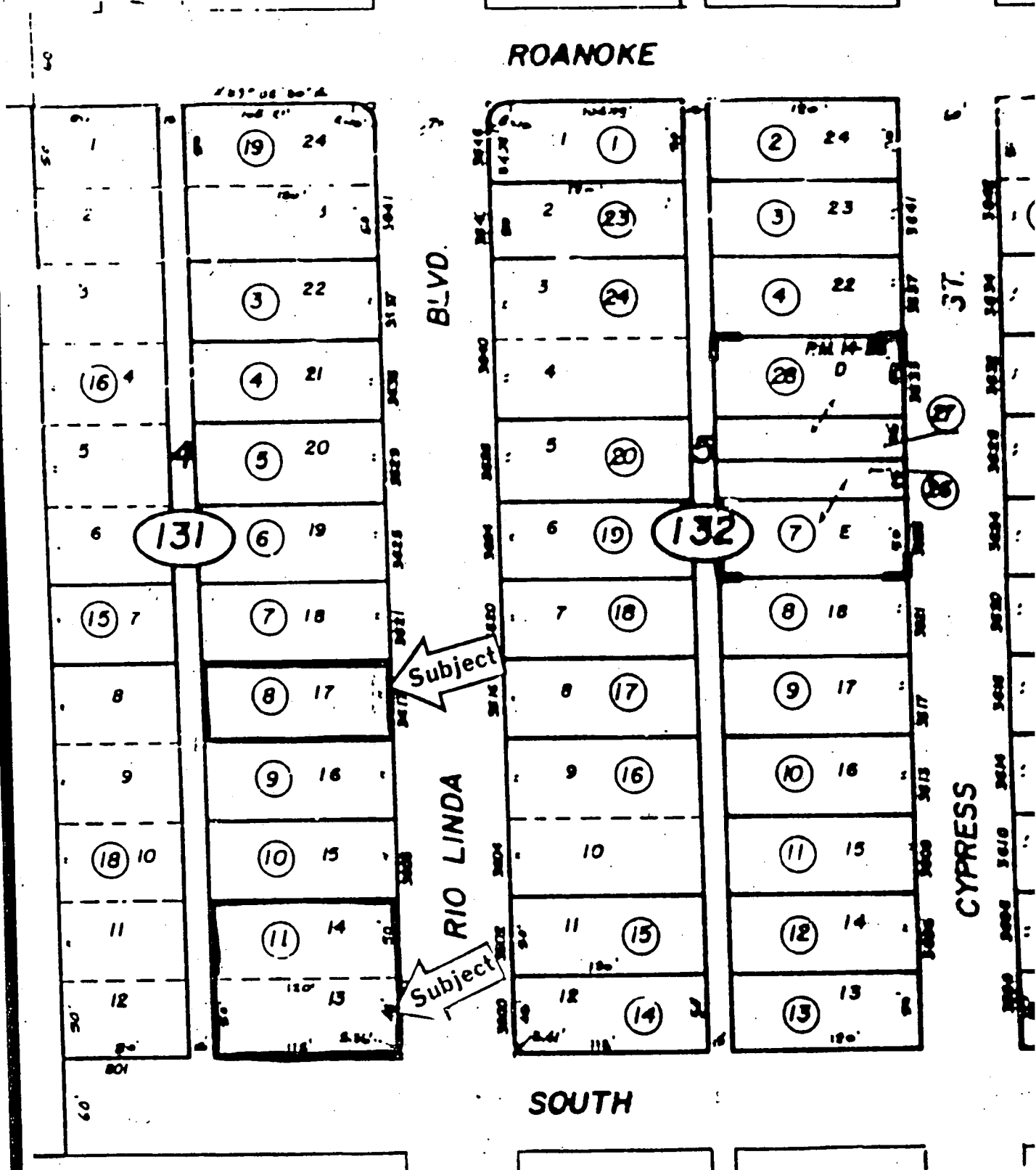
ROANOKE

BLVD.

RIO LINDA

CYPRESS

SOUTH



II. ENVIRONMENTAL SETTING

PARCEL A - 3617 Rio Linda Boulevard (Assessor's Parcel Number 251-0131-008): This is a rectangularly shaped parcel of land containing 6,000 square feet. Topography is flat, with little or no vegetation. A 2,432 square foot retail-commercial building is located on the site. The structure was originally built about 1957 and contains an entrance area, main pool room, barber shop, card room, storage room, office and two lavatories. It is currently operated as a card room and pool room. (The site is commonly known as Bill's Pool Hall.)

PARCEL B - 3601 Rio Linda Boulevard (Assessor's Parcel Number 251-0131-011): This 12,000 square foot parcel is located on the northwest corner of Rio Linda Boulevard and South Avenue. Topography is flat with little or no vegetation. The site currently contains a retail-commercial building, originally built in 1966, which contains a main sales area, office, storage room, file room and lavatory. (This site is commonly known as Rock's Liquor Store).

Both parcels contain the only two remaining structures on the block between South and Roanoke Streets, in an area zoned for multiple family residential (R-2A). Surrounding land uses consist primarily of churches and vacant parcels on Rio Linda Boulevard, with residential uses beyond. The abandoned Woodhaven senior citizens project lies just north of Roanoke Street, and may soon be finished and reopened by a new developer. Immediately west of the project sites the Sacramento Northern Bikeway traverses the abandoned Southern Pacific right-of-way.

III. ENVIRONMENTAL EFFECTS

Noise: Construction vehicles required for demolition of the structures will generate noise in excess of current ambient levels. Residents west of the project sites could be adversely affected. However, the extremely short timeframe for demolition activities, approximately four hours per structure, makes this potential impact less than significant.

Mitigation: Demolition activities shall not commence prior to 7:00 a.m. nor continue past 6:00 p.m.

Local Air Quality: Demolition activities will generate high dust levels in the project vicinity. Again, the extremely short timeframe for demolition activities makes this potential impact less than significant.

Mitigation: A water truck shall be provided on-site during demolition to sprinkle area and minimize dust.

IV. ENVIRONMENTAL MITIGATION MEASURES:

- A) Demolition activities shall not commence prior to 7:00 a.m. nor continue past 6:00 p.m.
- B) A water truck shall be provided on-site during demolition to sprinkle area and minimize dust.

V. COMPATIBILITY WITH EXISTING PLANS AND ZONING:

- A) General Plan: The Sacramento City General Plan Land Use Map indicates the property for medium density residential.
- B) Community Plan: The North Sacramento Community Plan Residential Land Use Map (1984) does not indicate a planned use for these parcels, but identifies the area as having unsuitable land uses "or overlooked for its residential development potential."
- C) Zoning: The parcels are zoned for R-2A "Multi-Family Zone." Minimum land area per unit is 2500 square feet.

IV. This Initial Study has been prepared by Gail M. Ervin, Environmental Coordinator, Sacramento Housing and Redevelopment Agency.

V. REFERENCES

1. Appraisal Report, Howard A. Pearson & Assoc., 2/15/89.
2. Sacramento, City of, General Plan Update Draft Environmental Impact Report, 3/2/87.
3. Sacramento, City of, North Sacramento Community Plan, 3/13/84.
4. Sacramento, City of, Zoning Ordinance, Revised 8/20/88.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
INITIAL STUDY CHECKLIST

WOULD/COULD THE PROJECT:	YES NO MAYBE	DISCUSSION:
1) Significantly affect regional air quality?	X	Temporary construction impacts - dust/particulates
2) Significantly affect local air quality?	X	See #1, above
3) Contribute to the removal of significant amount of prime agricultural land from agricultural production?	X	Highly urbanized site
4) Create the potential for property damage following completion of the project due to existing or altered soil and/or slope conditions?	X	No alteration to slope/soil conditions.
5) Expose people or property to other geologic or seismic hazards?	X	SGPU Section T
5) Cause erosion or siltation resulting in severe water quality impacts or damage to adjacent properties?	X	No alteration to slope/topography; no water bodies on site.
7) Change siltation, deposition or erosion which may modify the channel of a river or stream?	X	See #6, above.
8) Significantly change absorption rates, drainage patterns, or the rate and amount of surface runoff?	X	Removal of structures may slightly increase permeable surface areas.

WOULD/COULD THE PROJECT:	YES NO MAYBE	DISCUSSION:
1) Have substantial effect on the supply or consumption of a mineral resource?	X	SGPU page T-15
2) Significantly affect ground or surface water supply or quality?	X	See #8, above. No surface waters on or adjacent to site
3) Substantial affect, or be affected by flooding?	X	FEMA Panel #060266 0005 D Zone X dated 2-4-88
4) Adversely affect populations of unique, rare or endangered plants or animals, or their habitats?	X	Highly disturbed, developed site. No rare or endangered species or habitat in vicinity: SGPU, Section U.
5) Significantly affect resident or migratory wildlife or their habitat?	X	See #12, above
6) Affect or result in the removal of critical habitat, such as riparian and wetland plant associations?	X	See #12, above
7) Affect or result in the removal of prominent, heritage, or landmark trees, or otherwise aesthetically important plant forms?	X	No vegetation to be removed
8) Affect sites of archaeological, historical, or religious importance?	X	Highly disturbed site; no historical structures within area of potential effect (City Historical Inventory/National Register)
9) Be in conflict with adopted General, Community, or specific plans of Sacramento City/County?	X	Current development is non-conforming use in conflict with Sacramento City General Plan and Zoning. Demolition opens property to potential residential uses consistent with R-2A Zoning.

WOULD/COULD THE PROJECT:	YES NO MAYBE	DISCUSSION:
18) Conflict with adopted plans of agencies or jurisdictions other than Sacramento City/County?	X	Consistent with Metro Airport CLUP and McClellan Air Force Base CLUP
19) Require major modification of, or adversely affect, public facilities and/or utilities?	X	Current services will be disconnected.
20) Have a substantial affect upon transportation facilities?	X	Demolition is estimated to take 4 hours per structure. Boths site should be cleared in one day
21) Have a substantial affect on energy demands?	X	Demolition will remove current energy demands
22) Substantially affect the quantity of open space in the area, or severely and adversely change the visual character of the project site?	X	Highly disturbed, developed site
23) Generate average or peak noise levels that would seriously affect the health or general well-being of nearby people?	X	Temporary demolition activities may adversely affect area residents.
24) Expose future residents or site users to existing or future noise levels that could seriously affect their health or general well-being?	X	Project creates vacant parcel.
25) Cause significant shifts in employment or income characteristics of the community?	X	Temporary demolition jobs will be generated

WOULD/COULD THE PROJECT:	YES NO MAYBE	DISCUSSION:
6) Have a substantial and demonstrable negative aesthetic affect?	X	Temporary visual impacts during demolition. Developed site, which may currently be perceived as blighted, will become vacant
7) Breach published national, state, or local standards relating to solid waste or litter control?	X	Demolition wastes will be hauled to land fill
8) Induce substantial growth or concentration of population?	X	Creates vacant parcel - may induce future medium density residential use, consistent with zoning for site
9) Displace a large number of people, or disrupt or divide an established community?	X	Will displace current small businesses using structures. Businesses will be relocated by Agency per State law
10) Involve a risk of an explosion or the release of hazardous substances in the event of an accident or upset conditions?	X	No explosives used in demolition. Site will be audited for toxic materials/asbestos and any required remediation conducted prior to demolition
11) Involve possible interference with an emergency response plan or an emergency evacuation plan?	X	Vacant parcels will have no effect on emergency plans
12) Result in creation of any health hazard or potential health hazard, or expose people to potential health hazards?	X	Current land uses are suspected to attract criminal activities. Demolition will remove this suspected activity from this primarily residential area.
13) Have a substantial effect upon or result in the need for new or altered public services?	X	Current demands will decrease with demolition

ENCLOSURE

WOULD/COULD THE PROJECT:	YES NO MAYBE	DISCUSSION:
14) Significantly affect existing housing, or create a demand for additional housing?	X	Demolition may provide vacant property available for future affordable housing
15) Produce substantial new light or glare?	X	None

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