



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



June 25, 1991

Transportation/Community  
Development Committee  
of the City Council  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Amendment to the Auburn Boulevard Redevelopment Survey  
Area

SUMMARY

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

RECOMMENDATION

The staff recommends approval of the attached resolutions approving the survey area amendment.

Respectfully submitted,

JOHN E. MOLLOY  
Executive Director

TRANSMITTAL TO COMMITTEE:

DAVID R. MARTINEZ  
Deputy City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



July 2, 1991

Redevelopment Agency of the  
City of Sacramento  
and  
City Council  
Sacramento, California

SUBJECT: Amendment to the Auburn Boulevard Redevelopment Survey  
Area

## SUMMARY

This report recommends expansion of the Auburn Boulevard Redevelopment Survey Area for the purposes of exploring potential designation of a portion of Auburn Boulevard as a redevelopment project area.

## BACKGROUND

In October and December of 1990, the City Council approved the North and South Sacramento Redevelopment Survey Areas located in both the City and County to be studied for potential redevelopment area designation. In a separate and subsequent report the County Board of Supervisors also approved the South Sacramento Survey Areas and a separate Survey Area along the County portion of Auburn Boulevard, roughly from Howe Avenue to Watt Avenue (see map attached as Exhibit "A"). This report seeks the inclusion of a City portion at the west end of Auburn Boulevard into the resulting Auburn Boulevard Survey Area. This will provide for continuity in regards to redevelopment activities along Auburn Boulevard.

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The City section of Auburn Boulevard proposed for annexation into the Auburn Boulevard Survey Area is relatively small, comprising only several acres. The area is bounded by Howe Avenue to the east, Business 80 to the north and west, and the rear property line of parcels fronting Auburn Boulevard to the south. The amended Auburn Boulevard Survey area map is attached as Exhibit "A" and further described in Exhibit "B".

Current uses in both the City and County segments of Auburn Boulevard include mobile home/RV parks, and a wide variety of commercial uses including; motels, bars, restaurants, gas stations, auto dealerships, and miscellaneous retail and wholesale outlets. Both the City and County portions of Auburn Boulevard are plagued by a number of problems. These problems include; adverse social conditions such as drug and prostitution activity, obsolete uses, inadequately sized and irregular parcels preventing development, structural deterioration, disinvestment, and defective design. It is staff's opinion that the blight evidenced along Auburn Boulevard constitutes a burden on the community.

Staff does not reasonably expect the problems noted above to be addressed by the private sector acting alone or by the exercise of regulatory and police powers, and therefore proposes that redevelopment powers, including eminent domain, may be necessary. The staff also believes that redevelopment has the potential to produce tax increment revenue for reinvestment back into the area. Upon inclusion of the City portion of Auburn Boulevard in the Auburn Boulevard Survey Area, staff will initiate an analysis of Auburn Boulevard's redevelopment potential. In the event that our analysis leads to a recommendation to establish a City/County redevelopment area, it is our intention to explore the delegation of governing powers to the County Redevelopment Agency. Given the very small size of the City portion of the potential Auburn Boulevard Redevelopment Area, the establishment of a joint powers agency which shares responsibility between City Council and the County Board appears to be unnecessary.

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**FINANCIAL DATA**

In the original adoption of the South Sacramento and Auburn Boulevard Redevelopment Survey Areas, administrative funding was approved for staff and consultant expenses to carry out the required blight study, fiscal analysis, land use planning, environmental review and community participation. Staff believes that, due to the small scale of this addition to the Auburn Boulevard Survey Area, that there will be no impact on the previously approved budget.

**ENVIRONMENTAL REVIEW**

Upon approval of a resolution approving the Auburn Boulevard Preliminary Plan, staff will issue the Notice of Preparation of a Draft EIR to all responsible agencies (CEQA Guidelines, Section 15082) and to all affected taxing entities (Health and Safety Code Section 33333.3) and commence preparation of the Environmental Impact Report.

**MBE\WBE**

Any consultants hired for activities discussed in this report will be hired under the Agency's MBE\WBE policy requirements. Any future contracts for redevelopment or revitalization activities will also be subject to MBE\WBE requirements in effect at that time.

**POLICY IMPLICATIONS**

The action proposed are consistent with Agency policies and with State Redevelopment Law.

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## VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of March 20, 1991, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of a resolution to amend the City portion of Auburn Boulevard to the North Sacramento Survey Area.

Since the time of this vote, staff in consultation with the plan adoption advisor for the North and South Sacramento survey areas, has determined that it is more efficient to amend the Auburn Boulevard Survey Area to include the City portion of Auburn Boulevard located between Howe and Marconi Avenues. Including both City and County portions of Auburn Boulevard in one survey area will allow the flexibility to establish a joint City/County area if our analysis indicates such action is advisable. The Sacramento Housing and Redevelopment Commission was informed of this recommendation at their meeting of June 19, 1991 and concurred.

Their votes were as follows:

AYES: Amundson, Diepenbrock, Simon, Simpson, Williams,  
Wooley, Yew  
NOES: None  
NOT PRESENT TO VOTE: Cespedes, Pernel  
ABSENT: Moose, Strong

## RECOMMENDATION

Redevelopment staff recommends:

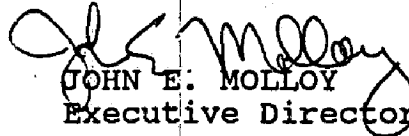
1. the City Council adopt the attached resolution adding City portions of Auburn Boulevard described in this report into the Auburn Boulevard Redevelopment Survey Area; and

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2. the Redevelopment Agency adopt the attached resolution directing the Executive Director to take such actions as necessary for review of the amended Auburn Boulevard Redevelopment Survey Area as a Redevelopment Project Area including amending or entering into consultant contracts to carry out this process.

Respectfully submitted,

  
JOHN E. MOLLOY  
Executive Director

Transmittal to Council

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WALTER J. SLIPE  
City Manager

Contact Person: Anne Moore 440-1317

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# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

## AMENDMENTS OF THE AUBURN BOULEVARD SURVEY AREA BOUNDARIES TO INCLUDE CITY PORTIONS OF AUBURN BOULEVARD

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT  
AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Executive Director is authorized and directed to take all reasonable and necessary actions for review of the Auburn Boulevard Survey Area, as amended by the City Council on the date of this resolution, including without limitation, transfer and allocation of funds within the budget and execution of contracts on behalf of the Agency.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY

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\_\_\_\_\_  
FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

## AMENDMENTS OF THE AUBURN BOULEVARD SURVEY AREA BOUNDARIES TO INCLUDE CITY PORTIONS OF AUBURN BOULEVARD

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
SACRAMENTO:

Section 1: The Auburn Boulevard Survey Area as shown in Exhibit B ("Map") and further described in Exhibit C to the staff report for this Resolution is hereby designated as the amended redevelopment survey area, as defined in the California Community Redevelopment Law, for the determination of the feasibility of adopting a redevelopment plan for all or a portion of the Survey Area.

\_\_\_\_\_  
MAYOR

ATTEST:

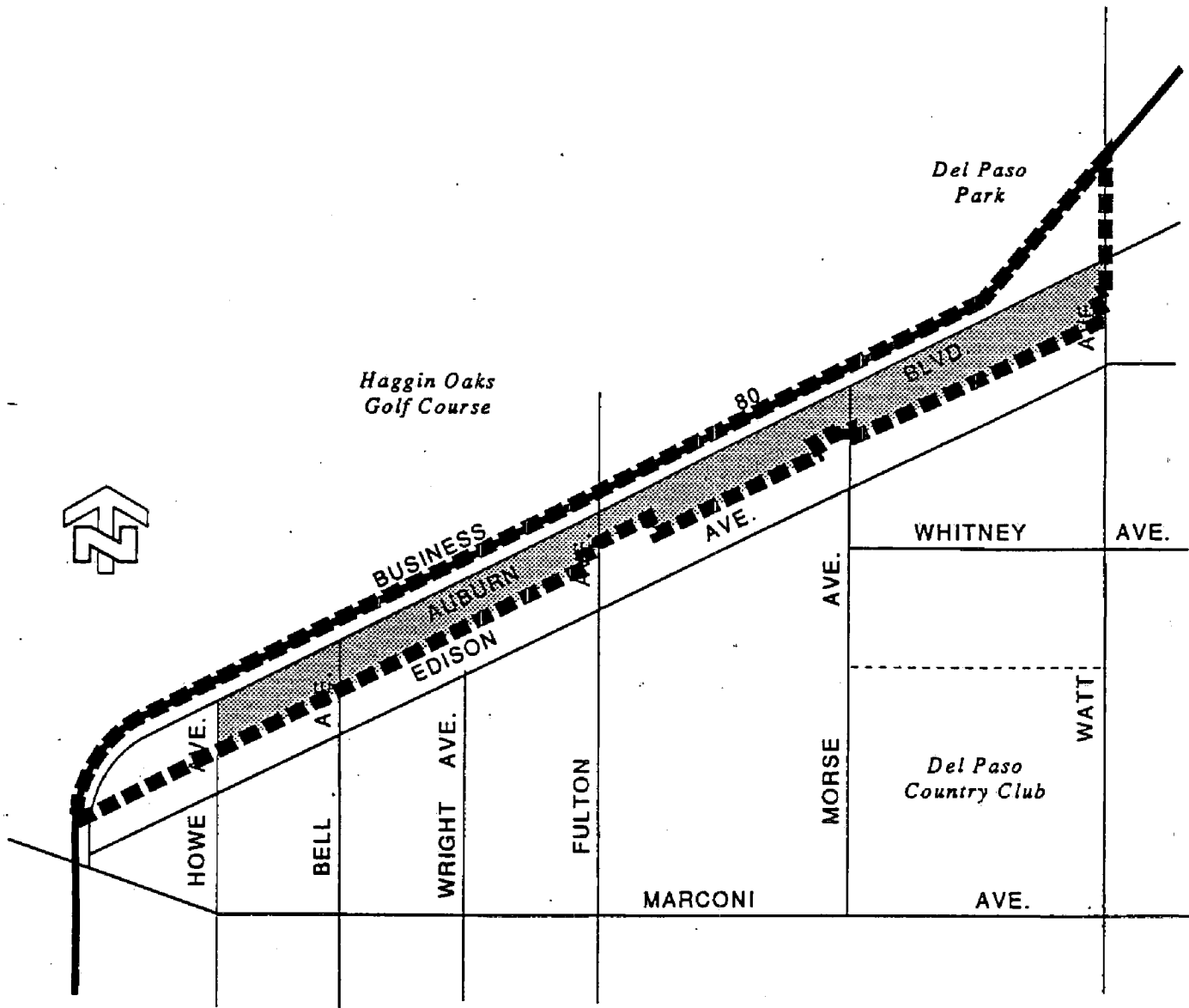
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FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_





**PROPOSED  
AUBURN BOULEVARD  
SURVEY AREA**

Legal Description  
for  
Proposed Auburn Boulevard  
Survey Area

All that certain real property situate in the County of Sacramento, State of California; described as follows:

Beginning at the intersection of the centerline of Business 80 and the southwesterly projection of the south lot line of Lot 2 of Record of Survey, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 39 of Maps, Page No. 27; thence from said point of beginning northeasterly along the southerly lot line of said Lot 2 of said Record of Survey, and the southerly lot lines of Lots 3 through 23 of Del Paso Park View Tract No. 1, the official plat of which is recorded in the Office of the Recorder of Sacramento County in Book 13 of Maps, Page No. 37, to the southeast corner of said Lot 23; thence northwesterly along the easterly lot line of said Lot 23 103.00 feet; thence N 33°39'30" E 52.00 feet; thence N 49°56'30" E 176.12 feet to the centerline of Fulton Avenue; thence northerly along the centerline of said Fulton Avenue to a point located southerly 358.03 feet from the intersection of said Fulton Avenue and Auburn Boulevard; thence N 65°34'45" E 573.09 feet; thence S 25°57'30" E 163.40 feet to the south line of Lot 27 of said Del Paso Park View Tract No. 1; thence northeasterly along the southerly lot lines of said Lot 27 and Lots 28 through 35 to the southeast corner of said Lot 35; thence northwesterly along the east lot line of said Lot 35 110.00 feet; thence northeasterly parallel with the southerly lot line of Lot 36 to the east lot line of said Lot 36; thence southeasterly along the east lot line of said Lot 36 7.75 feet; thence northeasterly parallel with the south lot line of Lot 37 a distance of 229.14 feet to the centerline of Morse Avenue; thence southerly along the centerline of said Morse Avenue to the southeast corner of said Lot 37; thence northeasterly along the southerly lot line of Lots 38 through 49 to the southeast corner of said Lot 49 and the centerline of Watt Avenue; thence northerly along the centerline of said Watt Avenue 64.52 feet; thence S. 64° 02' W., 110.11 feet; thence northwesterly parallel with the southwesterly lot line of said Lot 49, 251.74 feet; thence northeasterly parallel with the southeasterly lot line of said Lot 49, 181.4 feet to the centerline of said Watt Avenue; thence Northerly along said centerline of Watt Avenue to it's intersection with the centerline of Business 80; thence southwesterly along said centerline of Business 80 to the point of beginning.