



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY**

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Public Hearing
August 11, 2009

**Honorable Mayor and Members of the City Council
Honorable Chair and Members of the Redevelopment Agency**

**Title: Ramona Avenue Technology Village Specific Plan and 65th Street Area
Finance Plan**

Location/Council District: 65th Street Redevelopment Project Area; Council Districts 3
and 6.

Recommendation: Adopt a **City Resolution** a) appropriating \$150,000 of Community Development Block Grant (CDBG) Funds for the Ramona Avenue Technology Village Specific Plan (D21001300); b) appropriating \$55,000 of 65th Street Tax Increment funds for the 65th Street Area Finance Plan(D21001300); c) authorizing the Sacramento Housing and Redevelopment Agency (SHRA) to execute an Individual Project Agreement (IPA) with the City of Sacramento in the amount of \$150,000 for the Ramona Avenue Technology Village Specific Plan; d) authorizing the City Manager to execute IPAs for the Projects; and e) making related findings; and **2) a Redevelopment Agency Resolution** a) amending the 2009 Sacramento Housing and Redevelopment Agency budget by transferring \$55,000 of 65th Street Tax Increment Funds for the 65th Street Area Finance Plan; b) authorizing the Executive Director, or her designee, to execute an IPA with the City of Sacramento in the amount of \$55,000 for the 65th Street Area Finance Plan; and c) making related findings.

Contact: Lisa Bates, Deputy Executive Director, 440-1316; Chris Pahule, Assistant Director, Community Development, 440-1350; Tom Pace, City of Sacramento, Long Range Planning Manager, 808-6848.

Presenters: None

Department: Sacramento Housing and Redevelopment Agency, City of Sacramento
Community Development Department

Description/Analysis

Issue: The Ramona Technology Village Specific Plan (Technology Village) area is the area bounded by US Highway 50, Folsom Boulevard, and the Regional Transit Light Rail line on the east by Power Inn Road, on the south by Union Pacific Railroad crossing at Power Inn Road and west by the Union Pacific Railroad (UPRR) right of way. It is located to the south of California State

The Ramona Avenue Technology Village Specific Plan and 65th Street Area Financing Plan

University, Sacramento (CSUS) and to the west of the Granite Regional Park Development area. Currently, heavy commercial and industrial are the primary uses in the Technology Village area. The 2030 General Plan identified the Technology Village area as an Opportunity Area, changed the land use designation from Industrial to Employment Center, and recommended further land use refinement. The General Plan recognized that the Technology Village, with its close proximity to CSUS and Sacramento Municipal Utilities District (SMUD), is positioned for redevelopment which could eliminate blighting conditions and create an environment fostering the exchange of technical knowledge and expertise between students, faculty and private sector business enterprises. The area currently lacks a clear focus for urban design, development standards, design guidelines, public facilities, utility capacity and circulation that is proposed to be established in the Technology Village Specific Plan. There are two components to the project, a specific plan and environmental review required for approval. The 65th Street/University Transit Village Plan and the South 65th Street Area Plan contain general recommendations to improve the transportation network and specific recommendation for utilities. The 65th Street Station Area Study is currently analyzing the traffic issues and will make specific recommendations. As a result of these efforts, it is clear that multiple funding sources, including fees, are necessary to construct future improvements. A Finance Plan is needed to determine the fees based upon existing and upcoming studies and establishment of the district. The Finance Plan will include infrastructure improvements for the 65th Street Transit Village Plan, the South 65th Street Area Plan and the future Ramona Avenue Technology Village Specific Plan.

Policy Considerations: The Ramona Avenue Technology Village Specific Plan and the 65th Street Area Finance Plan are consistent with the 65th Street Redevelopment Area Implementation Plan (2004 – 2009) which will plan, design, and promote redevelopment in portions of the Project Area which are blighted by stagnant or improperly utilized properties.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action to fund planning projects is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15262. A project component may include environmental clearance through CEQA to establish the Specific Plan and Finance Plan. A CEQA document will be presented before the appropriate governing boards at a later date.

Sustainability Considerations: The 65th Street Technology Village Specific Plan and Finance Plan achieves the City of Sacramento Sustainability Master Plan goal of reducing dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land use (Urban Design, Land Use, Green Building and Transportation).

The Ramona Avenue Technology Village Specific Plan
and 65th Street Area Financing Plan

Other: The action is exempt from the National Environmental Policy Act (NEPA) in accordance to NEPA Regulations Section 58.34 (a) (1) for studies and development of plans and strategies.

Committee/Commission Action: *65th Street Redevelopment Advisory Committee (RAC):* At its meeting on June 24, 2009, the RAC adopted a motion recommending approval of the attached resolution approving the 65th Street Area Finance Plan. The RAC does not review CDBG related actions. The votes were as follows:

AYES: Arnold, Billingsley, Cantu, Collins, Garcia, Little, Defanti,
McElhinney, Z'berg, Diepenbrock

NOES: None

ABSENT: Clady, Klein, O'Mara, Sikich, Smith

Sacramento Housing and Redevelopment Commission: At its meeting of July 1, 2009, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYE: Burruss, Chan, Fowler, Gore, Morton, Otto, Rosa, Shah, Stivers

NOES: None

ABSENT: Dean, Morgan

Rationale for Recommendation: The Ramona Avenue Technology Village Specific Plan Area's proximity to the CSUS campus may create a future demand for office, research and development, and other employment uses that benefit from proximity to the University. The City of Sacramento completed the 65th Street Transit Village Plan and the South 65th Street Area Plan which provided land use direction and vision for a large portion of the 65th Street Area. The Ramona Avenue Technology Village Specific Plan completes the last piece of land use planning in the 65th Street Area which will create a comprehensive vision for the area. The funding for the completion of the project will be allocated in two phases, the specific plan document and the environmental review.

The completion of the 65th Street Finance Plan will establish a revenue source to potentially fund the renewal of blighted and inadequate infrastructure in the 65th Street Area. The completion of the Finance Plan will include proposed funding for regional transportation and utilities infrastructure improvements, assisting in the redevelopment efforts in the 65th Street Area. Currently, there are no City of Sacramento funds available for this project.

The Ramona Avenue Technology Village Specific Plan
and 65th Street Area Financing Plan

Financial Considerations: This report recommends allocating \$150,000 of Community Development Block Grant Funds for the Ramona Avenue Technology Village Specific Plan. As part of the 2010 Action Plan approvals, the second phase of funding will be allocated to the Specific Plan project. The report also recommends allocating \$55,000 of 65th Street Redevelopment Area Tax Increment Funds for the 65th Street Area Finance Plan.

M/WBE Considerations: Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by, and necessary to maintain, federal funding.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

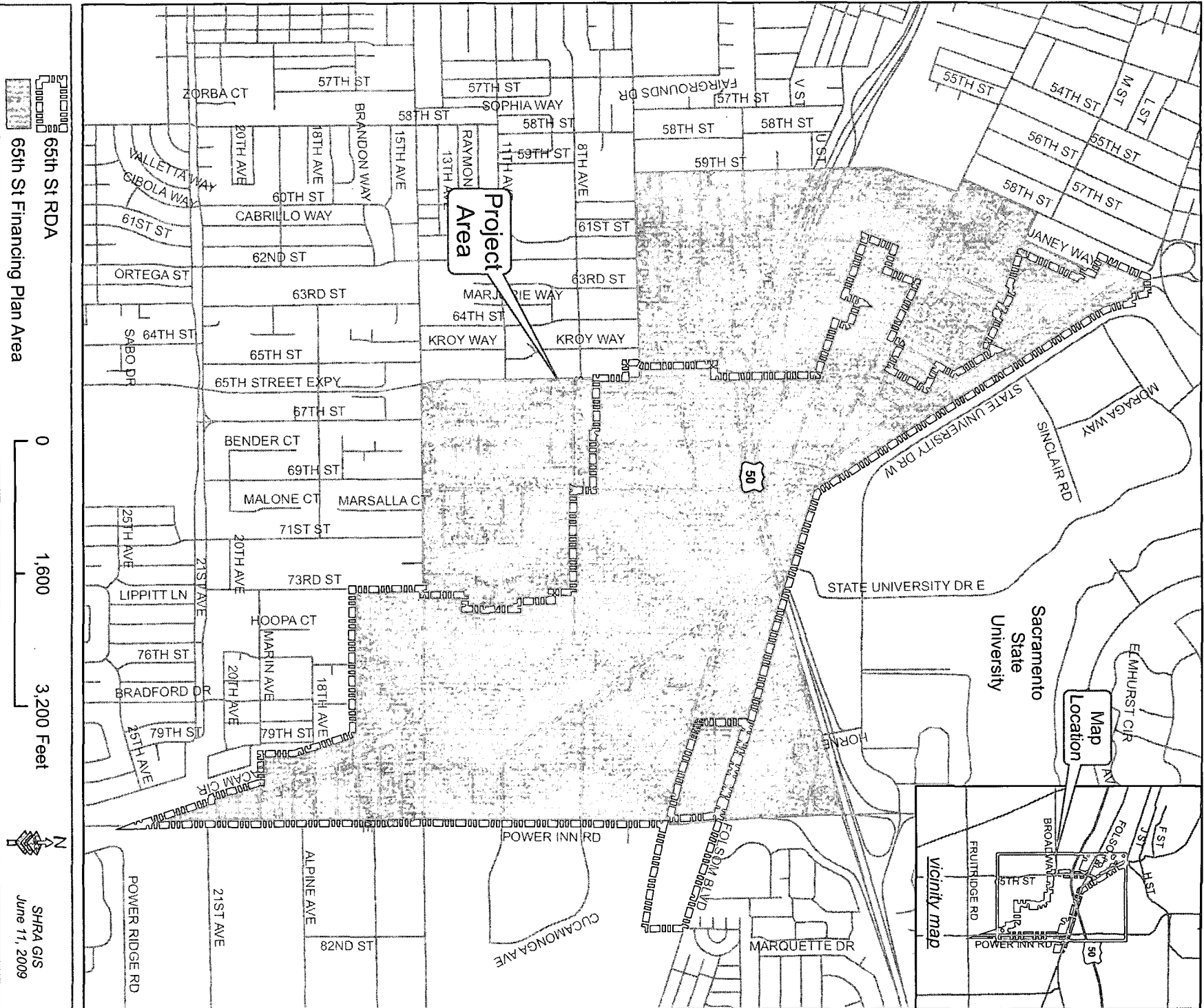
Recommendation Approved:


RAY KERRIDGE
City Manager

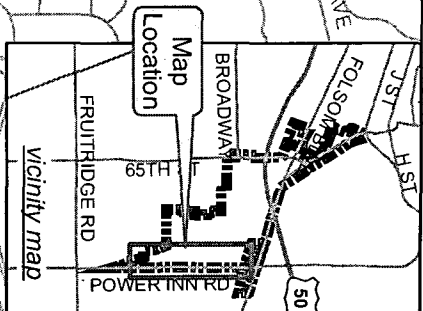
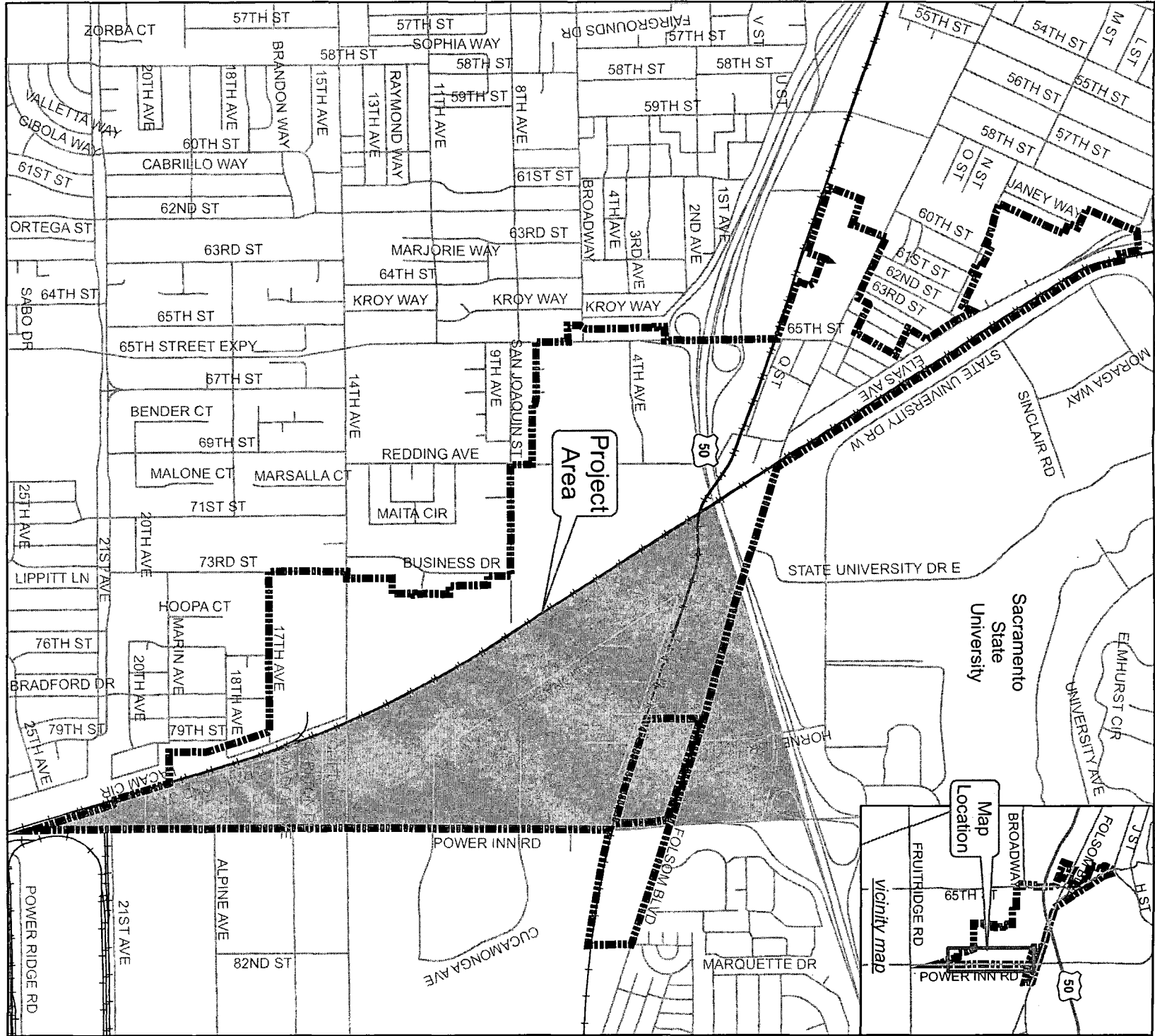
Table of Contents

| | |
|-------------------------------------|--------|
| Report | pg. 1 |
| Attachments | |
| 1 Finance Plan Area Map | pg. 5 |
| 2 Technology Village Area Map | pg. 6 |
| 3 Resolution - City Council | pg. 7 |
| 4 Resolution - Redevelopment Agency | pg. 10 |

Proposed 65th Street Financing Plan Area



Proposed Ramona Avenue Technology Village Specific Plan Area





65th St RDA



Railway

0



1,500

0



3,000 Feet



N

SHRA GIS

June 11, 2009

RESOLUTION NO. 2009 -

Adopted by the Sacramento City Council

on date of

APPROVAL OF RELATED BUDGET AMENDMENTS FOR THE RAMONA AVENUE TECHNOLOGY VILLAGE SPECIFIC PLAN AND 65th STREET AREA FINANCE PLAN; AUTHORIZATION TO ENTER INTO AN INDIVIDUAL PROJECT AGREEMENT WITH THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO; RELATED FINDINGS

BACKGROUND

- A. The Ramona Avenue Technology Village Specific Plan and 65th Street Area Finance Plan is consistent with the 65th Street Redevelopment Area Implementation Plan (2004 – 2009) which will replan, redesign and promote development of portions of the Project Area which are stagnant or improperly utilized. These projects are consistent with the City's Sustainability Master Plan goal of reducing dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land use.
- B. No other reasonable means of financing the project are available to the community.
- C. The Ramona Avenue Technology Village Specific Plan and 65th Street Area Finance Plan is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15262. The National Environmental Quality Act (NEPA) is exempt in accordance to NEPA Regulations Section 58.34 (a) (1) for studies and development of plans and strategies.
- D. On October 23, 2007, the Sacramento City Council approved the 2008-2012 Consolidated Plan. The Consolidated Plan identifies the City's housing and community development needs and describes a long-term strategy for meeting those needs. In addition, it specifically addresses federally funded housing and community development programs: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), American Dream Downpayment Initiative (ADDI), Housing Opportunities for Persons with AIDS (HOPWA), Emergency Shelter Grant (ESG) Programs.

The Ramona Avenue Technology Village Specific Plan
and 65th Street Area Financing Plan

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. All of the evidence presented having been duly considered, the findings, including the environmental findings are approved.
- Section 2. The City Manager or his designee is authorized to enter into an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento to accept \$55,000 in Agency funding or such other amount as the Agency may reasonably authorize to carry out the Project (D21001300).
- Section 3. The City Manager or his designee is authorized to take all actions and execute such instruments as may be necessary to implement the IPA.
- Section 4. In accordance with California Redevelopment Law Section 33445, the City further finds and determines that:
- a) The 65th Street Area Finance Plan will greatly benefit the Project Area by developing a comprehensive approach to provide potential funding resources to improve the area infrastructure and eliminate blight by making redevelopment of stagnant and underutilized properties feasible in the 65th Street Redevelopment Project Area.
 - b) No other reasonable means of financing the Project is available to the community.
 - c) The 65th Street Area Finance Plan is consistent with the 65th Street Redevelopment Area Implementation Plan (2004 – 2009) which will replan, redesign, and promote redevelopment of portions of the Project Area which are stagnant or improperly utilized and will assist in future elimination of blighting conditions by providing future funding resources to replace inadequate and substandard infrastructure in the Project Area.
- Section 5. Sacramento Housing and Redevelopment Agency (Agency), by action of its Executive Director, is authorized to amend various years' Action Plans to allocate \$150,000 to the Ramona Avenue Technology Village Specific Plan.
- Section 6. The Agency is authorized to amend the SHRA Budget to allocate the CDBG funding for the Ramona Avenue Technology Village Specific Plan in accordance with the amendment of the prior years' Action Plan.
- Section 7. The City Manager is authorized to execute all necessary agreements and contracts to carry out the recommended activities described in this resolution, each in a form approved by the City Attorney (D21001300).

RESOLUTION NO. 2009 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ALLOCATING FUNDS FOR THE FOR THE 65th STREET AREA FINANCE PLAN; RELATED BUDGET AMENDMENT; AUTHORIZATION TO EXECUTE AN INDIVIDUAL PROJECT AGREEMENT; RELATED FINDINGS

BACKGROUND

- A. The 65th Street Area Finance Plan is consistent with the 65th Street Redevelopment Area Implementation Plan (2004 – 2009) which will replan, redesign, and promote redevelopment of portions of the Project Area which are blighted by stagnant or improperly utilized properties and inadequate, obsolete infrastructure. The project is consistent with the City's Sustainability Master Plan goal of reducing dependence on the private automobile by working with community partners to provide efficient and accessible public transit and transit supportive land use.
- B. No other reasonable means of financing the project are available to the community.
- C. The proposed action to authorize funding for the Finance Plan is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15262. The National Environmental Policy Act (NEPA) is exempt in accordance to NEPA Regulations Section 58.34 (a) (1) for studies and development of plans and strategies.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

- Section 1. All of the evidence presented having been duly considered, the findings are approved.
- Section 2. The Executive Director, or designee, is authorized to amend the 2009 Agency budget to transfer \$55,000 from the 65th Street Redevelopment Area Tax Increment funds to complete the 65th Street Area Finance Plan.
- Section 3. The Executive Director, or designee, is authorized to execute an Individual Project Agreement with the City to implement the 65th Street Area Finance Plan in the amount of \$55,000.

The Ramona Avenue Technology Village Specific Plan
and 65th Street Area Financing Plan

Section 4. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:

- a) The 65th Street Area Finance Plan will greatly benefit the Project Area by developing a comprehensive approach to provide potential funding resources to improve the area infrastructure and eliminate blight by making redevelopment of stagnant and underutilized properties feasible in the 65th Street Redevelopment Project Area.
- b) No other reasonable means of financing the Project is available to the community.
- c) The 65th Street Area Finance Plan is consistent with the 65th Street Redevelopment Area Implementation Plan (2004 – 2009) which will replan, redesign and promote redevelopment of portions of the Project Area which are stagnant or improperly utilized and will assist in future elimination of blighting conditions by providing future funding resources to replace inadequate and substandard infrastructure in the Project Area.