

RESOLUTION NO. 2005-003

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF **JAN 11 2005**

**DEL PASO HEIGHTS REDEVELOPMENT PROJECT AREA:
ADOPTION OF NEGATIVE DECLARATION;
DISPOSITION AND DEVELOPMENT AGREEMENT WITH
HOUSING AUTHORITY OF THE COUNTY OF SACRAMENTO, REGARDING DEL
PASO NUEVO PHASE V; AND RELATED AUTHORIZATIONS**

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

WHEREAS, the Agency owns certain real property ("Property") in the Project Area, which Property is generally described as 13 acres and more particularly described and included as Attachment II, as referenced in staff report;

WHEREAS, the Agency and Housing Authority of the County of Sacramento ("Developer") desire to enter into a disposition and development agreement ("DDA"), a copy of which is on file with the Agency Clerk, which DDA would convey a fee interest in the Property, as more specifically described in the DDA, and which would require the improvements within the Property, as further described in the DDA (collectively, "Project");

WHEREAS, the proposed actions are in furtherance of the Del Paso Nuevo Project, as pursuant to the Mitigated Negative Declaration approved March 10, 1998, and with the subsequent mitigated negative declaration for the Phase 2 Del Paso Nuevo Project on June 6, 2000. Initial studies have been prepared to assess the potential impacts of Phase IV and V development proposals. It has been determined that the potential impacts will be less than significant and there are no changes in circumstances or new environmental issues from those identified and analyzed in the previous environmental documentation; and

WHEREAS, a report under Health and Safety Code Section 33433 ("Summary Report") has been prepared, filed with the Agency Clerk and duly made available for public review, and, proper notice having been given, a joint public hearing of the Agency and the City of Sacramento ("City") has been held in accordance with

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Health and Safety Code Sections 33431 and 33433 and at that hearing the City and the Agency evaluated the Summary Report and all of the information, testimony, and evidence presented during the public hearing.

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

Section 1. Based upon the information presented, the findings and determinations made above and in the staff report accompanying this resolution, including the environmental findings, are approved and adopted.

Section 2. The Project will assist in the elimination of blight in that it will eliminate nonconforming uses and will develop underutilized parcels of real property. The Project is consistent with the goals and objectives of the Redevelopment Plan and the Implementation Plan. A goal of the Redevelopment Plan, as stated in the Implementation Plan, is to complete the development of Del Paso Nuevo, reduce the number of vacant infill lots and increase homeownership. The DDA shall be deemed an implementing document approved in furtherance of the Redevelopment Plan, the Implementation Plan for the Project Area and all applicable land use plans, studies, and strategies.

Section 3. The consideration given for the interest conveyed under the DDA is not less than the fair reuse value at the use and with the covenants, conditions, restrictions, and necessary development costs authorized by the DDA and conveyance documents.

Section 4. The DDA is approved and the Executive Director is authorized to execute the DDA and to take such actions, execute and amend such instruments in forms approved by Agency Counsel, and amend the budget as may be necessary to effectuate and implement this resolution and the DDA.

Section 5. Authorize the Executive Director to receive proceeds of sales in an amount up to \$910,000 and to allocate these proceeds for additional land development and homebuilding activities for the Del Paso Nuevo Project (Section 108 Debt Service Fund).

HEATHER FARGO

CHAIR

ATTEST:

SHIRLEY CONCOLINO

SECRETARY

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ATTACHMENT II

LEGAL DESCRIPTION PHASE V

PARCEL 1:

The North 79 feet of the South 120 feet of Lot 18, of West Del Paso Heights, according to the Amended plat thereof, filed in the office of the Recorder of Sacramento County, California on December 5, 1911, in Book 12 of Maps, Map No. 52.

APN: 250-0220-019

PARCEL 2:

The South 41 feet of Lot 18, in Block 38 of West Del Paso Heights, according to the Amended Plat thereof, filed in the office of the Recorder of Sacramento County, California on December 5, 1922, in book 12 of Maps, Map No. 52.

APN: 250-0220-020

PARCEL 3:

The North 141 feet of Lot 22 in Block 37, as shown on the "Amended Plat of West Del Paso Heights", recorded in the office of the County Recorder of Sacramento County, December 5, 1911 in Book 12 of Maps, Map No. 52, said North 141 feet being measured along the East and West lines of said Lot 22.

APN: 250-0230-001

PARCEL 4:

Lot 21, Block 37 of Amended Map of West Del Paso Heights, according to the official plat thereof, recorded in the office of the Recorder of Sacramento County, California, December the 5th, 1911, in Book 12 of Maps, Map No. 52.

APN: 250-0230-006

PARCEL 5:

The West 60 feet of the North 150 feet of Lot 20, in Block 37, as shown on the "Plat of Amended Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, records of said County.

APN: 250-0230-007

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LEGAL DESCRIPTION PHASE V

PARCEL 6:

The East 50 feet of the North 150 feet of Lot 20 in Block 37, as shown on the "Amended Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, records of said County.

APN: 250-0230-008

PARCEL 7:

Lot 20, in Block 37 of Amended Plat of West Del Paso Heights, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on December 5, 1911, in Book 12 of Maps, Map No. 52, Excepting therefrom the East 50 feet of the North 150 feet and the West 60 feet of the North 150 feet thereof.

APN: 250-0230-009

PARCEL 8:

Lot 19 of Block 37, as shown on the "Amended Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, records of said County.

Excepting therefrom the North 150 feet of said Lot 19.

Together with an easement of ingress and egress over that portion of Lot 18, Block 37 of the "Amended Plat of West Del Paso Heights"; thence Easterly along the Northerly lot line of said Lot 18 a distance of 18.00 feet to the true point of beginning; thence continuing Easterly along said Northerly line 17.00 feet; thence Southerly along line 35.00 feet Easterly of and parallel to the Westerly boundary line of said Lot 18, 167.00 feet; thence Westerly along a line 167.00 Southerly of and parallel to the Northerly line of said Lot 18, 35.00 feet; thence Northerly along the Westerly lot line of said Lot 18, 17.00 feet; thence Easterly along a line 150.00 feet Southerly of and parallel to the Northerly lot line of said Lot 18, 18.00 feet; thence Northerly along a line 18.00 feet Easterly of and parallel to the westerly lot line of Lot 18, 150.00 feet to the true point of beginning.

APN: 250-0230-010

PARCEL 9:

The West 50 feet of the North 150 feet of Lot 19 in Block 37, as shown on the Official "Amended Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, records of said County.

APN: 250-0230-011

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LEGAL DESCRIPTION PHASE V

PARCEL 10:

The South 50 feet of the Easterly 50 feet of the Westerly 100 feet of the Northerly 160 feet of Lot 19 in Block 37, as shown on the "Amended Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, records of said County.

APN: 250-0230-013

PARCEL 11:

The East 50 feet of the West 100 feet of the North 100 feet of Lot 19, in Block 37, as shown on the "Amended Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, records of said County.

Except therefrom an undivided 51% interest in and to all minerals, mineral deposits, oil, gas and other hydrocarbon substances of every kind and character contained in or upon said premises.

APN: 250-0230-012

PARCEL12:

The West 18 feet of the North 150 feet of Lot 18, and the East 32 feet of the North 150 feet of Lot 19, in Block 37, as shown on the "Amended Plat of West Del Paso Heights", filed in the office of the Recorder of Sacramento County, California, on December 5, 1911, in Book 12 of Maps, Map No. 52.

APN: 250-0230-014

PARCEL13:

Being a portion of Lot 18 in Block 37 of the Amended Plat of Del Paso Heights, filed in Book 12 at Page 52 of Maps, in the office of the County Recorder, County of Sacramento, State of California, described as follows:

The South 180 feet of Lot 18, and the East 57 feet of the West 75 feet of Lot 18 of said Amended Plat of Del Paso Heights, containing an area of 32,310 square feet (0.742 acres), more or less.

APN: 250-0230-068

PARCEL14:

The South 1/2 of Lot 1, Block 58 as shown on the "Amended Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, records of said County.

APN: 250-0250-022

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LEGAL DESCRIPTION PHASE V

PARCEL 15:

The North 93 feet of Lot 32, Block 37, Amended Plat of West Del Paso Heights, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on December 5, 1911, in Book 12 of Maps, Map No. 52.

APN: 250-0230-059

PARCEL16:

E. 42 1/2 ft of N. 100 ft. of S. 237 ft. Lot 32, Blk. 37, Amd. Plat of West Del Paso Heights, recorded in Book 12 of Maps, Map No. 42, records of said County.

APN: 250-0230-037

PARCEL17:

Lot 31 in Block 37, as shown on the Amended Plat of West Del Paso Heights, recorded in Book 12 of Maps, Map No. 52, records of said County.

APN: 250-0230-043

PARCEL18:

Being a portion of Lot 30 in Block 37 of the Amended Plat of Del Paso Heights, filed in Book 12 at Page 52 of Maps, in the office of the County Recorder, County of Sacramento, State of California, described as follows:

The East 88 feet of the North 165 feet of Lot 30 of said amended plat of Del Paso Heights.

APN: 250-0230-065

PARCEL19:

Being a portion of Lot 32, Block 37 of the Amended Plat of West Del Paso Heights, filed in Book 12 at Page 52 of Maps, in the office of the County Recorder, County of Sacramento, State of California, described as follows:

The North 87 feet of the South 237 feet of the West 47 feet of Lot 32, Block 37 of said Amended Plat of West Del Paso Heights, and containing an area of 4,089 square feet, more or less

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PARCEL 20:

Being a portion of Lot 32, Block 37 of the Amended Plat of West Del Paso Heights, filed in Book 12 at Page 52 of Maps, in the office of the County Recorder, County of Sacramento, State of California, described as follows:

The West 42.5 feet of the East 85 feet of the North 100 feet of the South 237 feet of Lot 32, Block 37, of said Amended Plat of West Del Paso Heights, and containing an are of 4.250 square feet, more or less.

APN: 250-0230-073

PARCEL 21:

Being a portion of Lot 32, Block 37 of the Amended Plat of West Del Paso Heights, filed in Book 12, at Page 52 of Maps, in the office of the County Recorder, County of Sacramento, State of California, described as follows:

The North 13 feet of the South 150 feet of the West 47 feet of Lot 32, Block 37 of said Amended Plat of West Del Paso Heights, and containing an are of 611 square feet, more or less.

APN: 250-0230-071

PARCEL 22:

Being a portion of Lot 29 in Block 37 of the Amended Plat of Del Paso Heights, filed in Book 12 at Page 52 of Maps, in the office of the County Recorder, County of Sacramento, State of California, described as follows:

The East 82 feet of the North 165 feet of Lot 29 of said amended plat of Del Paso Heights.

APN: 250-0230-075

PARCEL 23:

Being a portion of Lot 30 in Block 37 of the Amended Plat of Del Paso Heights, filed in Book 12 at Page 52 of Maps, in the office of the County Recorder, County of Sacramento, State of California, described as follows:

The West 44 feet of the North 165 feet of Lot 30 of said amended plat of Del Paso Heights.

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LEGAL DESCRIPTION PHASE V

PARCEL 24:

Being a portion of Lot 28 in Block 37 of the Amended Plat of Del Paso Heights, filed in Book 12 at Page 52 of Maps, in the office of the County Recorder, County of Sacramento, State of California, described as follows:

The East 100 feet of the North 165 feet of Lot 28 of said amended plat of Del Paso Heights, containing an area of 16,500 square feet (0.379 Acres), more or less.

APN: 250-0230-069

PARCEL 25:

Lot 26, in Book 37 as shown on the "Amended Plat of West Del Paso Heights", filed in the office of the Recorder of Sacramento County, California on December 5, 1911, in Book 12 of Maps, Map No. 52.

APN: 250-0230-051

PARCEL 26:

The North 80 feet of Lot 25, in Block 37 as shown on the "Amended Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, records of said County.

APN: 250-0230-054

PARCEL 27:

The South 85 feet of Lot 25 in Block 37, as shown on the "Amended Plat of West Del Paso Heights", recorded in the office of the County Recorder of Sacramento County, December 5, 1911 in book 12 of Maps, Map No. 52.

APN: 250-0230-055

PARCEL 28:

All that portion of Lot 27 and 28 in Block 37 as shown on the "Amended Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, described as follows:

Beginning at a point on the south line of Lot 27 that bears from the southwest corner thereof North 89°04'00" East 98.96 feet; thence from the true point of beginning North 01°47'07" West 132.00 feet; thence North 89°04'00" East 65.00 feet; thence South 01°47'07" East 132.00 feet to a point on the North right-of-way of Carroll Avenue and the South line of Lot 28; thence South 89°04'00" West 65.00 feet to the point of beginning, as described in that Certificate of Compliance for Lot Line Adjustment recorded October 1, 1996, in Book 961001, Page 524, Official Records.

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PARCEL 29:

All of Lot 27 and that portion of Lot 28 in Block 37 as shown on the "Amended Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, described as follows:

Beginning at the corner common to Lot 26 and 27 as the right-of-way Carroll Avenue, as shown on said plat; thence from point of beginning North 01°47'50" West 329.96 feet to the northwest corner of Lot 27; thence North 89°04'05" East 132.01 feet to the corner common to Lots 27 and 28; thence continuing North 89°04'05" East 32.01 feet to a point on the north line of Lot 28, being a total distance of 164.02 feet; thence South 01°47'07" East 197.95 feet; thence South 89°04'00" West 65.00 feet; thence South 01°47'07" East 132.00 feet to the south line of Lot 27 and the right-of-way of Carroll Avenue; thence South 89°04'00" West 98.96 feet to point of beginning, as contained in that Certificate of Compliance for Lot Line Adjustment recorded October 1, 1996, in Book 961001, Page 524, Official Records.

APN: 250-0230-064

PARCEL 30:

The West 14 feet of Lot 8 and all of Lot 9, Block 57 of Amended Plat of West Del Paso Heights, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, on December 5, 1911 in Book 12 of Maps, Map No. 52.

APN: 250-0260-001

PARCEL 31:

Lots 6, 7 and 8 in Block 57, as shown on the official "Amended Plat of West Del Paso Heights", recorded in the office of the County Recorder of Sacramento County, California on December 6, 1911, in Book 12 of Maps, Map No. 52.

Excepting therefrom the East 117.5 feet of Lot 6 and the West 14 feet of said Lot 8.

Also Excepting therefrom all that portion of said Lots 6, 7 and 8, described as follows: Beginning at a point on the South line of said Lot 6, located Westerly 116.5 feet from the Southeast corner of said Lot 6; thence along the Southerly line of said Lots 6, 7 and 8 Westerly to a point located Easterly 14 feet from the Southwest corner of said Lot 8; thence along the East boundary of the West 14 feet of said Lot 8, North 5.00 feet; thence Northeasterly along a straight line to a point on the East line of said Lot 7, located 12 feet Northerly from the Southeast corner of said Lot 7; thence parallel to the South line of said Lot 6, Easterly 50 a point located 117.5 feet West of the East line of said Lot 6; thence South 12 feet to the point of beginning.

APN: 250-0260-018

PARCEL 32:

Being a portion of Lot 29 in Block 37 as shown on the "Amended Plat of West Del Paso Heights", recorded in the office of the County Recorder of Sacramento County, California in Book 20020213, Page 2230, described as follows:

The West 50 feet of the North 165 feet of Lot 29 in Block 37 of said amended plat of Del Paso Heights, containing an area of 8,250 square feet, more or less.

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The report referenced in
Redevelopment Resolution 2005-003
is from the 1/11/2005 City Council Meeting
Item 6.1