

RESOLUTION NO. 2005-002

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

**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 IV; 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 8 acres and more particularly described and included as Attachment I, 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 Health and Safety Code Sections 33431 and 33433 and at that hearing the City and the Agency evaluated the

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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 \$810,000 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 I

LEGAL DESCRIPTION PHASE IV

PARCEL A:

Lot 5, in Block 34, 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 an undivided 51% interest in and to all minerals, minerals deposits, oil, gas and other hydrocarbon substances of every kind and character contained in or upon said premises as reserved by Curran Insurance Agency Inc., a California Corporation in Deed recorded in Book 3667, Page 5, Official Records.

APN: 250-0140-005

PARCEL B:

Lot 4, Block 34, as shown on the "Plat of West Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, records of said County.

APN: 250-0140-006

PARCEL C:

The West one-half of Lot 2 in Block 34 of West Del Paso Heights, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on December 6, 1991, in Book 12 of Maps, Map No. 52.

APN: 250-0140-008

PARCEL D:

The East one-half of Lot 2, in Block 34, as shown on the "Amended Plat of West Del Paso Heights", recorded in the office of the County Recorder of Sacramento County, on December 5, 1911, in Book 12 of Maps, Map No. 52.

APN: 250-0140-009

PARCEL E:

The East 66 feet of the South 165 feet of Lot 16, Block 34, 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: 250-0140-023

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LEGAL DESCRIPTION PHASE IV

PARCEL F:

Lot 16, Block 34 of amended 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 There from East 66 feet.

APN: 250-0140-024

PARCEL G:

The East 66 feet of the North 165 feet of Lot 16, in Block 34 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: 250-0140-022

PARCEL H:

The West 66 feet of the North 165 feet of Lot 15, in Block 34, as shown on the Amended Plat of West Del Paso Heights, filed December 5, 1911, in Book 12 of Maps, Map No. 52, in the Office of the County Recorder of Sacramento County, California.

APN: 250-0140-026

PARCEL I:

The South one-half of the West one-half of Lot 15 Block 34, as shown on the Amended Plat of West Del Paso Heights, Filed December 5, 1911, in Book 12 of Maps, Map No. 52, in the Office of the County Recorder of Sacramento County, California.

APN: 250-0140-026

PARCEL J:

The West one-half of Lot 14, in Block 34 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.

EXCEPTING THEREFROM the West 6 feet thereof.

APN: 250-0140-028

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LEGAL DESCRIPTION PHASE IV

PARCEL K:

The East one-half of Lot 15, Block 34, as shown on the official "Amended Plat of West Del Paso Heights", filed in the office of the County Recorder of Sacramento County, California on December 5, 1911, in Book 12 of Maps, Map No. 32.

APN: 250-0140-041 and 042

PARCEL L:

The East one-half of Lot 14 in Block 34 as shown on the "Amended Plat 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: 250-0140-039 and 040

PARCEL M:

Lot 17, in Block 34, as shown on the "Plat of West Del Paso Del Paso Heights", recorded in Book 12 of Maps, Map No. 52, records of said County,

APN: 250-0140-021

PARCEL N:

Lot 3, in Block 34, as shown on the official "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: 250-0140-007

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The report referenced in
Redevelopment Resolution 2005-002
is from the 1/11/2005 City Council Meeting
Item 6.1