

RESOLUTION NO. 2000-003

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF
1-4-2000

**DEL PASO NUEVO:
RESOLUTION OF NECESSITY TO USE EMINENT DOMAIN
TO ACQUIRE APN 252-0220-009**

WHEREAS, the Redevelopment Plan ("Redevelopment Plan") for the Del Paso Heights Redevelopment Project Area ("Project Area") was adopted by the City Council of the City on May 12, 1970, by City Ordinance No. 2884 and amended on August 5, 1970 by City Ordinance No. 2913, Fourth Series and amended on May 21, 1985 by City Ordinance No. 85-047, Fourth Series.

WHEREAS, three goals of the Redevelopment Plan for the Project Area are:

- (a) To improve the neighborhood environment and image;
- (b) To eliminate blighted and blighting conditions; and
- (c) To increase and develop the supply of affordable housing;

WHEREAS, the Agency adopted the Del Paso Heights Five Year Revitalization Strategy for the Project Area on November 22, 1994:

WHEREAS, the Del Paso Heights Revitalization Strategy identifies the Del Paso Nuevo Project area as a key housing development site, which site includes all of the real property which is the subject of this resolution;

WHEREAS, by its Resolution No. 99-027 adopted on September 7, 1999, the Agency has authorized the purchase of, and determined the amount of just compensation for, the real property located on Ford Road and identified as APN 250-0220-009, for the express purpose of developing Del Paso Nuevo (the "Subject Parcel");

WHEREAS, the Agency has, through its counsel, engaged a qualified appraiser who has prepared an appraisal of the fair market value of the Subject Parcel;

WHEREAS, the Agency has engaged in negotiations with the owner of the Subject Parcel for the purpose of purchasing the Subject Parcel, which negotiations have heretofore proven futile and without effect; and

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2000-003
DATE ADOPTED: 1/4/2000

WHEREAS, the Subject Parcel is properly zoned and situated for redevelopment, and there are no other sites in the Project Area which would be as compatible with the greatest public good and the least private injury as the Subject Parcels and the Additional Parcel for the following reasons, among others:

- (a) The Del Paso Heights Redevelopment Project Area lacks an adequate supply of high quality affordable housing, parks and flood control facilities, and would benefit from improvement of its roads and other infrastructure and better utilization of underutilized real property;
- (b) The Del Paso Nuevo project has been redesigned specifically to incorporate community concerns as well as the highest principles of planning and redevelopment to address the conditions cited in the foregoing paragraph with the least private injury; and

The Subject Parcel is needed for the park, drainage, and roadway improvements and for housing that will allow for future development of Del Paso Nuevo.

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

Section 1. The above statements are true and correct;

Section 2. The Redevelopment Agency is empowered to acquire the Subject Parcel by eminent domain pursuant to Health and Safety Code Section 33391.

Section 3. The public purpose for which the Subject Parcel is to be acquired is redevelopment, and more specifically the assembly of parcels for development of the Del Paso Nuevo Project within the Del Paso Height Redevelopment Project Area to eliminate blight, to better utilize underutilized parcels, and to provide a new affordable homeownership community.

Section 4. For the foregoing reasons, the Redevelopment Agency finds and determines that:

- (a) The public interest and necessity requires the Del Paso Nuevo project, which will include new and upgraded infrastructure, new homes and removal of the blighting influence of underutilized property;
- (b) The Del Paso Nuevo project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury;
- (c) The Subject Parcel is necessary for the proposed project; and
- (d) Just compensation has been established for the Subject Parcel by Resolution No. 99-027; offers have been made to the owner of record of the Subject Parcel, as required by Section 7267.2 of the Government Code; and such owner of the

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2000-003

DATE ADOPTED: 1/4/2000

Subject Parcel has been given reasonable opportunity to consider, reject or accept such offers.

Section 5. While continuing to make every reasonable effort to expeditiously acquire the Subject Parcel by negotiation, the Executive Director is authorized to institute and prosecute to conclusion an action in eminent domain to acquire the Subject Parcel and to take any action necessary or desirable for such purpose in accordance with California eminent domain law.

James R. Yee CHAIR

ATTEST:

Valerie G. Burrows
SECRETARY

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 2000-003

DATE ADOPTED: 1/4/2000