



**Sacramento  
Housing &  
Redevelopment  
Agency**

**REPORT TO COUNCIL AND  
REDEVELOPMENT AGENCY**

**City of Sacramento**

915 I Street, Sacramento, CA 95814-2671

[www.CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT

February 26, 2008

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

**Title: Del Paso Boulevard Streetscape Improvement Project – Arden Way to  
Acoma Street**

**Location/Council District:** Del Paso Boulevard, Sacramento, District 2

**Recommendation:** Adopt a **City Council Resolution** to: 1) make findings in order for the Redevelopment Agency to fund public facilities; 2) allocate \$100,000 of North Sacramento bond funds to execute an IPA with the Redevelopment Agency; and 3) amend the FY06/07 Budget of the City's Department of Transportation by appropriating \$100,000 to the Project. Adopt a **Redevelopment Agency Resolution** a) approving an allocation of \$100,000 to begin design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project and b) authorizing the Executive Director to make the related budget amendment.

**Contact:** Lisa Bates, Deputy Executive Director, 440-1316, Chris Pahule, Assistant Director, 440-1350

**Presenters:** Not applicable.

**Department:** Sacramento Housing and Redevelopment Agency

**Description/Analysis**

**Issue:** The City of Sacramento recently applied for a grant from the Sacramento Council of Area Governments' (SACOG) Community Design Grant Program to complete streetscape improvements on Del Paso Boulevard between Arden Way and Acoma Street. The total cost of the streetscape improvements is estimated to be \$5,658,000. Assuming the City is awarded the SACOG grant, the funds will not be available until late 2008 and the City does not currently have the financial resources to begin the work. To expedite the design and engineering of these improvements, staff is recommending that the Redevelopment Agency (Agency) jump start the design work.

While the project's design and engineering will ultimately cost between \$500,000 and \$800,000 and much of it can be paid for with the SACOG grant, staff is proposing that \$100,000 be allocated to begin this work until the SACOG funds

Del Paso Boulevard Streetscape Improvement Project – Arden Way to Acoma Street

are released. Once these funds become available, they can be used to pay for the remaining expense of completing the project's design and engineering, as well as the project's construction and completion. In the event that the City does not receive the SACOG grant, the design and engineering will be underway for the time when the remaining funding is secured and the project can be completed.

**Policy Considerations:** By eliminating blight and barriers to redevelopment, the proposed action is consistent with the 2005 - 2009 Five-Year Implementation Plan for the North Sacramento Redevelopment Area.

**Environmental Considerations:** The proposed action to fund design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15262, which exempts feasibility or planning studies that will not have a legally binding effect on later activities. The National Environmental Policy Act (NEPA) does not apply.

**Committee/Commission Action:** At its meeting of December 20, 2007, the North Sacramento Redevelopment Advisory Committee (RAC) considered the staff recommendation for this item. The votes were as follows:

AYES: Adams, Charland, Clark, Curry, Harlan, Hubbs, Lukehart, Mulligan and Scott

NOES: None.

ABSENT: Armstrong and Veden

*Sacramento Housing and Redevelopment Commission:* At its meeting of February 6, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Otto, Shah, Stivers

NOES: None

ABSENT: Coriano

**Rationale for Recommendation:** With the recent completion of the Del Paso Boulevard Streetscape Improvement Project between Arden Way and El Camino and the availability of the SACOG grant, this is an excellent opportunity for the Agency and City to complete the Boulevard's entire streetscape and further the Redevelopment Area's overarching goals of eliminating blight and reinvigorating the Boulevard. With the expectation that the City will be awarded the SACOG grant, the immediate allocation of the Agency's funds will allow the City and Agency to quickly move forward with the Project's preliminary design until the SACOG funds are released in the fall of 2008.

Del Paso Boulevard Streetscape Improvement Project – Arden Way to Acoma Street

In order to jumpstart the project’s design and preliminary engineering, staff recommends entering into a \$100,000 Individual Project Agreement (IPA) with the City now because:

- There is a strong probability that SACOG will award the grant to the City to complete these streetscape improvements. However, if for some reason the City does not receive this grant, the design and engineering would be started and the groundwork laid for the time when the Agency and City secure funding to complete these improvements;
- According to the SACOG guidelines, awardees have only two years to expend the grant funds and complete their projects. As a result, the Agency and City agreed that it would be beneficial to the overall project to initiate the design and engineering portion now and not wait until the grant funds are released in September 2008; and
- If the Agency and the City must wait until the SACOG funds are released in the fall of 2008 to begin the design and engineering of the project, there is a strong possibility that the project will not be completed in SACOG’s required two year time frame and this could jeopardize approval of future City/Agency applications to the Community Design Program.

**Financial Considerations:** Staff recommends a budget amendment to appropriate \$100,000 of future North Sacramento Redevelopment Area Tax Exempt Bond Funds in order to execute an IPA with the City to begin design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project between Highway 160 and Arden Way.

**M/WBE Considerations:** The items discussed in this report have no M/WBE impacts; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:   
 LA SHELLE DOZIER  
 Interim Executive Director

Recommendation Approved:

  
 for RAY KERRIDGE  
 City Manager

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## **Background**

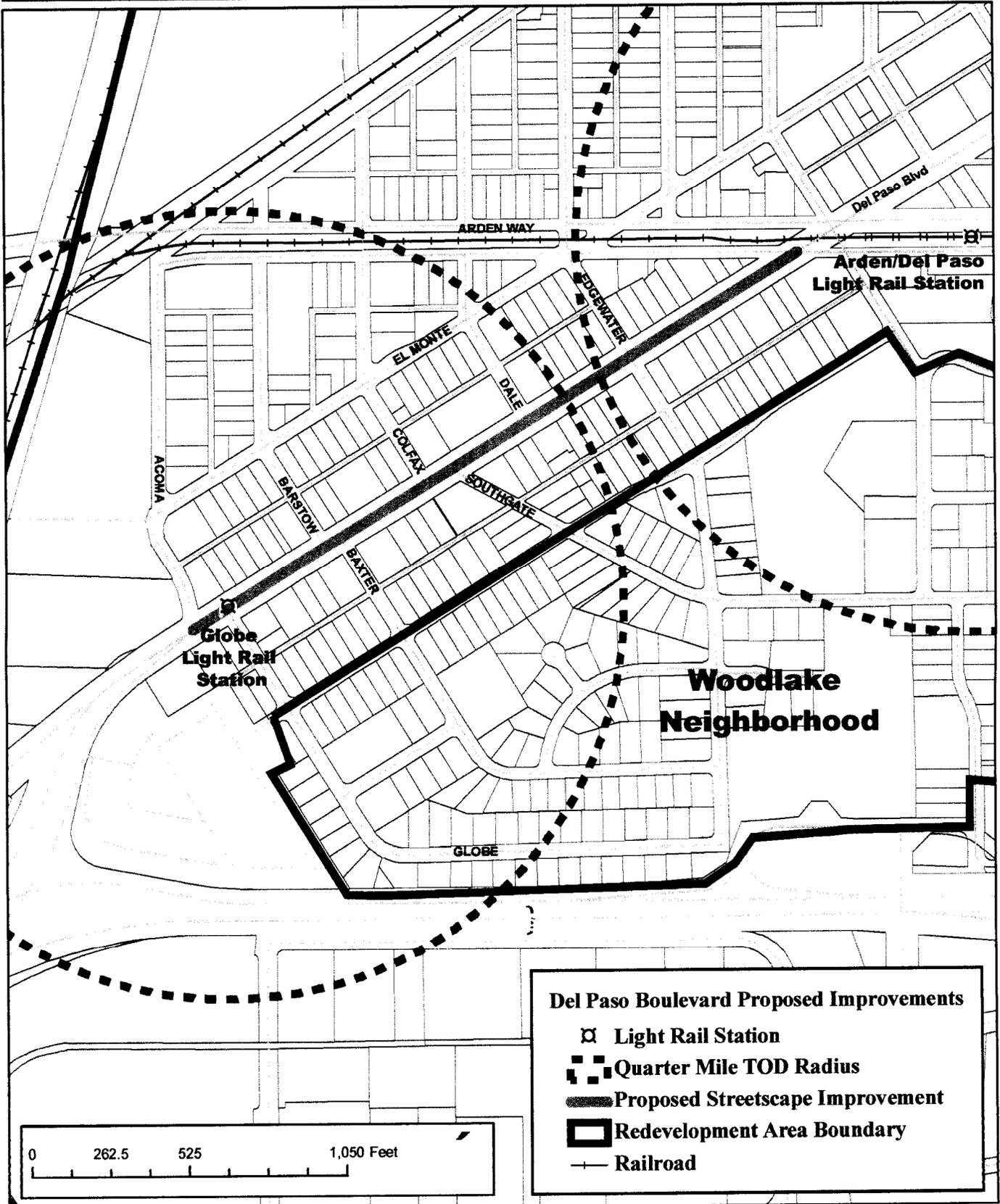
### **Del Paso Boulevard Streetscape Improvement Project – Arden Way to Acoma Street**

Project Description: In July 2007, the Sacramento Housing and Redevelopment Agency and the City of Sacramento completed a streetscape improvement project on Del Paso Boulevard, the majority of which was between Arden Way and El Camino Avenue. The intention, however, has always been to complete the main commercial corridor of the Boulevard between Acoma Street and El Camino.

When the Sacramento Area Council of Governments (SACOG) announced the release of its next round of funding for its Community Design Grant Program earlier this year, the Agency and City realized that it would be a great opportunity to complete the streetscape improvements on the southern end of Del Paso Boulevard between Acoma Street and Arden Way. This section of Del Paso Boulevard is exceptionally qualified for SACOG's "Complete Streets" category in the Community Design Grant Program, because a portion of the Boulevard has already been completed and, with this funding source, the Agency and the City could finish the improvements to the commercial corridor. As a result, the City and Agency recently completed and applied for this grant in the amount of \$5,009,000 for the design, engineering and construction of these improvements. If approved, the Agency will have to make a Local Fund contribution in the amount of \$649,000 for a total estimated project cost of \$5,658,000.

The \$100,000 IPA with the City would expedite this Project's design and preliminary engineering so that when the SACOG funds are released in the fall of 2008, the project will be underway and the City will be able to complete it within SACOG's required time frame.

### Del Paso Boulevard Streetscape Improvements - Acoma Street to Arden Way North Sacramento Redevelopment Area



# **RESOLUTION NO. 2008 - \_\_\_\_\_**

**Adopted by the Sacramento City Council**

on date of

## **APPROVAL OF THE DEL PASO BOULEVARD STREETScape IMPROVEMENT PROJECT – ARDEN WAY TO ACOMA STREET; RELATED BUDGET AMENDMENT; AND RELATED FINDINGS**

### **BACKGROUND**

- A. In 2002, Sacramento City Council adopted the Del Paso Boulevard Streetscape Improvement and Beautification Master Plan to revitalize and beautify the Arts and Entertainment District along Del Paso Boulevard.
- B. In 2005, the Redevelopment Agency of the City of Sacramento adopted the North Sacramento Redevelopment Area's Five Year Implementation Plan and included Reinvigorating the Boulevard as one of its Plan goals, as well as identified program funding for Del Paso Boulevard Streetscape Improvements between Arden Way and El Camino Avenue.
- C. In 2007, the Sacramento City Council adopted the Northeast Line Light Rail Stations Plan in order to implement a long range, urban design streetscape plan within the quarter mile radius of three Northeast Line Light Rail Stations: Globe, Arden/Del Paso and Royal Oaks and design plans for Del Paso Boulevard are included in this Plan.
- D. This Project and the aforementioned Plans are consistent with the North Sacramento Redevelopment Plan, which was adopted with the goal of conserving, rehabilitating and redeveloping the area in accordance with the General Plan; increasing access to and circulation within the North Sacramento community; eliminating and preventing the spread of blight and deterioration; and providing new and improving existing public improvements and facilities.
- E. There is no other reasonable source of funds available to the community for financing this Project.
- F. Environmental Considerations: The proposed action to fund design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project is exempt from the California Environmental Quality Act pursuant to Guidelines Section 15262, which exempts feasibility or planning studies that will not have a legally binding effect on later activities. The National Environmental Policy Act does not apply.

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

- Section 1. The foregoing recitals are true and correct, and hereby adopted.
- Section 2. In accordance with the California Community Redevelopment Law Section 33445, the City Council finds and determines that:
- (a) The proposed action, allocating \$100,000 of tax exempt bond funds to execute an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento to begin design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project, which benefits the North Sacramento Redevelopment Area.
  - (b) There are no other reasonable financial resources available to the community to finance the design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project.
  - (c) The proposed action furthers the goals of the North Sacramento Redevelopment Area and its Five-Year Implementation Plan adopted by the Sacramento City Council by assisting elimination of the blighting influences of inadequate, under capacity, and dilapidated infrastructure inside the Project Area.
- Section 3. The City Manager, or his designee, is authorized to amend the FY 07/08 operating budget of the City's Department of Transportation Department by appropriating \$100,000 to the Del Paso Boulevard Streetscape Improvement Project – Arden Way to Acoma Street.

**RESOLUTION NO. 2008 -**

**Adopted by the Redevelopment Agency of the City of Sacramento**

on date of

**APPROVAL OF THE DEL PASO BOULEVARD STREETScape IMPROVEMENT PROJECT – ARDEN WAY TO ACOMA STREET; AMENDMENT OF THE 2008 AGENCY BUDGET TO ALLOCATE \$100,000 OF FUTURE 2008 TAX EXEMPT BOND FUNDS TO THE PROJECT; AND RELATED FINDINGS**

**BACKGROUND**

- A. In 2002, Sacramento City Council adopted the Del Paso Boulevard Streetscape Improvement and Beautification Master Plan to revitalize and beautify the Arts and Entertainment District along Del Paso Boulevard.
- B. In 2005, the Redevelopment Agency of the City of Sacramento adopted the North Sacramento Redevelopment Area's Five Year Implementation Plan and included Reinvigorating the Boulevard as one of its Plan goals, as well as identified program funding for Del Paso Boulevard Streetscape Improvements between Arden Way and El Camino Avenue.
- C. In 2007, the Sacramento City Council adopted the Northeast Line Light Rail Stations Plan in order to implement a long range, urban design streetscape plan within the quarter mile radius of three Northeast Line Light Rail Stations: Globe, Arden/Del Paso and Royal Oaks and design plans for Del Paso Boulevard are included in this Plan.
- D. This Project and the aforementioned Plans are consistent with the North Sacramento Redevelopment Plan, which was adopted with the goal of conserving, rehabilitating and redeveloping the area in accordance with the General Plan; increasing access to and circulation within the North Sacramento community; eliminating and preventing the spread of blight and deterioration; and providing new and improving existing public improvements and facilities.
- E. There is no other reasonable source of funds available to the community for financing this Project.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

- Section 1. All of the evidence presented having been duly considered, the findings, including the environmental findings as stated in this resolution, are approved.
- Section 2. In accordance with the California Community Redevelopment Law Section 33445, the Redevelopment Agency of the City of Sacramento finds and determines that:
- (d) The proposed action, allocating \$100,000 of tax exempt bond funds to execute an Individual Project Agreement (IPA) with the City of Sacramento to begin design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project, benefits the North Sacramento Redevelopment Area.
  - (e) There are no other reasonable financial resources available to the community to finance the design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project.
  - (f) The proposed action furthers the goals of the North Sacramento Redevelopment Area and its Five-Year Implementation Plan adopted by the Sacramento City Council, by assisting elimination of the blighting influences of inadequate, under capacity, and dilapidated infrastructure inside the Project Area.
- Section 3. The Interim Executive Director is authorized to amend the Agency's budget to allocate \$100,000 of the 2008 future Tax Exempt bond funds to the Del Paso Boulevard Streetscape Improvement Project – Arden Way to Acoma Street.