



**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  
**August 12, 2008**

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

**Title: Acquisition of 4700 Stockton Boulevard (River City Motel) Opportunity Site Project**

**Location/Council District:** 4700 Stockton Boulevard (APN: 020 0314 021); County District 1; Stockton Boulevard Redevelopment Project Area

**Recommendation:** 1) Adopt a **Redevelopment Agency Resolution** a) authorizing the purchase of the project for just compensation, which is fair market value as determined by an independent appraisal; b) amending the 2008 Sacramento Housing and Redevelopment Agency budget to transfer \$1,788,000 from Stockton Boulevard Tax Increment Development Assistance funds to the project; and c) authorizing the Interim Executive Director, or her designee, to take all actions reasonably necessary to voluntarily purchase the property, including payment of tenant relocation, demolition, maintenance and security expenses; d) approving the Relocation Plan; and e) approving the Replacement Housing Plan; and 2) Adopt a **City Council Resolution** approving the Relocation Plan for the eligible tenants of the project.

**Contact:** Chris Pahule, Assistant Director, Housing and Community Development, 440-1350; Lisa Bates, Deputy Executive Director, 440-1316

**Presenters:** None

**Department:** Sacramento Housing and Redevelopment Agency

**Description/Analysis**

**Issue:** The River City Motel (Motel), a 30-unit operating motel, is located at 4700 Stockton Boulevard in the County of Sacramento. The Motel is one of several obsolete motels identified by the Redevelopment Agency for reuse or

## Acquisition of 4700 Stockton Boulevard (River City Motel) Opportunity Site

redevelopment along the corridor. The property is zoned for mixed-use commercial development and is immediately north of a vacant 0.74 acre parcel in the City owned by Ess Prisa II Llc., a self storage company. For the last few years, the Agency has been interested in assembling a development site in this general location. In 2007, the property/business owner indicated interest in selling the property to the Redevelopment Agency. The manager and the property owners live on site and some of the motel rooms may have been used as permanent housing, therefore, a Relocation Plan and Replacement Housing Plan have been prepared as required by state law.

**Policy Considerations:** The proposed project supports the Stockton Boulevard Five-Year Implementation Plan, specifically the Obsolete Motel Reuse Reconfiguration Program, and is consistent with the Stockton/Broadway Urban Design Plan and Broadway/Stockton Special Planning District. The proposed project also supports the objectives of the County's General Plan Economic Development Element by creating a catalyst site for commercial corridor redevelopment to improve community quality of life, balance land uses, and increase the tax base.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** Acquisition of the property as described herein is in furtherance of the Stockton Boulevard Redevelopment Plan. Acquisition of the property does not commit the Agency to proceed with a development project and no specific project is currently contemplated. Land acquisition does not limit the choice of alternatives or mitigation measures available to the Agency for future proposed projects. Environmental review of the proposed project will be conducted once the scope of development of the property has been defined. Therefore, the project is exempt from further review under the pursuant to CEQA Guidelines Section 15004(b)(2)(A).

**Sustainability Considerations:** The Acquisition of 4700 Stockton Blvd. has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved the contents of this report will advance the following goals, policies and targets: the project supports Goal number 5 – Public health and Nutrition, specifically Target number 5 which calls for the redevelopment or rehabilitation of areas within the City or aged City facilities based on old, wasteful, and/or dysfunctional designs to achieve better results for people and the environment.

**Other:** The National Environmental Policy Act does not apply. As part of the Agency's property acquisition due diligence, a Phase I Environmental Assessment was performed and no further investigation is recommended.

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**Committee/Commission Action:** *Stockton Boulevard Redevelopment Advisory Committee (RAC):* At its meeting on March 20, 2008, the RAC considered the staff recommendation for this item. Ms. Hodges abstained from the vote based upon the perceived high cost for acquisition of 4700 Stockton Boulevard and relocation of the eligible tenants, although she supports the redevelopment of the property. The votes were as follows:

AYES: Alvarez, Bradley, Hodges, Lathrop

NOES: None

ABSTAINED: Hodges

ABSENT: Abelaye, Angelone, Cranshaw

*Sacramento Housing and Redevelopment Commission Action:* At its meeting on May 21, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

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

NOES: None

ABSENT: None

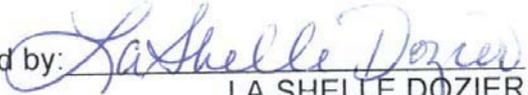
**Rationale for Recommendation:** The subject property has a functionally obsolete motel use and is immediately adjacent to a vacant parcel. If the properties are assembled, an approximately one acre development site would be available. Redevelopment of this property into an attractive, high-quality project containing residential and/or commercial uses is a priority for the Stockton Boulevard Redevelopment Project Area. Acquisition of this property is the first step in assembling the larger site, and will increase the likelihood of a successful redevelopment project. Following acquisition, the structures will be demolished and staff will work with the community stakeholders to identify the appropriate mix of uses for the site, and under the appropriate market conditions, a request for proposals will be released for a mixed-use project.

**Financial Considerations:** Staff estimates the cost to purchase the property at 4700 Stockton Boulevard, including closing costs, relocation, demolition, site maintenance and security costs will be \$1,788,000. The project will be funded by Stockton Boulevard Tax Increment Development Assistance taxable funds.

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

Respectfully Submitted by:   
LA SHELLE DOZIER  
Interim Executive Director

Recommendation Approved:

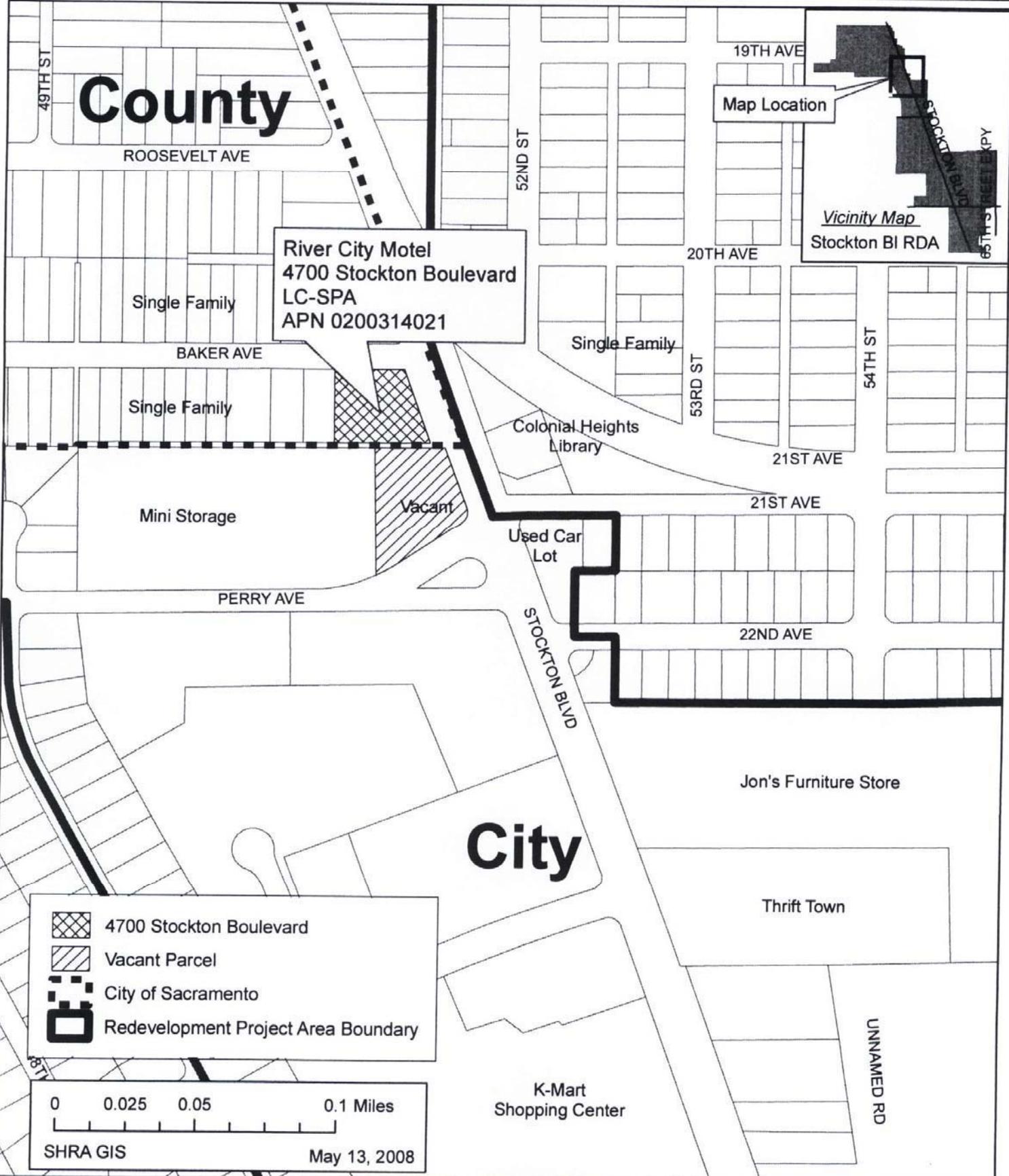
  
RAY KERRIDGE  
City Manager

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# Acquisition of 4700 Stockton Boulevard (River City Motel) Opportunity Site Project Stockton Boulevard Redevelopment Project Area



- 4700 Stockton Boulevard
- Vacant Parcel
- City of Sacramento
- Redevelopment Project Area Boundary

0 0.025 0.05 0.1 Miles

SHRA GIS May 13, 2008

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

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

on date of

**AUTHORIZING ACQUISITION OF PROPERTY AT 4700 STOCKTON BOULEVARD  
FOR JUST COMPENSATION; AMENDMENT OF 2008 AGENCY BUDGET;  
APPROVAL OF RELOCATION PLAN AND REPLACEMENT HOUSING PLAN**

**BACKGROUND**

- D. The proposed project supports the Stockton Boulevard Five-Year Implementation Plan, specifically the Obsolete Motel Reuse Reconfiguration Program, and is consistent with the Stockton/ Broadway Urban Design Plan and Broadway/Stockton Special Planning District. The proposed project also supports the objectives of the County's General Plan Economic Development Element by creating a catalyst site for commercial corridor redevelopment to improve community quality of life, balance land uses, and increase the tax base.
- E. Acquisition of the property as described herein is in furtherance of the Stockton Boulevard Redevelopment Plan. Acquisition of the property does not commit the Agency to proceed with a development project and no specific project is currently contemplated. The land acquisition which does not limit the choice of alternatives or mitigation measures available to the Agency for future proposed projects. Environmental review of the proposed project will be conducted once the scope of development of the property has been defined. Therefore, the project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15004(b)(2)(A). National Environmental Policy Act (NEPA) does not apply
- F. The Stockton Boulevard Redevelopment Advisory Committee recommended allocation of \$1,788,000 in Stockton Boulevard Tax Increment funds to the budget for Acquisition of 4700 Stockton Boulevard Project.
- G. The Agency has prepared a Relocation Plan for the relocation of tenants from the Property and a Replacement Housing Plan for replacement of lost housing units, copies of which are attached as Exhibit A and B, respectively.

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

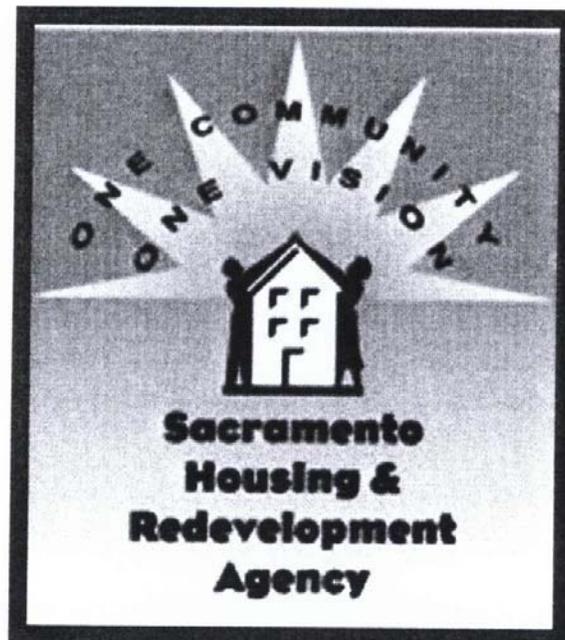
- Section 1. After due consideration of the evidence presented, the findings, including the environmental findings regarding this action, as stated above and in the staff report that accompanies this resolution, are approved.
- Section 2. The Interim Executive Director, or designee, is authorized to take all actions as may be reasonably necessary to purchase the following parcel ("Property"), for not substantially more than just compensation, as established by the appraisal of a duly qualified appraiser:
- 4700 Stockton Blvd. (APN: 020-0314-021-0000)**
- Section 3. The Interim Executive Director, or designee, is authorized to amend the Agency Budget to transfer \$1,788,000 from Stockton Boulevard Tax Increment Development Assistance funds to the Acquisition of 4700 Stockton Boulevard Project and carry out related actions.
- Section 4. The Interim Executive Director, or designee, is authorized to purchase the Property and carry out all actions reasonably necessary to accomplish the purchase of the Property, including payment of tenant relocation, demolition, maintenance and security expenses.
- Section 5. The Relocation Plan is approved.
- Section 6. The Replacement Housing Plan is approved.

Exhibit A – Relocation Plan

Exhibit B – Replacement Housing Plan

# RELOCATION PLAN FOR THE RIVER CITY MOTEL

## SACRAMENTO HOUSING & REDEVELOPMENT AGENCY



**PREPARED BY:**

Paragon Partners Ltd

March 2008

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**Attachment 1– Regional Area Map**

**Attachment 2– Project Area Map**

**Attachment 3– Demographics**

**Attachment 4– Residential Questionnaire**

**Attachment 5- Available Replacement Homes for Rent – Replacement Homes For Sale**

**Attachment 6– Residential Information Brochure for Families and Individuals**

**Attachment 7 – Informational Brochure for Business, Non-Profit Organizations and Farms**

## **1.0 INTRODUCTION**

The River City Motel Project is a part of the ongoing redevelopment in the area along the historic Stockton Boulevard transit route. For over 100 years, Stockton Boulevard was a major transportation artery, linking the old town area of the City of Sacramento to the City of Stockton. The function of the boulevard ended in the early 1960s when State Highway 99 replaced Stockton Boulevard as the regional transportation artery. As a result, traffic was drawn away from the boulevard, causing many businesses to close, while others continued on a marginal basis. Stockton Boulevard's history as a travel route is still evidenced by the continuing presence of older motels, trailer parks, and other auto-related uses.

With severely diminished traffic running along Stockton Boulevard resulting from the creation of State Highway 99, the Sacramento Housing and Redevelopment Agency (SHRA) designated Stockton Boulevard as eligible for commercial revitalization and began a program of rehabilitation loans and façade rebates in the mid-1980s. Although some improvements were made, City and County leaders recognized the need for a long-term commitment. In 1993 SHRA designated Stockton Boulevard as a redevelopment study area, and in May 1994, the Sacramento City Council and the Sacramento County Board of Supervisors approved the adoption of the Redevelopment Plan.

The River City Motel Project will require Sacramento Housing and Redevelopment Agency to assist eight (8) short term residences, one (1) long term on site management unit household and one (1) small onsite owner occupant to relocate from the hotel property. The main goal of the Sacramento Housing and Redevelopment Agency's project is to alleviate blight resulting from the past creation of State Highway 99.

The funding source for the proposed River City Motel Project consists entirely of local and state funding. Therefore Title 25 State Relocation Guidelines will be considered for the relocation of any eligible tenant

In order to comply with the California Environmental Quality Act (CEQA) and the State of California, Title 25, Housing & Community Development Guidelines, this relocation report will provide SHRA with summary and statistical information regarding the potential impact of this project to occupants within the project limits. Specifically, this report will identify potential impacts that may occur as a result of the demolition of existing structures, proposed displacement of occupants, and a presentation of a plan to mitigate respective impacts.

## **2.0 PROJECT AREA**

This project lies within and considered a portion of the greater Stockton Boulevard redevelopment project area which includes 925 acres, and runs along Stockton Boulevard from 14<sup>th</sup> Avenue in the City, to the City/County boundary line south of Riza Avenue.

### **2.1 REGIONAL LOCATION (Attachment 1)**

SHRA is located in Sacramento County, off Interstate 80, which is the principal arterial route between the Bay Area and Sacramento. SHRA is located in Sacramento's downtown area.