Sacramento Housing & Redevelopment Agency

REPORT TO COUNCIL AND REDEVELOPMENT AGENCY

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
October 2, 2008

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

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

Location/Council District: Del Paso Boulevard, District 2

Recommendation: Adopt a **City Council Resolution**: 1) accepting $500,000 of North Sacramento Tax Exempt bond funds and amending an existing Individual Project Agreement (IPA) with the Redevelopment Agency, accordingly; 2) amending the FY07/08 Budget of the City's Department of Transportation by appropriating $500,000 to the Project; and 3) make related findings. Adopt a **Redevelopment Agency Resolution** a) approving an allocation of $500,000 to continue design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project and, b) authorizing the Executive Director to make the related budget amendment and execute documents as needed to amend the IPA.

Contact: Lisa Bates, Deputy Executive Director, 440-1316; Sarah Hansen, Program Manager, 440-1322

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: In late 2007, the Agency applied to the Sacramento Area Council of Government's (SACOG) Community Design Grant Program to complete the design and engineering drawings for construction of the Del Paso Boulevard Streetscape Improvement Project – Acoma Street to Arden Way.

Concurrently and in anticipation of receiving the grant, the Agency also recommended and received Board approval to jumpstart the Project's design with a $100,000 Individual Project Agreement (IPA) with the City. Unfortunately, the Agency did not receive the SACOG grant. With the Project design currently underway and as an integral part of the Northeast Line Light Rail Stations Plan, the Agency recommends completing the Project's design and engineering in order to prepare for its construction. In particular, the Agency would also like to prepare for and apply to SACOG's 2009 grant cycle to fund the Project's construction. This is a high priority project for the Agency and, regardless of whether it receives a SACOG grant in 2009, other funding sources would be sought after in order to complete the construction. Therefore, staff recommends allocating $500,000 of North Sacramento tax exempt bond funds in order to finalize the design and construction drawings.

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, as well as the Council adopted Northeast Line Light Rail Stations Plan.

Environmental Considerations:

California Environmental Quality Act (CEQA): 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.

Sustainability Considerations: The completion of the design and engineering of the Streetscape Improvement Project between Acoma Street and Arden Way has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved, the Project will advance and support Goal 5,. Public health and Nutrition of the Sustainability Master Plan and 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 (NEPA) does not apply.

Committee/Commission Action: At its meeting of August 6, 2008, the North Sacramento Redevelopment Advisory Committee (RAC) considered the staff recommendation for this item. The votes were as follows:

AYES: Charland, Curry, Hubbs, Lukehard, Mack, Mulligan, Scott

NOES: None

ABSENT: Armstrong

ABSTAIN: Harlan, Veden

Sacramento Housing and Redevelopment Commission: At its meeting of September 3, 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, Shah

NOES: None

ABSENT: Otto, Stivers

Rationale for Recommendation: With the recent completion of the Del Paso Boulevard Streetscape Improvement Project between Arden Way and El Camino Avenue, 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. In addition, the Project would also help complete the vision for the Boulevard as illustrated in the Council-adopted Northeast Line Light Rail Stations Plan and the Del Paso Boulevard Streetscape Improvement and Beautification Master Plan.

Financial Considerations: Staff recommends a budget amendment to appropriate $500,000 of North Sacramento Redevelopment Area Tax Exempt Bond Funds to amend an IPA with the City to continue design and engineering of the Del Paso Boulevard Streetscape Improvement Project between Acoma Street and Arden Way.

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:

_____
for RAY KERRIDGE
City Manager

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Attachment 1

Background

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

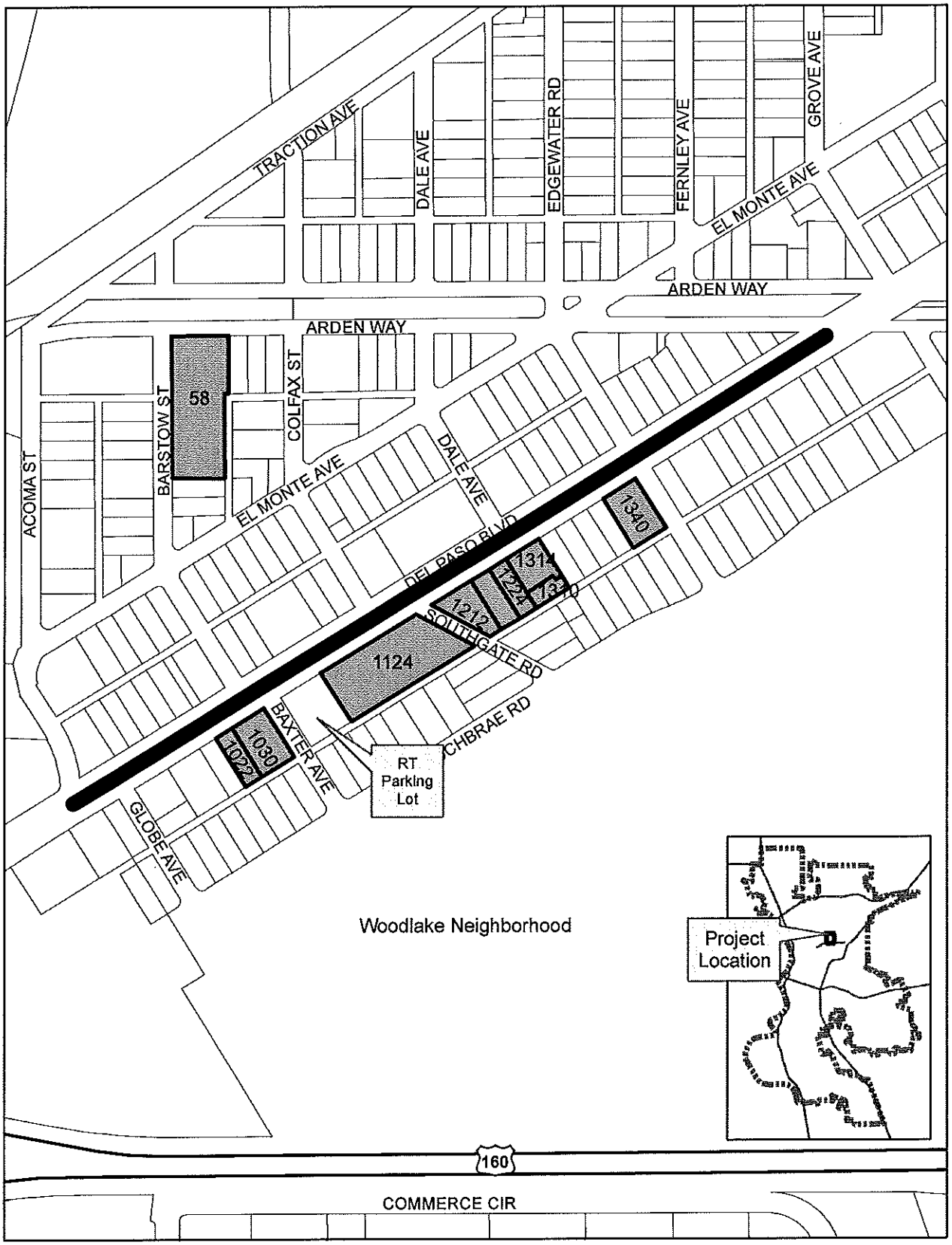
In July 2007, the Sacramento Housing and Redevelopment Agency and the City of Sacramento completed a streetscape improvement project on Del Paso Boulevard, the majority of which was between Arden Way and El Camino Avenue. The intention, however, has always been to complete the main commercial corridor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

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.

In anticipation of receiving the SACOG grant, staff recommended and received approval to establish a $100,000 Individual Project Agreement (IPA) with the City to expedite the Project design and preliminary engineering. Concurrently, the Agency applied for the 2008 SACOG grant cycle. This Project, however, was not selected to receive a grant.

With the Project design now underway and an IPA with the City established, staff is recommending completion of the streetscape's design and engineering drawings in preparation for submitting an application during SACOG's 2009 grant cycle. In the event that the City and Agency do not receive the grant, the Agency will seek other funding sources to complete the Streetscape Improvement Project.

Del Paso Boulevard Streetscape Improvement Project



Streetscape Improvement Project

Agency Owned Parcel

0 0.05 0.1 Miles

N

SHRA GIS
July 27, 2008

RESOLUTION NO. 2008 -

Adopted by the Sacramento City Council

AMENDMENT OF THE CITY IPA FOR THE DEL PASO BOULEVARD STREETSCAPE IMPROVEMENT PROJECT – ACOMA STREET TO ARDEN WAY; 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. The Agency (defined below) seeks to implement a portion of the master plan by completing the Del Paso Boulevard Streetscape Improvement Project ("Project").

B. In 2005, the Redevelopment Agency of the City of Sacramento ("Agency") adopted the North Sacramento Redevelopment Area's Five Year Implementation Plan ("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 ("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 the Stations Plan.

D. This Project and the aforementioned Plan and Stations Plan 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. In support of the Project, the Agency has elected to fund the completion of design and preliminary engineering of the Project with $500,000 of North Sacramento Redevelopment Area Tax Exempt Bond Funds ("North Sacramento Bond Funds"). There is no reasonable source of funds available to the community for financing this Project other than the North Sacramento Bond Funds.

F. 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 $500,000 of North Sacramento Bond Funds to amend 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, benefits the North Sacramento Redevelopment Area.

(b) There are no reasonable financial resources available to the community to finance the design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project other than the North Sacramento Bond Funds.

(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 08/09 Operating budget of the City's Department of Transportation Department by appropriating $500,000 to the Del Paso Boulevard Streetscape Improvement Project – Acoma Street to Arden Way.

Section 4. The City Manager, or his designee, is authorized to take all actions and execute such instruments as may be necessary to amend the Individual Project Agreement between the City and Agency to reflect funding of $500,000 to pay for design and preliminary engineering of the Project.

RESOLUTION NO. 2008 - _____

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

AMENDMENT OF THE AN INDIVIDUAL PROJECT AGREEMENT WITH THE CITY AND THE 2008 AGENCY BUDGET TO ALLOCATE $500,000 OF 2008 TAX EXEMPT BOND FUNDS TO THE DEL PASO BOULEVARD STREETSCAPE IMPROVEMENT PROJECT – ACOMA STREET TO ARDEN WAY; 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; increase access to and circulation within the North Sacramento community; eliminate and prevent the spread of blight and deterioration; and provide new and improve existing public improvements and facilities.

E. There is no other reasonable source of funds available to the community for financing this Project.

F. 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 REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO 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 Redevelopment Agency of the City of Sacramento finds and determines that:

(a) The proposed action, allocating $500,000 of North Sacramento bond funds to amend an Individual Project Agreement (IPA) with the City of Sacramento to continue design and preliminary engineering of the Del Paso Boulevard Streetscape Improvement Project, benefits the North Sacramento Redevelopment Area as generally described above.

(b) There are no other reasonable financial resources available to the community to finance the design and complete 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 Executive Director is authorized to amend the Agency's budget to allocate $500,000 of 2008 Tax Exempt bond funds to the Del Paso Boulevard Streetscape Improvement Project – Acoma Street to Arden Way.

Section 4. The Executive Director is authorized to execute documents as needed to amend the IPA.