

## RESOLUTION NO. 2010-039

Adopted by the Redevelopment Agency  
of the City of Sacramento

October 26, 2010

### **AUTHORIZATION TO EXECUTE A MEMORANDUM OF UNDERSTANDING, REGULATORY AGREEMENT AND TRANSFER AGREEMENT WITH THE CITY OF SACRAMENTO TO TRANSFER PROPERTY AT 3648 5<sup>TH</sup> AVENUE FROM THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO TO THE CITY OF SACRAMENTO; AND MAKE RELATED FINDINGS**

#### **BACKGROUND**

- A. The actions contained in this report meet the Neighborhood Stabilization Program (NSP) goal of revitalizing neighborhoods through strategic redevelopment of vacant properties and is consistent with the Oak Park Redevelopment Plan and the adopted 2009-2014 Oak Park Redevelopment Implementation plan which includes the strategies of Strengthen the Residential Neighborhoods and Community Facilities.
- B. On March 24, 2009, the City Council approved a Mitigated Negative Declaration for the McClatchy Park Master Plan Update, accepted the McClatchy Park Master Plan Update and approved funding for the Phase 1 Improvements. The incorporation of 3648 5<sup>th</sup> Avenue into the adjacent McClatchy Park will improve natural surveillance into the park and increase recreational park acreage.
- C. On June 16, 2009, the Sacramento City Council authorized the Sacramento Housing and Redevelopment Agency (Agency) to amend and submit changes to the Neighborhood Stabilization Program (NSP) in the 2009 One-Year Action Plan to the U.S. Department of Housing and Urban Development (HUD), authorizing the Agency to establish and implement the Vacant Properties Program, the Block Acquisition and Rehabilitation Programs, and the Property Recycling Program to undertake NSP activities.
- D. On June 16, 2009, the Sacramento City Council authorized the Agency to modify the NSP Property Recycling Program Guidelines to allow Agency to purchase foreclosed properties within the NSP Target Areas to be transferred for redevelopment purposes.
- E. On January 12, 2010, the Redevelopment Agency of the City of Sacramento authorized the demolition of 3648 5<sup>th</sup> Avenue and a Replacement Housing Plan to replace the demolished residential unit.
- F. The Redevelopment Agency finds that the real property acquired by the Agency pursuant to the Property Recycling Program Guidelines will not be required for the Agency's foreseeable needs and may be disposed of to the City of Sacramento Department of Parks and Recreation for the purposes of redevelopment pursuant to Section 33430 of the Health and Safety Code.

- G. On March 24, 2009, the City Council adopted a Mitigated Negative Declaration for McClatchy Park Master Plan Update. As required by State CEQA Guidelines § 15096(f), the Redevelopment Agency has considered the environmental effects of the proposed project as shown in the MND. Because the actions requested of the Redevelopment Agency do not add any new information of substantial importance nor any substantial changes with respect to the circumstances under which the project will be undertaken that would require preparation of supplemental environmental documentation, these recommended actions do not require further environmental review per State CEQA Guidelines § 15162 or 15163. This property disposition is categorically excluded from the National Environmental Policy Act (NEPA), according to 24 CFR Part 58.35 (5), converts to exempt per Section 58.34(a) (12).
- H. Proper notice of this action has been given and a public hearing has been held in accordance with Health and Safety Code Sections 33431.

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

- Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action as stated above, are approved.
- Section 2. The transfer of the Property is consistent with the goals and objectives of the Property Recycling Program implemented pursuant to the Neighborhood Stabilization Program. This transfer and subsequent redevelopment is also consistent with the Redevelopment Plan and the Implementation Plan for the Oak Park Redevelopment Area and is in furtherance of the Implementation Plan for the Project Area.
- Section 3. The Executive Director, or her designee, is authorized to execute a Transfer Agreement and a Regulatory Agreement for the transfer of property located at 3648 5<sup>th</sup> Avenue (APN 013-0251-011-0000) with the City of Sacramento.
- Section 4. The Executive Director, or her designee, is authorized to enter into a Memorandum of Understanding (MOU) specifying the scope of work and schedule of performances related to the improvement of 3648 5<sup>th</sup> Avenue with the City of Sacramento.
- Section 5. The Executive Director, or her designee, is authorized to take all actions reasonably necessary to transfer the property located at 3648 5<sup>th</sup> Avenue to the City of Sacramento at no cost.

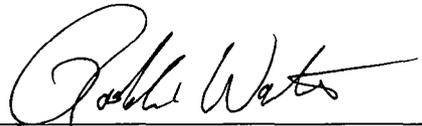
Adopted by the City of Sacramento City Council on October 26, 2010 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters.

Noes: None.

Abstain: Mayor Johnson (Recused).

Absent: None.

  
Vice Chair Robbie Waters

Attest:

  
Shirley Concolino, City Clerk