# RESOLUTION NO. 2007-030

Adopted by the Redevelopment Agency
of the City Of Sacramento

June 5, 2007

## AUTHORIZING ACQUISITION THROUGH VOLUNTARY SALE OF PROPERTY AT 1116/1120 DIXIEANNE AVENUE, 2323 SELMA STREET AND 2330/2334 LEXINGTON STREET FOR JUST COMPENSATION AND TO AMEND THE 2007 BUDGET

## BACKGROUND

A. The opportunity site consists of five parcels and is located on the southeast corner of Dixieanne Avenue and Selma Street and in the middle of the block on Lexington Street between Dixieanne Avenue and Calvados Street. The 1.42 acre site is approximately 400 feet from the Swanston Light Rail Station.

B. Acquisition of this vacant and underutilized site in the North Sacramento Project Area would eliminate blighting conditions by ensuring future redevelopment on the site, helping to subdue crime in the immediate area and fostering development within the surrounding Project Area.

C. The site is one of the catalytic development sites selected in the City's forthcoming Swanston Transit Village Plan and is positioned for transit-friendly development that would promote the area's future residential and mixed use development.

D. The purchase amount shall be fair and reasonable and not exceed the fair market value for these subject parcels, collectively referred to as "properties".

E. Acquisition of the property does not commit the Agency to proceed with a development project. California Environmental Quality Act ("CEQA") Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Once the scope of development of the property has been defined, environmental review of the proposed project will be conducted. Therefore, this action is exempt from environmental review. 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. All of the evidence presented having been duly considered, the findings including the environmental findings, as stated above, are approved.

Section 2. The Executive Director or her designee is authorized to take all actions as may be reasonably necessary to purchase, for not substantially more than just compensation, the following parcels voluntarily from the owners ("Property"):

**1116/1120 Dixieanne Avenue, 2323 Selma Street, and 2330/2334 Lexington Street (APN 277-0083-002, 277-0083-003, 277-0083-004, 277-0083-006 and 277-0083-007).**

Section 3. The Executive Director or her designee is authorized to transfer $600,000 in North Sacramento Tax Increment Fund for the acquisition of the property and associated costs near the Swanston Light Rail Station in the North Sacramento Redevelopment Area, to amend the budget accordingly, and to purchase the Property and carry out related activities.

Adopted by the City of Sacramento Redevelopment Agency on June 5, 2007 by the following vote:

Ayes: Members Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters and Chair Fargo.

Noes: None.

Abstain: None.

Absent: None.

Heather Fargo

Chair Heather Fargo

Attest:

Shirley Concolino

Shirley Concolino, Secretary