

**REVISED LONG RANGE PROPERTY MANAGEMENT PLAN
FOR THE
REDEVELOPMENT AGENCY SUCCESSOR AGENCY,
CITY OF SACRAMENTO**

JUNE 15, 2015

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Section 1: Overview

Background

The Redevelopment Agency of the City of Sacramento (Agency) was formed in 1950 with the creation of the first redevelopment project area containing Sacramento's historic downtown. Three redevelopment project areas, Alkali Flat, Oak Park, and Del Paso Heights were later added in the 1970's. At the time of dissolution, there were a total of 11 redevelopment project areas in the City of Sacramento, focusing primarily on the distressed commercial corridors of the City.

Over the years, acquisition of property was a key tool in the Redevelopment Agency's arsenal to spur revitalization and stimulate private investment. At the time of dissolution, the Agency owned properties in six of the project areas with 122 parcels being the subject of this Long Range Property Management Plan.

In January 2012, the City of Sacramento (City) assumed the role as Successor Agency to the Redevelopment Agency of the City of Sacramento (RASA). In that capacity, RASA is responsible for unwinding the Agency's activities including the disposition of the Agency's real estate assets purchased with non-housing tax increment funds. This Plan details the strategy RASA will employ to undertake the property disposition.

Long Range Property Management Plan Framework

Pursuant to Health and Safety Code Sections 34177(e) and 34181(a), the Successor Agency is required to dispose of all assets and properties of the former Agency. Also, the City may retain Agency properties with Oversight Board approval and making payment to the taxing entities under the terms of a compensation agreement under Health and Safety Code Section 34180(f).

This document addresses Health and Safety Code Sections 34191.4(a) and 34191.5(a) (enacted under AB 1484, Chapter 26, Statutes of 2012) and related requirements for the preparation of a Long Term Property Management Plan ("Plan"). The Plan identifies existing former Agency real property assets (e.g., land, buildings, etc.) and sets forth a strategy for the appropriate disposition of such assets in accordance with the provisions of AB 1484, including recommended actions to position the subject assets for disposition in a logical and systematic manner so as to enhance the surrounding community and maximize the sales proceeds and property tax receipts from the development of the subject properties.

Guiding Principles for Long Range Property Management Plan

On May 20, 2013, the Oversight Board for RASA approved the following guidelines for the disposition of RASA properties:

1. Follow rules and restrictions dictated by the funding source utilized for acquiring the property.
2. Continue to use properties that have traditionally functioned as public assets as public properties by transferring them to the City.
3. Provide opportunities to fulfill the development objectives set out when the property was purchased.
4. Balance community objectives with the receipt of proceeds.
5. Aggregate parcels where possible to provide biggest impact and financial benefit.
6. Evaluate whether placing on market at this time and/or in an “as-is” condition is most beneficial approach.
7. Promote the utilization of sales proceeds to accomplish vertical development.
8. Acknowledge that each property offered for disposition will likely require a different amount of time on the market.

Long Range Property Management Plan Organization

Section 2 addresses the AB 1484 requirement that the Successor Agency designate each of the real property assets into one of the following categories:

1. Retention for future development (Category 1)
2. Property for sale (Category 2)
3. Used to fulfill an enforceable obligation -700 Block of K Street Settlement Agreement (Category 3)

Included in Section 3 is a list of the properties in each category along with a narrative description on how the individual properties meet the designation. For those properties to be retained for future development, to be sold, or fulfill the enforceable obligation/Settlement Agreement (Categories 1-3), a disposition approach and process is outlined in this Plan.

Section 3 contains detailed information sheets on each of the former Agency-real property assets now owned by RASA. Each information sheet contains the following required information:

1. Date of purchase, value of property (estimated) at time of purchase;
2. Purpose of the property acquisition;

3. Parcel data including address, size, zoning, General Plan designation;
4. Estimate of the current value or appraised value;
5. Estimate of revenue generated from use of property and contractual requirements ;
6. Any history of environmental contamination and/or remediation;
7. Development potential/ planning objectives; and
8. Any previous development proposals, rental or lease agreements, other contracts.

Photographs and maps of each of the properties are also included.

The RASA contracted with CB Richard Ellis to determine current estimate of value for the properties, which was a good faith estimate range of values and not based on an appraisal. In some instances the properties were valued in conjunction with adjacent properties owned by RASA, since the potential for consolidation may lead to a higher valuation. These valuations, however, were just estimates of value based on an initial review and did not take into consideration any easements, encumbrances, or contamination of the properties.

Former Redevelopment Area Histories

River District

The River District Redevelopment Area (formerly known as the Richards Boulevard Redevelopment Area) was established in 1990 to address deficient infrastructure, isolation and a prevalence of homeless and social services. The District was characterized by its isolation due to natural and man-made obstacles – the American and Sacramento Rivers to the north and west, respectively, the secondary levee and railroad tracks to the south and Business 80 highway to the east. Redevelopment efforts in the River District have focused on infrastructure and attracting new businesses and development projects.

Downtown

The Downtown Redevelopment Area was one of the earliest redevelopment areas in the state. It traces its roots back to 1950, when the focus was on the western portion of the Downtown area, now the site of Old Sacramento and the Capitol West End area. The Redevelopment Project Area was amended several times to include additional properties in the downtown core. Redevelopment efforts focused on rehabilitation of

historic buildings, revitalization of the downtown mall, development of the Sheraton and Hyatt Hotels, as well as many residential, retail and office projects.

North Sacramento

North Sacramento was a city of its own until it was incorporated into the City of Sacramento in 1964. North Sacramento became a redevelopment project area in 1992. The primary focus of the redevelopment efforts has been the transformation of the 1.1 mile stretch of Del Paso Boulevard. As outlined in the 2009-2014 North Sacramento Redevelopment Implementation Plan, the focus was to “promote revitalization efforts and private investment by developing an eclectic arts and entertainment district along the Boulevard with unique shops and restaurants.” Additionally the Implementation Plan outlined the promotion of transit-oriented development with a mix of commercial, retail and residential uses to take advantage of the five light rail stations in this redevelopment area, three of which are along the Boulevard.

In order to further those goals, beginning in 2004, the Agency embarked on a strategy to acquire key properties along Del Paso Boulevard for redevelopment. Since there are a number of development sites along Del Paso Boulevard, the approach is to phase the disposition to avoid flooding the market and lowering overall values.

This process will be guided with a sensitivity to attracting end users that will further the intended goals and objectives outlined in the approved redevelopment plan, implementation plan and specific plans reflective of nearly two decades of community building work.

Del Paso Heights

Del Paso Heights has a long history traced back to the 1840s. Since World War II, the community grew substantially, mostly due to its proximity to McClellan Air Force Base and the need for worker housing. However, as the wartime economy wound down, and most workers left McClellan, Del Paso Heights experienced economic decline. The Del Paso Heights Redevelopment Area was adopted in 1970. Early on, more than \$8 million was invested to construct basic public infrastructure. More recent efforts focused on Del Paso Nuevo, a planned residential community with new improvements paid through public and private investment.

Oak Park

Over 150 years ago, downtown Sacramento's first suburb emerged in the nearby Oak Park Neighborhood, complete with its own commercial district and appealing craftsmen homes. For the first part of the 20th Century, Oak Park had developed into a stable middle-class area of modest single-family homes. However, homeowners hard hit by the Depression and then by the demand of World War II were unable to maintain or rehabilitate their homes. After the war, those who could afford to left Oak Park for inexpensive new suburbs outside the central city. With the flight of middle-class homeowners, economic and social conditions in the area spiraled downward. By the late 1960's, Oak Park suffered from widespread deteriorating housing and commercial properties, inadequate public infrastructure, empty lots and vacant buildings, and abandoned vehicles. The Oak Park Redevelopment Area was established in 1973 to address these deficiencies.

Army Depot

In 1942, the Sacramento Army Signal Depot was located in temporary facilities at the State Fairgrounds on Broadway and Stockton Boulevard. In 1945 the Depot moved to its final location, a 485-acre site located 8 miles southeast of the capitol. After World War II, the Depot became an important storage and repair location for Army communications equipment. It also became a major economic force in Sacramento, employing 4,000 civilians at its peak in 1968.

As part of the Base Closure and Realignment Act of 1990, the Sacramento Army Depot was closed in early 1994. The Depot was designated a redevelopment project area in 1995. In 2004, the Redevelopment Area was expanded to include an additional 1,527 acres immediately to the west and south of the original project area. This expanded area included many residential neighborhoods, as well as other commercial and industrial properties.

Section 2 : Property Disposition Strategy

Category 1.: Retain for Future Development

Former Downtown Redevelopment Area

Old Sacramento Parcels

Docks Area Project - Front Street Parcels

Docks Area Project- 2224 Front Street

408 J Street Project

731 K Street Project

800 K/L Streets Project

Former Oak Park Redevelopment Area

Stockton Boulevard Project (9th and 10th Avenues)

Former Del Paso Heights Redevelopment Area

Del Paso Heights Town Center Project

Robertson Community Center Park

Project Name: Old Sacramento Service Courts and Common Space

Former Redevelopment Area: Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	006-0012-020-0001*	0 Firehouse Alley	1,487	Service Court
2.	006-0012-025-0000	0 Firehouse Alley	1,500	Service Court
3.	006-0012-029-0000	123 J Street	2,838	Parklet
4..	006-0071-024-0000	0 Firehouse Alley	694	Service Court
5.	006-0071-051-0000	0 Front Street	805	Service Court
6.	006-0072-044-0000	0 Firehouse Alley	1,700	Service Court
	Total		9,024	

*Parcel ownership is split between RASA and one or more private owners.

Redevelopment History and Current Condition:

Sacramento’s early redevelopment efforts were focused along the waterfront in the area cut off by Interstate 5 and known now as Old Sacramento. Starting in the mid - 1960’s, the Redevelopment Agency acquired and redeveloped much of the then-derelict properties, retaining some small parcels to serve as areas for co-location of trash receptacles and common services. In some instances, these properties also were needed to be kept open to provide rear access to the historic structures as required by the building code. Many of the parcels contain access to utility services including SMUD manholes and fire suppression pipes and/or hydrants. These properties have generally been improved with concrete and/or asphalt paving.

Old Sacramento is a historic district with strict restrictions on development and is land locked. In 2010, after an extensive community process that spanned decades, the City gained acceptance from the Old Sacramento business community to consolidate waste management services which resulted in the formation of the Old Sacramento Collection District. The Collection District hired Allied Waste Services to provide the services for the District, which has been a remarkable success and has ameliorated many of the former trash issues. The success of this program relies on the City being able to utilize these Redevelopment Agency Successor Agency properties as locations for consolidated trash pick-up in the Old Sacramento Collection District.

APN 006-0012-020-0001 – This parcel has ownership split with the private owners of adjacent parcels. This arrangement was probably done to ensure that handicap access to the rear of their private buildings is retained. The property has commercial garbage and recycling receptacles, a manhole, fire suppression pipe and storm pipe.

APN 006-0012-025-000 – Functioning as a service court, this site includes a chain link enclosure around the garbage and recycling receptacles. A SMUD man-hole is also located on the site.

APN 006-0012-029-0000 -This 2,838 sq. ft. unimproved parcel site at 123 J Street was the location of the former Magnolia Saloon and Lords Restaurant Building. Though the original plan was to reconstruct a building on the site, the small site configuration does not allow construction of a building that will meet current building standards and fire code. The site has been functioning for years as an outside patio/parklet for the City's Convention, Culture and Leisure Department to hold tourist activities and outside public events.

APN 006-0071-024 and APN 006-0071-051 – These two parcels function as a single service court with trash bins on a paved area. A small brick structure houses an additional commercial trash bin.

APN 006-0072-044 – This paved 1,700 sq. ft. property includes a SMUD manhole and light standard as well as rear access to the adjacent buildings on 2nd Street.

These 6 parcels are recommended to be transferred to the City to ensure that their use as common service courts, building access, utilities, public restroom and parklets are maintained into the future for the Old Sacramento Historic District.

Retain for Future Development: These properties are recommended for retention by the City to ensure that they can continue in use as service courts and a parklet. These properties will be subject to a compensation agreement with the taxing entities.

Project Name: Docks Area – Front Street Parcels

Former Redevelopment Area: Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	009-0012-002-0000	1920 Front Street	97,139	Old Sac Storage
2.	009-0012-067-0000	0 Front Street	60,984	Vacant land
			158,123	

Redevelopment History and Current Condition:

The Docks area is approximately 29 acres of land adjacent to the Sacramento River, south of Old Sacramento and separated from Downtown Sacramento by Interstate 5. These natural and man-made features form a physical barrier between the Docks area and the rest of Downtown.

The Docks Area Specific Plan was approved in 2010 and created planning and design standards for the redevelopment of this section of the Sacramento riverfront. This Specific Plan represented the next stage in a planning process that included the Sacramento Riverfront Master Plan (2003) and the Docks Area Concept Plan (2005). The Specific Plan provides a comprehensive vision for the Docks Area as a mixed-use

neighborhood of medium to high density residential, office and regional destinations. The overall project density includes approximately 1,000 residential units, 40,000 square feet of retail and 150,000 to 300,000 square feet of office. To further the vision outlined in the Specific Plan, the Redevelopment Agency selected a private development partner, KSWM, and began acquiring parcels to consolidate them for mixed-use development. A total of six parcels were acquired. The plan envisioned the consolidation of these parcels with other Docks area properties held by the State of California, Pacific Gas and Electric (PG&E), and the City of Sacramento (Pioneer Reservoir) for development of a mixed-use neighborhood.

The parcels acquired by the Redevelopment Agency are currently vacant and are adjacent to the levee. In the northern portion on the Docks, the land is essentially flush with the top of the levee representing an “enlarged” levee. Moving south along the levee, the site grade drops as much as 25 feet on the southern end of the Docks area. Any development of the properties along the levee would have to take into consideration the effect of that development on the structural integrity of the levee system. Currently, the parcel at 1920 Front Street is being used by the horse carriage operators serving Old Sacramento.

Since most of the project area was previously used for heavy commercial and industrial activity, active remediation of soil and groundwater contamination is occurring on the PG&E site (2000 Front Street, APN 009-0012-003) which lies immediately south of one of the parcels owned by RASA (009-0012-067). PG&E operated a manufactured gas plant on this site from 1873 to 1959. The sites owned by RASA have been evaluated for environmental contamination and those findings will impact the approach to development for the properties.

Of the six parcels acquired for the Docks development project, three (APNs 009-0012-022, 009-0012-050 and 009-0012-051) have been recommended for transfer to the City as part of the continuation of the Docks Promenade (see description in Category 1 above) and one, 2224 Front Street (APN 009-0012-068-000), is recommended for sale as part of a museum development project (see description that follows).

The Specific Plan along with policy direction from City Council to pursue “Smart Growth” programs recommends continuing the pursuit of the remaining Docks area parcels for new housing, employment opportunities and expanded access to the riverfront. As one of the few areas available along the Sacramento River for development, the objective of creating a mixed-use neighborhood in the Docks area

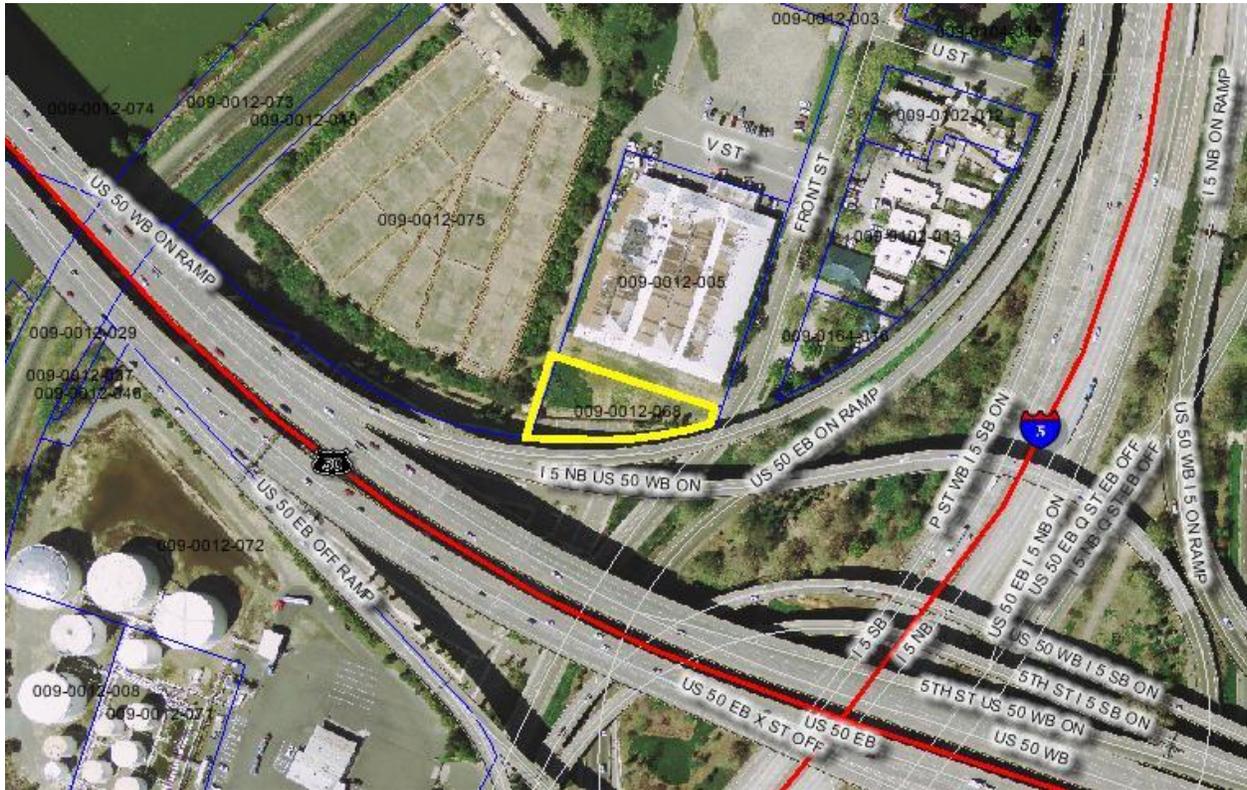
remains a priority. These parcels will be sold to developers with proposals consistent with the approved Specific Plan.

Disposition Strategy:

These properties are recommended for retention by the City for uses consistent with the approved Merged Downtown Redevelopment Plan and the Docks Area Specific Plan. These properties will be subject to a compensation agreement with the taxing entities.

Project Name: 2224 Front Street

Former Redevelopment Area: Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	009-0012-068-0000	2224 Front Street	23,015	Vacant land

Redevelopment History and Current Condition:

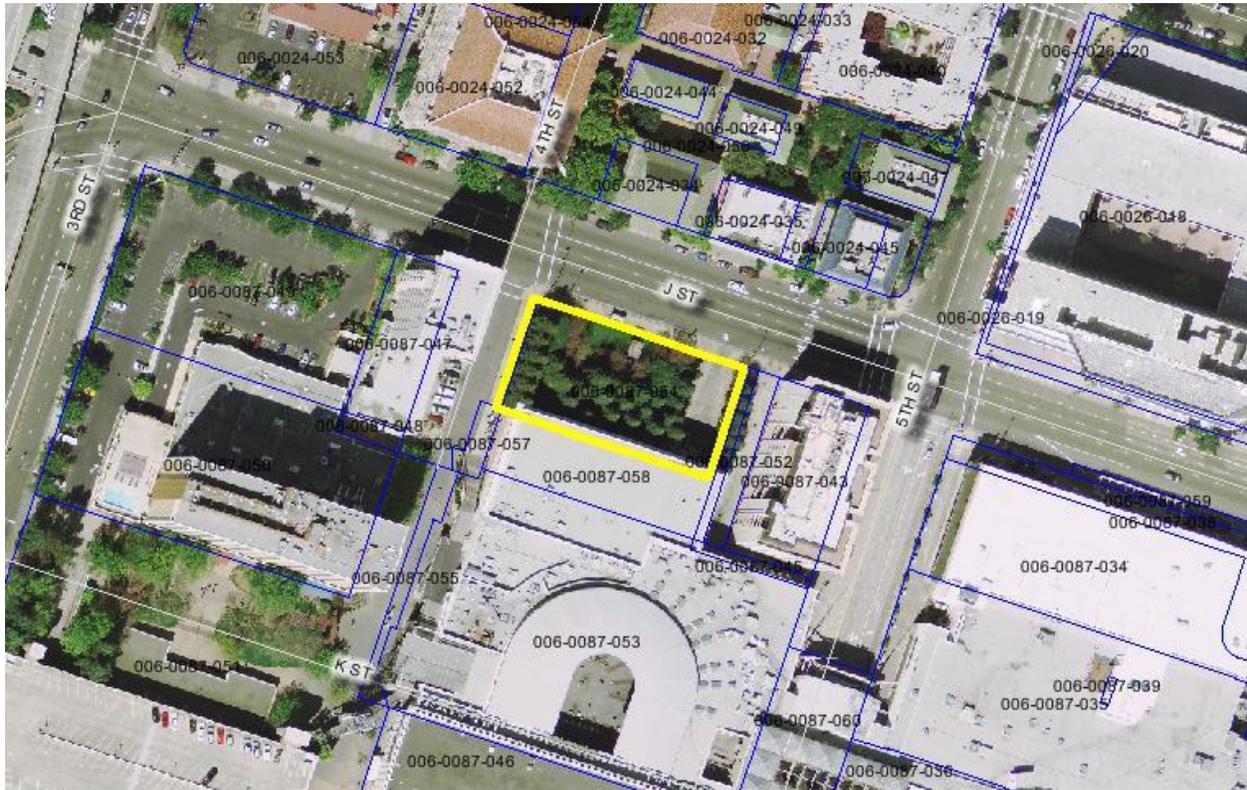
This property was acquired in 2005 from a private party as part of the acquisition strategy to implement the Docks Specific Plan (described above). It is immediately adjacent to a city-owned facility, which may be purchased by the automobile museum tenant.

Disposition Strategy:

Because of its strategic location on the waterfront, this site in the Docks area is also recommended for retention by the City for future development. This property will be subject to a compensation agreement with the taxing entities.

Project Name: 408 J Street Open Space

Former Redevelopment Area: Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	006-0087-054-0000	408 J Street	23,218	Open space

Redevelopment History and Current Condition:

This parcel is located adjacent to the Downtown Mall in the Central Business District. Current improvements include signage, irrigated turf and mature landscaping. The northern portion of the site is at grade with a sidewalk along J Street and the southern portion slopes down one level to the adjacent parking structure. This slope takes up approximately 40% of the overall site, limiting the site’s functionality. A concrete staircase is located on the southern edge of the property leading to the City’s parking garage. The site has a historic placard indicating it was the location of the St. George Hotel.

The property is encumbered with an access easement provided in 1991 to the owners of the Downtown Plaza, Macy's and Carter Hawley Hale Stores. The easement runs in perpetuity and provides for pedestrian and vehicular access to the driveway, ramp and sidewalks. In addition, there is an aerial encroachment for the repair and maintenance of the northerly façade of the Downtown Plaza building which abuts the property to the south.

Disposition Strategy:

With the advent of the arena to be located nearby, this site has even greater strategic advantage and is recommended for disposition as part of a process that is in keeping with the previous development objectives. This property has been appraised, the Oversight board has approved the valuation, and all of the taxing entities have signed a compensation agreement. The transfer will occur after the Plan is approved by the State Department of Finance.

Project Name: 731 K Street

Former Redevelopment Area: Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	006-0096-024-0000	731 K Street	5,565	Vacant Building

Redevelopment History and Current Condition:

The blocks along K Street were studied extensively as part of the JKL Visioning process conducted in 2004. The resulting JKL Charette report and the 2005-2009 Merged Downtown Implementation Plan that followed, recommended strategic attention be given to three areas of K street - the 1000 block, the 800 block and the 700 block. The 700 block was identified for development of significant regionally unique destination retail that takes advantage of the location adjacent to the Downtown Plaza.

In order to further that objective, 731 K was purchased along with the southern portion of the 700 block of K Street (see properties listed under Category 1 above) with the purpose of a consolidated commercial development project on all the major corners of

7th, 8th and K streets. 731 K was not included with the disposition and development agreements for the 700 block properties because it provides some opportunity for a stand- alone but complimentary project. The property is an approximately 5,565 sq. ft. commercial property improved with a three story office building that requires rehabilitation to bring it up to today's current standards for retail/ office. It is hoped that a user can be attracted to the ground floor space to aid in the activation of the K Street corridor.

Disposition Strategy:

With the advent of the arena to be located nearby, this site has even greater strategic advantage and is recommended for City retention as part of a process that is in keeping with the previous development objectives. This property will be subject to a compensation agreement with the taxing entities.

Project Name: 800 K/L Streets

Former Redevelopment Area: Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	006-0098-003-0000	800 K Street	1,901	Vacant land
2.	006-0098-004-0000	802 K Street	3,200	Vacant land
3.	006-0098-006-0000	810 K Street	3,200	Vacant land
4.	006-0098-007-0000	812 K Street	6,400	Vacant land
5.	006-0098-008-0000	816 K Street	3,200	Vacant land
6.	006-0098-014-0000	815 L Street	6,400	Vacant building
7.	006-0098-021-0000	1121 8 th Street	17,600	Vacant building
8.	006-0098-022-0000	1109 8 th Street	12,00	Vacant land

9.	006-0098-024-0000	806 K Street	10,000	Vacant land
	TOTAL		51,901	

Redevelopment History and Current Condition:

This 800 block of K and L Streets was studied extensively as part of the JKL Visioning process conducted in 2004. The resulting JKL Charette report (2005) recommended strategic attention be given to three areas of K street - the 1000 block, the 800 block and the 700 block.

The report recommended a mixed-use project for the 800 block that would include strong ground floor retail and housing with civic or other complimentary uses on the upper floors. To implement this vision, in 2006, the Agency solicited proposals from existing property owners. This was a lengthy protracted process that did not yield a project. Instead beginning in 2007, the Agency moved forward with acquisition of the properties through a negotiation process that ended with court action to acquire some of the parcels.

The 800 K/L properties consist of seven contiguous parcels along K Street, north of an east-west alley and two contiguous parcels south of alley. Both of these areas have historic elements. The property north of the alley is a vacant site with the ground level to the historic street level of Sacramento, which is one floor below current grade. As a result, the historic barrel vaults which supported the sidewalk can be viewed. This is one of the few areas of Sacramento where these are visible are has significant historic value.

The properties south of the alley also have historic considerations. The BelVue Apartments (1121 8th Street) is a three-story historic apartment building constructed in 1909 by architect George Sellon. The building is a listed landmark on the City’s Historic Registry. An addition was made to the building in 1954 extending it south to L Street. 809 L is a masonry building used as a parking garage. The 815 L Street is a two-story building serving over the years as a restaurant and nightclub.

All of these properties have been dramatically vandalized and stripped of copper wiring, resulting in a complete loss of integrity to the electrical systems. Roof systems have been patched with uncertain ability to last through an additional winter without major repair.

A 2009 Request for Proposal process yielded a viable development team who pursued the vision for mixed-use buildings on either side of the alley. Unfortunately, even with significant investment from the Agency, in addition to the contribution of the property at no cost, these projects were not economically feasible. In 2011, the Agency entered into an exclusive right to negotiate for development of a hotel on the site, but that project also failed due to economic infeasibility.

These properties were purchased with Downtown tax allocation bonds.

Disposition Strategy:

These properties are recommended to be retained by the City to oversee their use for future private development that would be complimentary to the previous development objectives for these sites. The properties will be subject to a compensation agreement with the taxing entities.

Project Name: Stockton Boulevard Project

Former Redevelopment Area: Oak Park



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	014-0222-067-0000	4625 10 th Ave.	49,223	Vacant land
2.	014-0222-068-0000	4601 10 th Ave.	18,294	Vacant land
4.	015-0181-051-0000	4722 9 th Ave.	26,441	Vacant land
	Total		93,958	

Redevelopment History and Current Condition:

The three parcels along Stockton Boulevard between 9th and 10th Avenue represent key opportunities for redevelopment and were assembled in the early 2000’s for use as a home for the Child Abuse Prevention Council (CAPC) main headquarters or a similar office or mixed-use development project.

The parcel on the east, 4722 9th Avenue, contains 26,441 sq. ft. (approximately .61 acres) and was purchased in December 2000 using for use as parking for the proposed CAPC project. At the time the site contained two used car lots and a vacant single-family

home. The home was sold in 2006 and relocated by Sacramento Neighborhood Housing Services. The property has remained affiliated with the western parcels on 10th Avenue since the time of acquisition, envisioning joint development of the properties. Currently the property is vacant and fenced. The property was purchased using Oak Park 1999 CIRB tax-exempt bond funds.

The two parcels on the west, 4601 and 4624 10th Avenue contain approximately 67,500 sq. ft. and were purchased over a multi-year period from 2001 to 2009. When purchased there were 11 different parcels with four different owners. Uses included two auto repair and salvage businesses, an apartment building, three deteriorating rental properties and vacant land. The goal of the acquisition was to consolidate the properties for use by CAPC or similar type of catalyst project. The proposed office project would eliminate blight and create a positive street presence with the influx of daytime workers and professionals, further supporting the commercial development of Stockton.

Phase 1 and II environmental studies were completed on the 10th Avenue properties and yielded evidence of contamination from motor oil and lead on the site that would need to be addressed for development.

Despite efforts, the CAPC development did not occur, and in July 2005, the Agency entered into a Disposition and Development Agreement with Regent Development for the development of a commercial mixed-use building. The property was sold to the Community Pride Project, an affiliate of the Stockton Boulevard Property Based Improvement District. The entitlements for this project were approved in 2005 and were modified in 2006 to replace some of the office space with 19 residential units.

The Regent project did not proceed and terms of the original DDA allowed the Agency to regain title to the properties. In 2009, the property was revested with the Agency.

At this time the properties are vacant and fenced.

Disposition Strategy:

These properties are proposed to be retained to the City to oversee its use for future private development. These properties will be subject to a compensation agreement with the taxing entities.

Project Name: Del Paso Heights Town Center Project

Former Redevelopment Area: Del Paso Heights



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	251-0084-018-0000	3801 Marysville Blvd.	32,281	Vacant land
2.	251-0122-002-0000	3739 Marysville Blvd	10,270	Vacant land
	Total		42,551	

Redevelopment History and Current Condition:

Marysville Boulevard is the historic focus of retail and commercial land use in the Del Paso Heights area. It is the major arterial linking Del Paso Heights to Del Paso Boulevard, Highway 160 and Downtown Sacramento. Revitalization of this corridor has been a major focus since the initiation of redevelopment in the area and was most recently featured in the 2009 - 2014 Del Paso Heights Implementation Plan.

The key component of the Marysville Boulevard revitalization strategy was to create a “Town Center” at the intersection of Marysville and Grand Avenue, the traditional nucleus of commercial and social life in Del Paso Heights. This location contains the greatest concentration of existing retail businesses and services as well as potential for parcel consolidation for new development. The ultimate goal was to stimulate a complete revitalization of the area through the elimination of vacant parcels,

improvement of parking and traffic, enhancement of lighting, and expansion and recruitment of businesses. The effort included a comprehensive 1998 Marysville Urban Design Plan which cited the predominance of small fragmented parcels that don't lend themselves to reuse and the existence of numerous blighted deteriorated buildings

3801 Marysville Boulevard

The parcel at the northeast corner of Marysville and Grand was the first property purchased by the Redevelopment Agency at this intersection. Once an abandoned gas station, the site was first offered for sale by the owner, Shell Oil, and received no offers. It was then placed up for auction along with other properties nationwide, but Shell did not receive their minimum bid. The Agency provided an offer and consummated the purchase in 1997 with the goal of using the property to attract an anchor retail use. This property then formed the basis to further the Town Center concept.

The site is approximately $\frac{3}{4}$ acre and is improved with frontage curb, gutter and sidewalk.

Environmental remediation was completed by Shell prior to the Redevelopment Agency's purchase.

3739 Marysville - Indus Gas

This site is located on the southwest corner of Marysville and Grand Avenue, across Grand Avenue from 3801 Marysville and north of the home of the Greater Sacramento Urban League. The property was acquired as part of the Del Paso Heights Town Center project to eliminate a blighting condition on the most visible commercial corner in Del Paso Heights. A small gas station and mini-mart known as Indus Gas was located on the site and for many years was the source of code enforcement and police issues. The Agency began its acquisition efforts in 2000 and after numerous attempts to purchase the site, the Agency obtained the property by eminent domain in 2007.

The property is approximately 10,000 square feet and improved with curb, gutter and sidewalks. A chain link fence surrounds the site.

The property is currently vacant and subject to regulatory agency orders to clean-up both soil and groundwater contamination. Funds are being provided by the Underground Storage Tank Fund.

Disposition Strategy:

These properties are to be retained for future development giving consideration to the interest to complete the Del Paso Heights town center commercial development concept. The sales proceeds will be provided to the County Auditor-Controller for distribution to the taxing entities.

Category 2: Sell

Downtown

Old Sacramento Parcel – 2nd Street

Southside Alleyways – Between 4th and 6th Streets

Southside Alleyways – Between 8th and 9th Streets

Oak Park

2729 Alhambra Boulevard Project

3200/3208 Martin Luther King Boulevard Project

3301/3307 12th Avenue Project

4749 14th Avenue Project

Army Depot

8128 Elder Creek Road Project

Del Paso Heights

Del Paso Nuevo Commercial Properties

Del Paso Heights – Marysville Properties

“Alvarado Boulevard” Properties

Balsam Street Project

3417/3421 Marysville Boulevard

North Sacramento

Del Paso Boulevard and Darina Project – 2300-2308 Del Paso Boulevard

Grand Theatre Project – 1915-1917 Del Paso Boulevard

Del Paso Boulevard and Edgewater Road Project– North (1400 Block)

Del Paso Boulevard and Edgewater Road Project– South (1300 Block)

Del Paso and Southgate Project - 1212-1310 Del Paso Boulevard

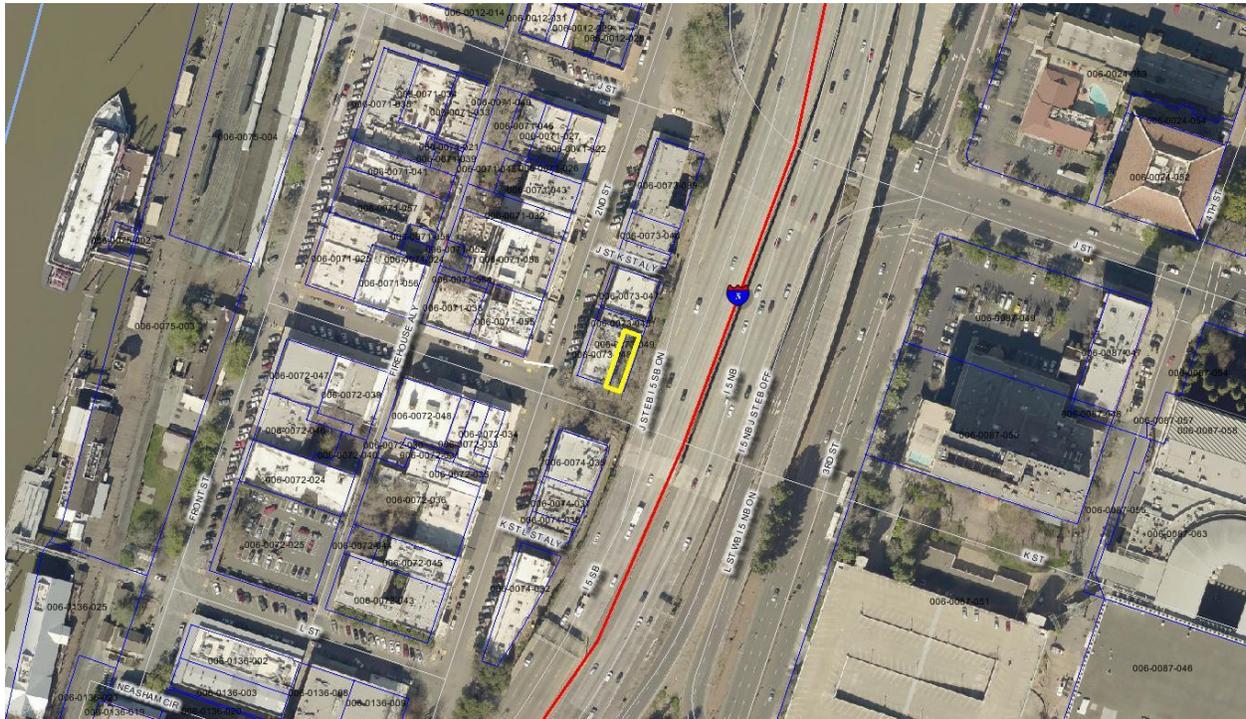
Del Paso and Baxter Project -1022-1030 Del Paso Boulevard

2075 Barstow Street Project

Dixieanne/Selma/Lexington Project

Project Name: Old Sacramento Service Court and Common Space

Former Redevelopment Area: Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	006-0073-049-000	0 2 nd Street	1,795	Access and Services
	Total		1,795	

Redevelopment History and Current Condition:

Sacramento’s early redevelopment efforts were focused along the waterfront in the area cut off by Interstate 5 and known now as Old Sacramento. Starting in the mid - 1960’s, the Redevelopment Agency acquired and redeveloped much of the then-derelict properties, retaining some small parcels to serve as areas for co-location of trash receptacles and common services. In some instances these properties also were needed to be kept open to provide rear access to the historic structures as required by the building code. Many of the parcels contain access to utility services including SMUD manholes and fire suppression pipes and/or hydrants. These properties have generally been improved with concrete and/or asphalt paving.

APN 006-0073-049 – This 2nd Street site consists of a courtyard with an elevation one level below street grade. Wooden stairs provide access to the rear of the adjacent

buildings along 2nd Street. The site contains three wooden enclosures housing shared trash and recycling receptacles.

Disposition Strategy: This property is envisioned for sale with the proceeds to be provided to the County Auditor-Controller for distribution to the taxing entities.

structures and to stimulate the development of larger future buildings. It is unknown what the intended purpose was for the three parcels fronting 5th Street.

Currently these properties provide access points to the rear of buildings fronting on S Street. The disposition of these properties will take into account the economic and operational needs of the existing adjacent businesses.

No environmental studies have been found on these properties. Therefore, any potential contamination has not been characterized.

Disposition Strategy:

These properties are recommended to be sold with the proceeds to be distributed to the taxing entities. Adjacent property owners may be interested in acquiring the properties to maintain current access to the rear of their buildings and loading areas. These owners will be provided the opportunity to purchase the parcels adjacent to their properties

Project Name: Southside Alleyways – Between 8th and 9th Streets

Former Redevelopment Area: Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	009-0065-016-0000	0 9 th Street	1,742	Alley
2.	009-0065-018-0000	0 9 th Street	871	Alley
	Total		2,613	

Redevelopment History and Current Condition:

As with the other alley properties listed above, it is unknown for certain the Redevelopment Agency’s intent when these properties were acquired between 1967 and 1971. Again, anecdotal information indicates that they could have been acquired as part of a redevelopment effort designed to move loading areas off S Street into the alleys.

These parcels are too small to support independent development and each parcel only has one adjacent property owner. Both adjacent properties have parking lots located immediately south of these RASA properties, which function as an extension of the alley way. These owners access their trash service areas across these parcels.

No environmental studies have been found on these properties. Therefore, any potential contamination has not been characterized.

Disposition Strategy:

It is unlikely the parcels will have value other than to adjacent property owners. The properties will be offered for sale to the owners with the proceeds to be distributed to the taxing entities. The proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: 2729 Alhambra Boulevard

Former Redevelopment Area: Oak Park



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	010-0365-025-0000	2729 Alhambra Blvd.	4,792	Vacant land

Redevelopment History and Current Condition:

This parcel at the southeast corner of Alhambra and 2nd Avenue was acquired by the Redevelopment Agency as part of a program to purchase vacant lots and develop them with single family houses. This site, however, did not lend itself well to that purpose because it is immediately adjacent to Highway 99 and is an irregularly shaped parcel.

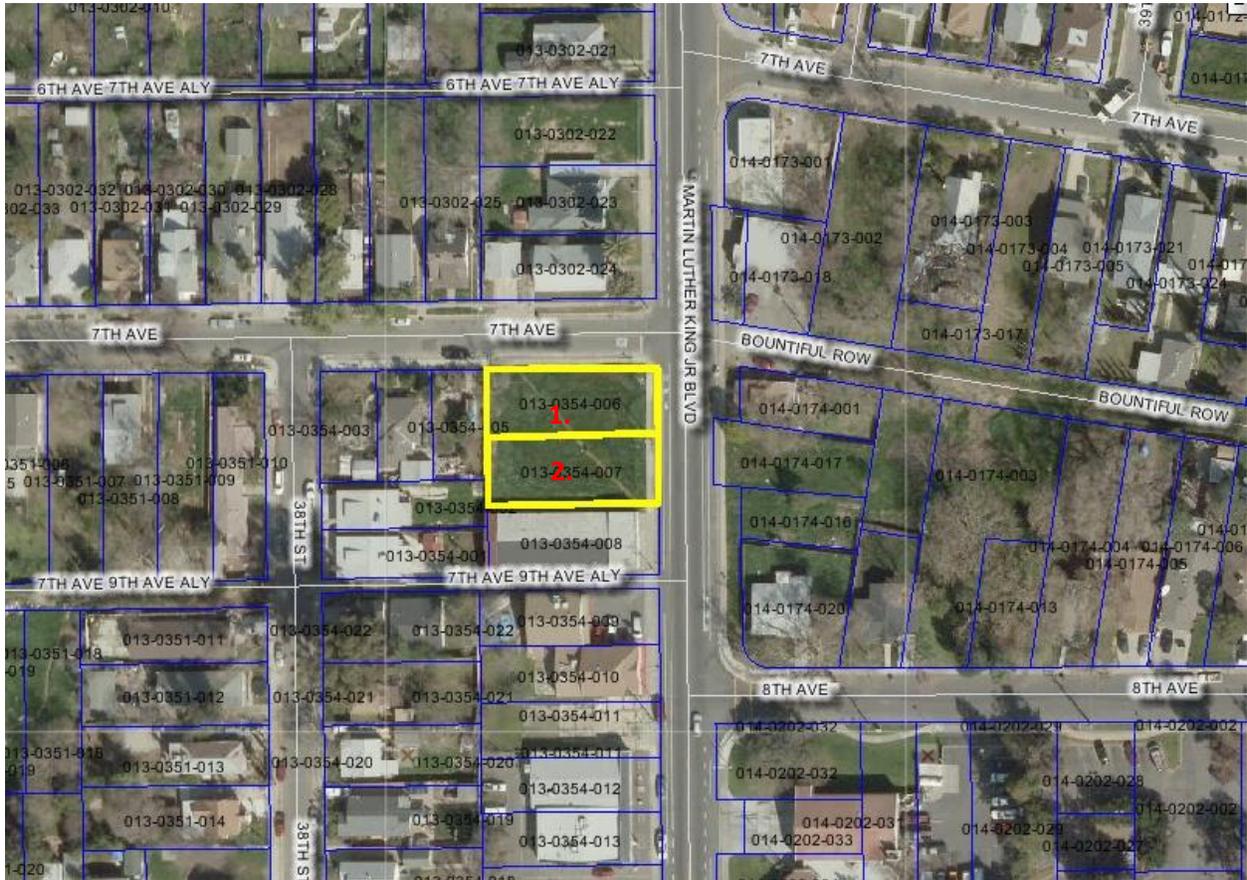
The site has curbs, gutters, sidewalks and planter strips on the frontage. It has a single wire fence surrounding the site. It had been offered for sale by the Redevelopment Agency, but no offers were received.

Disposition Strategy:

This site will be offered for sale, but will present challenges to find a buyer due to its limited utility. The proceeds from this sale will be provide to the County Auditor-Controller for distribution to the taxing entities.

Project Name: 3200/3208 Martin Luther King Blvd.

Former Redevelopment Area: Oak Park



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	013-0354-006-0000	3200 MLK Blvd.	5,663	Vacant land
2.	013-0354-007-0000	3208 MLK Blvd.	5,663	Vacant land
	Total		11,326	

Redevelopment History and Current Condition:

These two vacant parcels are located on Martin Luther King Jr. Boulevard (MLK) just south of 7th Avenue. They were purchased by the Redevelopment Agency in 2008 (3208 MLK) and 2009 (3200 MLK) as part of the Martin Luther King Jr. Boulevard Streetscape and Urban Design Master Plan, an aggressive approach to the revitalization of this main corridor in the Oak Park area. Approved in 2008 and included in the Oak Park Redevelopment Implementation Plan, the plan included redesigning the Boulevard with enhanced infrastructure, adding planting areas, and facilitating catalytic private infill development.

Phase I and II environmental investigations have been conducted on the site indicating that there may be Volatile Organic Compounds (VOCs) on the site.

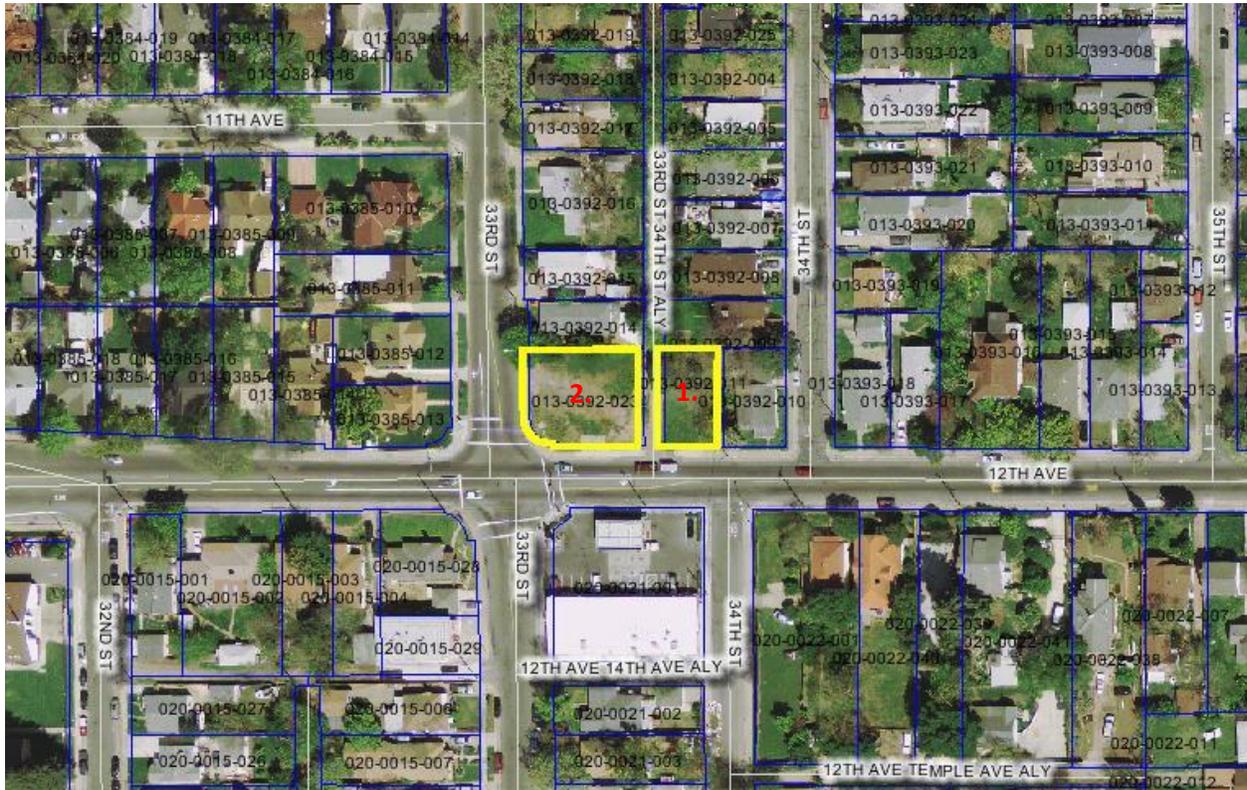
The two vacant properties total 11,326 square feet and have improvements along the frontage including curb, gutter and sidewalks. The site is fenced with poles and single wire fencing.

Disposition Strategy:

This property is recommended for sale for a use consistent with zoning and the Oak Park Redevelopment Plan and Implementation Strategy. The proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: 3301/3307 12th Avenue Project

Former Redevelopment Area: Oak Park



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	013-0392-011-0000	3307 12 th Ave.	3,920	Vacant land
2.	013-0392-023-0000	3301 12 th Ave.	7,300	Vacant land
	Total		11,220	

Redevelopment History and Current Condition:

These two parcels front 12th Avenue between 33rd and 34th Street and were purchased by the Agency in 2009 as part of the Martin Luther King Jr. Boulevard Streetscape and Urban Design Master Plan, an aggressive approach to the revitalization of this main corridor in the Oak Park area. The plan included redesigning the Boulevard, providing enhanced streetscape improvements and facilitating catalytic infill development.

The two vacant properties are divided by an alley which continues northward through the block. Improvements along the frontage include curb, gutter and sidewalks.

Both sites are fenced with poles and single wire fencing. They are zoned as Limited Commercial.

Disposition Strategy:

This property is recommended for sale for a use consistent with zoning and the Oak Park Redevelopment Plan and Implementation Strategy. The proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: 4749 14th Avenue

Former Redevelopment Area: Oak Park



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	014-0294-009-0000	4749 14 th Ave.	5,413	Building

Redevelopment History and Current Condition:

This 5,413 square foot parcel located at the intersection of 14th Avenue and Stockton Boulevard was purchased by the Redevelopment Agency at a trustee’s sale in November 2006. The Agency had provided a commercial loan to the owner of the building who defaulted on the loan. The property consists of an approximately 2,690

square foot building and 800 square feet of covered storage. The Redevelopment Agency had previously taken this property back in foreclosure in December 2001 and then sold it to an owner-user who was going to open a medical clinic. The transaction was subject to grant deed development restrictions. In the midst of a dispute to have title re-vested in the Redevelopment Agency, the owner took equity out of the property in a secured loan. That lender then foreclosed on their deed of trust. The Agency repurchased the property at the trustee's sale to protect their original investment.

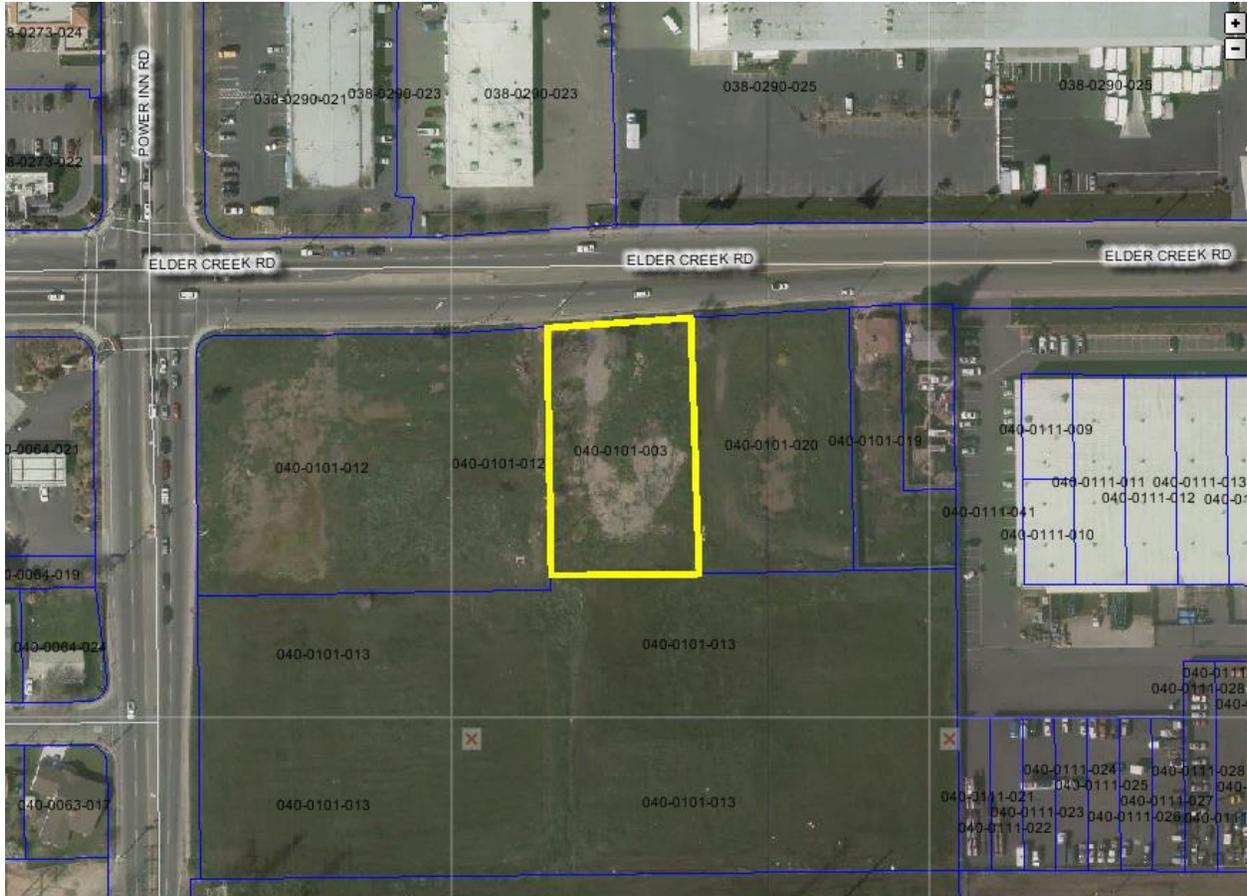
The property operated as an automotive repair facility from approximately 1915 to 1972 and by 1990 became a car upholstery and stereo installation business. A Phase I and a limited Phase II were completed in 2010 indicating no environmental concerns at that time.

Disposition Strategy:

This property is recommended for sale for a use consistent with zoning and the Oak Park Redevelopment Plan and Implementation Strategy. The proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: 8128 Elder Creek Road

Former Redevelopment Area: Army Depot



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	040-0101-003-0000	8128 Elder Creek Rd.	32,670	Vacant land

Redevelopment History and Current Condition:

Situated near the southeast corner of Elder Creek Road and Power Inn Road, this property was purchased by the Agency in 2007. The site contained a deteriorating residential structure in blighted condition, along with numerous outbuildings, non-working vehicles and general debris. The parcel is surrounded by approximately 27 undeveloped acres under one ownership. It was envisioned that the purchase of this parcel would assist with the adjacent owner’s plans to develop a retail center. Without this parcel, the configuration of the adjacent parcels hampered the pedestrian, auto circulation and effective design of the center. The development of a commercial center

that would encompass all of the properties would increase the property base and serve the needs of the adjacent business and residential community.

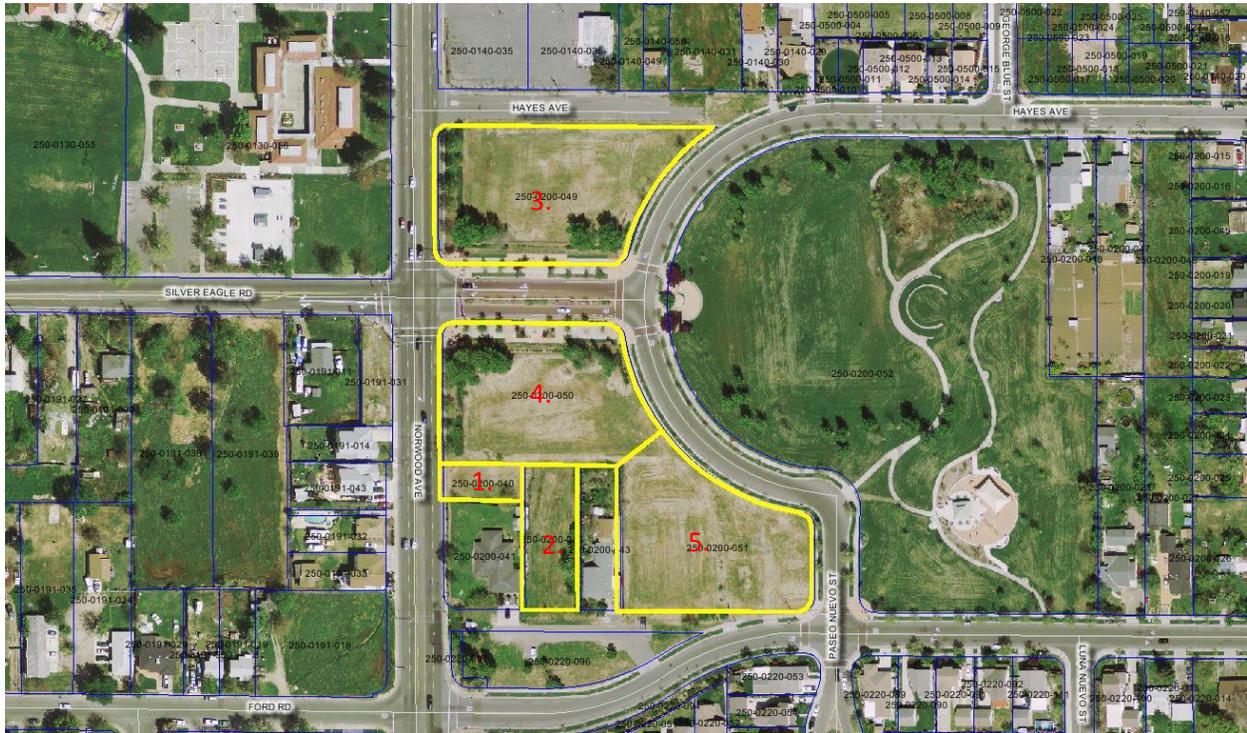
The residential structure was demolished in 2007 and the lot is currently vacant. Curb, gutter, and sidewalk exist along the Elder Creek frontage, with a curb cut onto Elder Creek Road.

Disposition Strategy:

This property is recommended to be offered for sale to the adjacent property owner with proceeds to be distributed to the taxing entities. The proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: Del Paso Nuevo Project

Former Redevelopment Area: Del Paso Heights



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	250-0200-040-0000	3432 Norwood Ave.	5,663	Vacant land
2.	250-0200-046-0000	435 Ford Road	15,400	Vacant land
3.	250-0200-049-0000	Del Paso Nuevo St and Norwood Ave	3,184	Vacant land
4.	250-0200-050-0000	Del Paso Nuevo St and Norwood Ave	49,658	Vacant land
5.	250-0200-051-0000	455 Ford Road	49,951	Vacant Land
	Total		123,856	

Redevelopment History and Current Condition:

In the 1990's, the Sacramento Housing and Redevelopment Agency received funding from the U.S. Department of Housing and Urban Development (HUD) for the Del Paso Nuevo Homeownership Zone project. The funding was received to transform an area which contained dilapidated ranch-style housing stock on large lots into a walkable, mixed-income, mixed-use community. Since then 105 homes have been built, 10 more are under construction with 210 additional homes planned for the future. The five

properties included in this report were envisioned to be developed as a retail or mixed-use center supporting the new Del Paso Nuevo community and the rest of Del Paso Heights. Because of the link to the Homeownership Zone project, these properties were originally listed as housing assets. Since then, the California Department of Finance has determined that these parcels are not technically housing assets and should be included in the Long Term Property Management Plan.

The five parcels were purchased in 2000. In 2007 the Redevelopment Agency issued a Request for Proposal to attract a retail/mixed-use project to the properties. However, the Agency did not receive any viable responses.

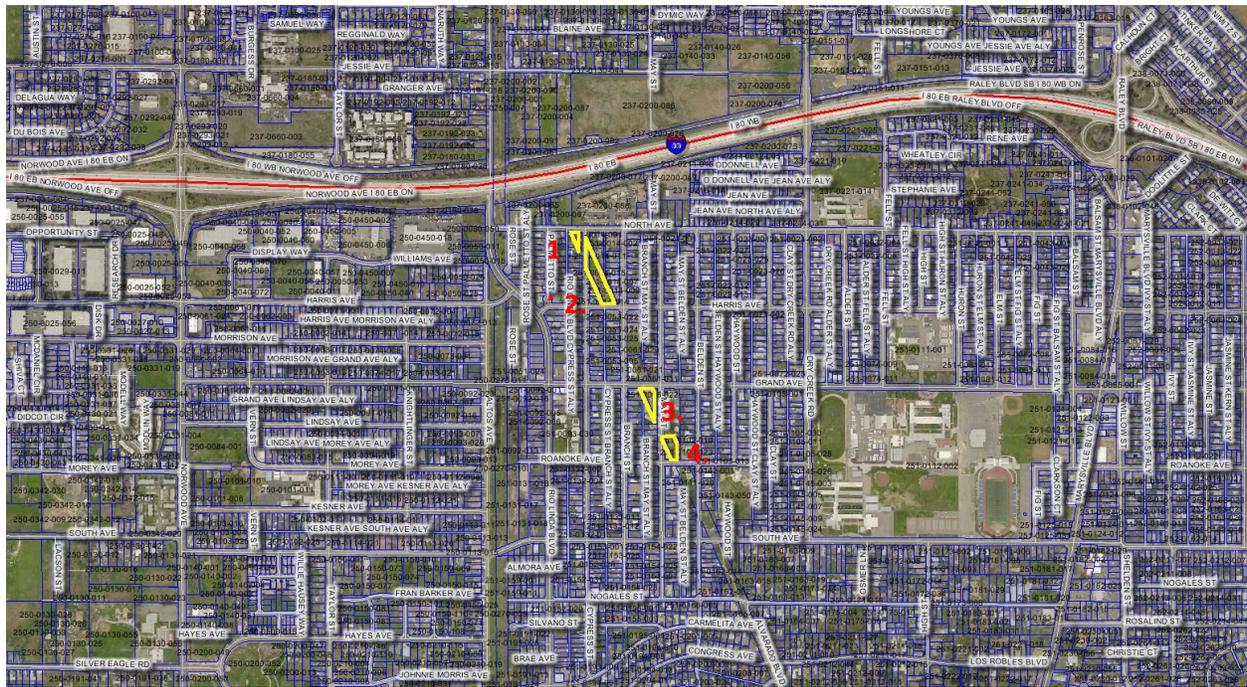
The properties are currently vacant and improved with curb and gutter where they abut a street.

Disposition Strategy:

The strategy for disposition is to sell the properties for a use that is consistent with the federal HUD Homeownership Zone program for the area and approved zoning. Norwood Avenue is currently not a commercial corridor so attraction of a retail or mixed-use development on these parcels will likely be challenging. The proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: “Alvarado Boulevard” Properties

Former Redevelopment Area: Del Paso Heights



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	251-0012-023-0000	0 North Ave	5,663	Vacant land
2.	251-0014-015-0000	0 Harris Ave	44,431	Vacant land
3.	251-0096-022-0000	0 Grand St	18,731	Vacant land
4.	251-0102-022-000	1075 Roanoke	17,465	Vacant land /Garden
	Total		86,290	

Redevelopment History and Current Condition:

These parcels are diagonally configured and bisect four residential blocks. The parcels were originally mapped as right of way on the subdivision map for the area. It is assumed the properties were originally purchased by the City in order to create Alvarado Boulevard. However, there is a PG&E utility easement with several electrical towers and overhead high voltage power lines making the properties unsuitable for this use.

The parcels were transferred to the Redevelopment Agency in 1971. The Redevelopment Agency attempted to draw new lot lines and sell the parcels to adjacent

property owners. However, interest was limited. After extensive outreach efforts the Agency was only successful in transferring a few parcels.

Due to the power lines, the reuse potential of these parcels is greatly limited. The City has no suitable public use for them and other government entities are also unlikely to have need of them. It is likely the only interested parties in the parcels will be the adjacent property owners.

The most northerly parcel, parcel #1, is a small, triangular shaped remainder parcel which runs under the overhead power lines. It is undeveloped and unlikely to be of interest to any property owner other than the single residential property located immediately to the west of the parcel.

The second parcel, #2, has several encroachments from adjacent residential properties and appears to be used as a community garden. Again, it is likely to be of interest to adjacent property owners, which would necessitate the redrawing of parcel boundaries and negotiation to obtain compensation. It is likely the cost to dispose of the parcels will exceed any potential sale proceeds.

The third parcel, #3, is also a corner parcel but is substantially bigger than parcel #1. Again, the overhead power lines cross the mostly vacant, undeveloped parcel. The northern tip of the parcel appears to be encroached upon by the adjacent property, a small single story rental complex. The owner of that rental building may have interest in the parcel as a surface parking lot or location of a future tenant amenity.

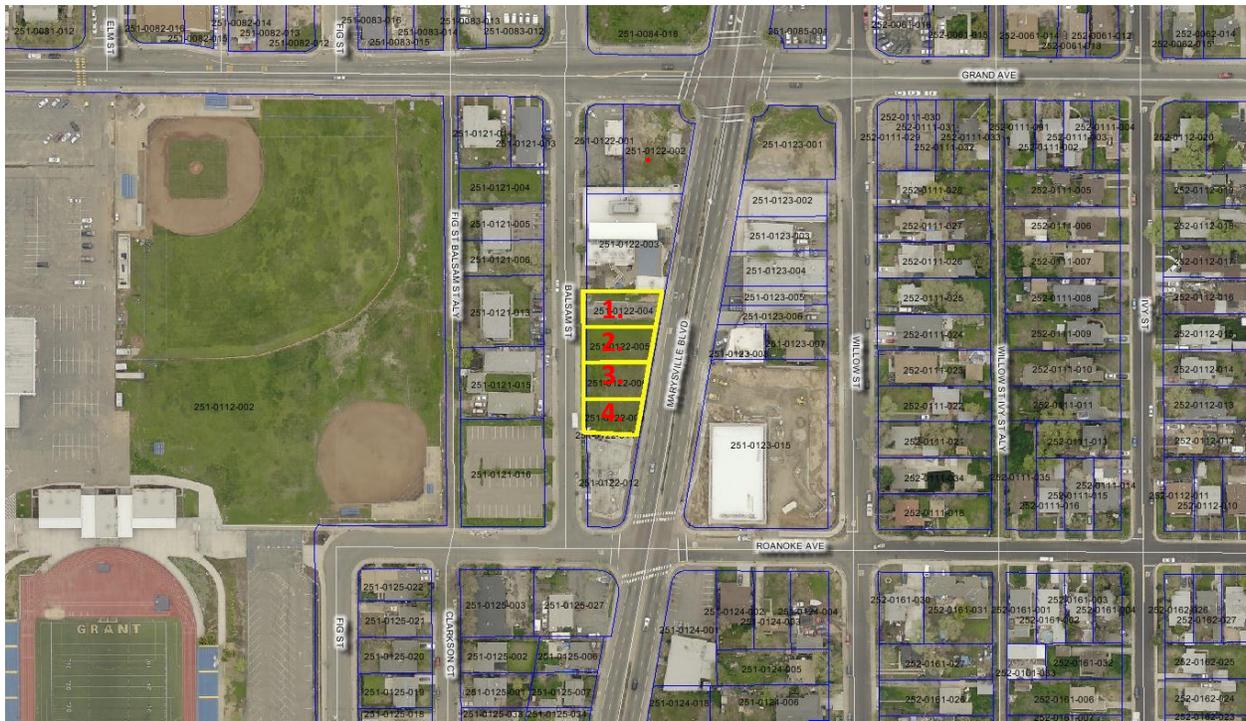
Currently, the most southerly of the parcels, #4, is being used for a community garden.

Disposition Strategy:

These properties are recommended to be sold with the proceeds to be distributed to the taxing entities. The disposition effort related to these properties will be long term and will involve working with existing adjacent property owners who may be interested in acquiring the properties to maintain current access or to enlarge their yards. The proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: Del Paso Heights Town Center Project

Former Redevelopment Area: Del Paso Heights



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	251-0122-004-0000	3721 Marysville Blvd	5,063	Vacant land
2.	251-0122-005-0000	3717 Marysville Blvd	4,624	Vacant land
3.	251-0122-006-0000	3713 Marysville Blvd	4,262	Vacant land
4.	251-0122-009-0000	3711 Marysville Blvd	3,312	Vacant land
	Total		17,261	

Redevelopment History and Current Condition:

Marysville Boulevard is the historic focus of retail and commercial land use in the Del Paso Heights area. It is the major arterial linking Del Paso Heights to Del Paso Boulevard, Highway 160 and Downtown Sacramento. Revitalization of this corridor has been a major focus since the initiation of redevelopment in the area and was most recently featured in the 2009 - 2014 Del Paso Heights Implementation Plan.

The key component of the Marysville Boulevard revitalization strategy was to create a “Town Center” at the intersection of Marysville and Grand Avenue, the traditional nucleus of commercial and social life in Del Paso Heights. This location contains the greatest concentration of existing retail businesses and services as well as potential for

parcel consolidation for new development. The ultimate goal was to stimulate a complete revitalization of the area through the elimination of vacant parcels, improvement of parking and traffic, enhancement of lighting, and expansion and recruitment of businesses. The effort included a comprehensive 1998 Marysville Urban Design Plan which cited the predominance of small fragmented parcels that don't lend themselves to reuse and the existence of numerous blighted deteriorated buildings

3711- 3721 Marysville

These parcels were purchased in 2000 and 2001 to stimulate additional commercial development to complement the newly completed Greater Sacramento Urban League Building at 3723 Marysville and further the Town Center concept. The uses of the property at the time of purchase were: 3713-3717 Marysville, an automobile repair shop and storage; 3711 Marysville, a vacant paved lot, and 3721 a vacant restaurant. The properties were purchased and the structures demolished. Currently all of the parcels are vacant lots. A portion of the parcel at 3721 Marysville Blvd. is paved.

Phase I and II environmental investigations were conducted for the properties and did not show significant environmental concerns. Potential groundwater contamination from 3701-3705 Marysville to the south of these properties may impact development.

The parcels are finished with curb, gutter, and sidewalks.

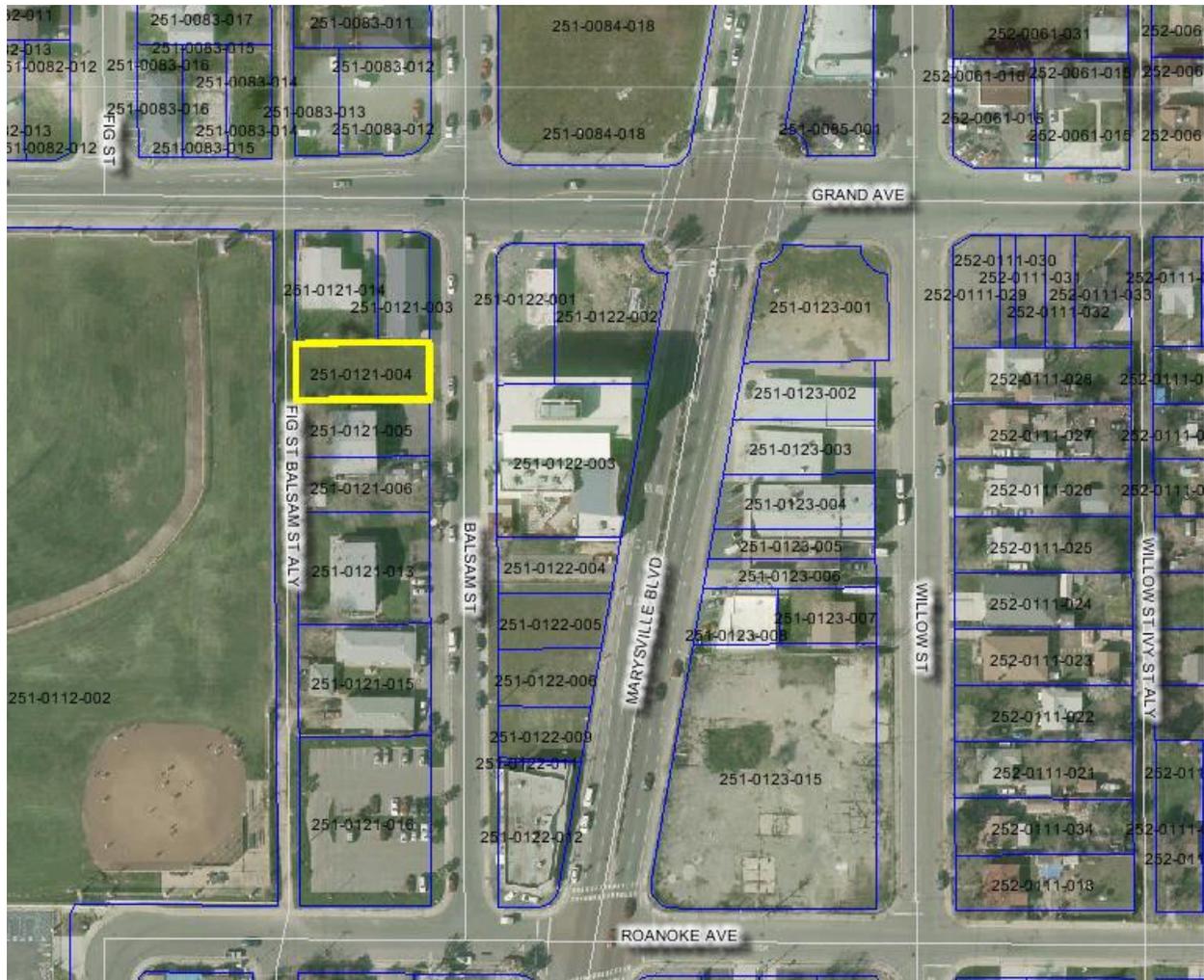
The parcels offer a commercial development opportunity. Their visibility, access and configuration are desirable but those advantages are tempered by historically poor market conditions. In addition, there are a number of similar sites and buildings available in the surrounding area.

Disposition Strategy:

These properties are proposed to be sold with consideration given to the interest to complete the Del Paso Heights town center commercial development concept. The sales proceeds will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: Balsam Street

Former Redevelopment Area: Del Paso Heights



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	251-0121-004-0000	0 Balsam Street	6,098	Vacant land

Redevelopment History and Current Condition:

In 1999, the Redevelopment Agency entered into a Disposition and Development Agreement with the Greater Sacramento Urban League to construct a new headquarters building on Marysville and Grand Avenue. Balsam Street is immediately west of the completed Urban League Building. In July 1999, a trustee for the subject Balsam street property approached the Agency regarding potential acquisition of the parcel. The

Agency determined that the parcel held potential for development of a parking lot complimentary to both the Urban League project and the development of Grant and Marysville into a town center. The 1998 Marysville Boulevard Urban Design Plan included strategies for increasing parking and consolidating parcels near the intersection. The longer term strategy was to acquire properties along Balsam to eliminate blighting conditions and with the long term vision to abandon the street in its entirety.

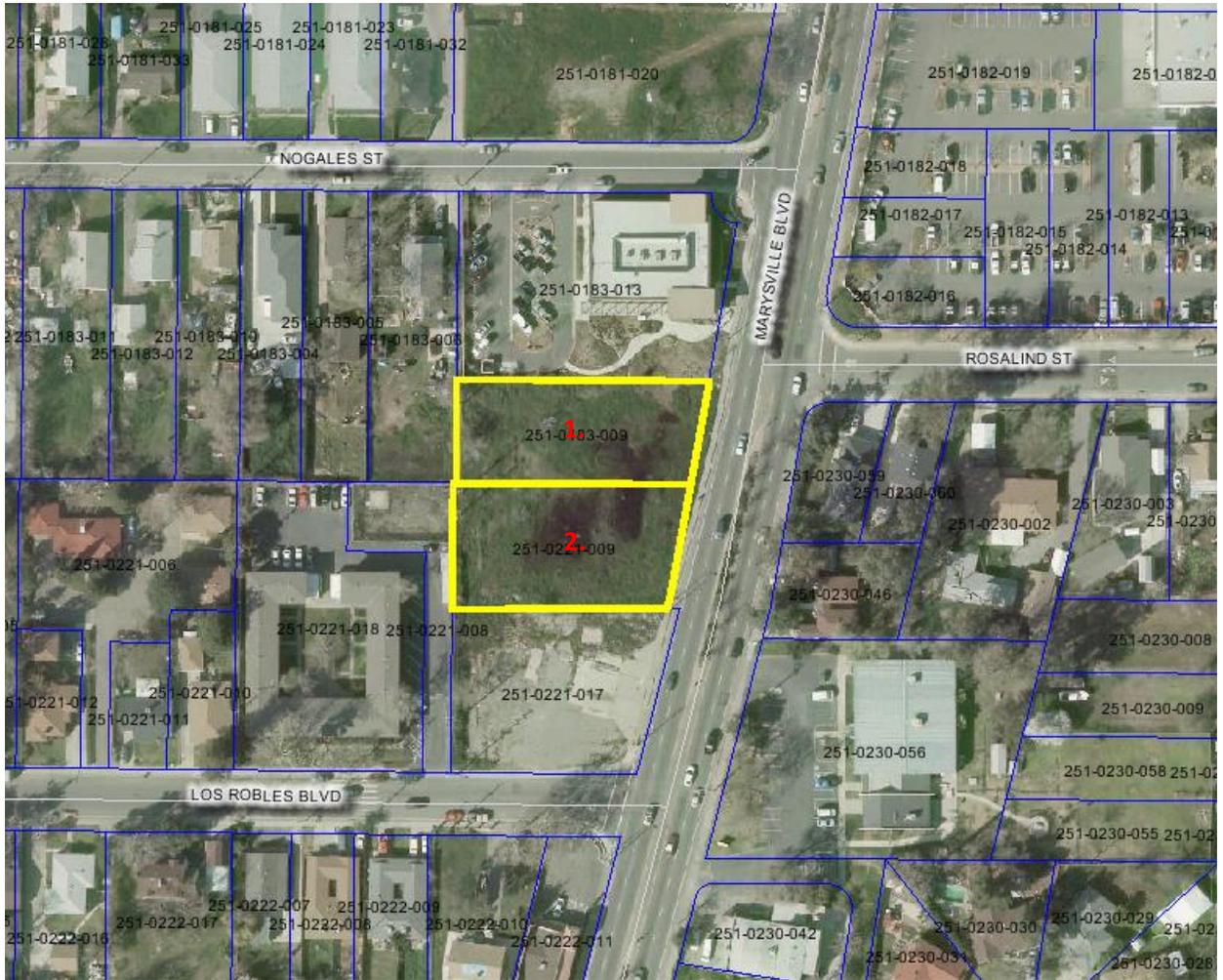
The site is currently vacant.

Disposition Strategy:

This site is recommended to be offered for sale with proceeds to be distributed to the taxing entities. The proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: 3417/3421 Marysville Boulevard

Former Redevelopment Area: Del Paso Heights



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	251-0183-009-0000	3421 Marysville Blvd.	16,117	Vacant land
2.	251-0221-009-0000	3417 Marysville Blvd.	16,704	Vacant land
	Total		32,821	

Redevelopment History and Current Condition:

This 32,821 square foot site is located on Nogales Avenue and the west side of Marysville Boulevard, a major arterial. The site is one block from the north area’s Sacramento Police William J. Kinney Police Facility. The neighboring community is primarily single-family homes.

The property was purchased in 1996 for development of a commercial shopping center. At the time, the property was vacant with the exception of a small home fronting on Nogales. The block represented the only large contiguous block of vacant land on Marysville Boulevard. The presence of the Kinney Facility across the street offered locational advantages to make this property attractive for potential tenants and investors by offering an employee base of officers and civilians, a heightened sense of security and location recognition. Despite these attributes and an initial development proposal for a center, a project did not materialize for the property.

The parcels are finished with curb, gutter, and sidewalks.

A Phase I was completed for the property and did not reveal any areas of significant concern.

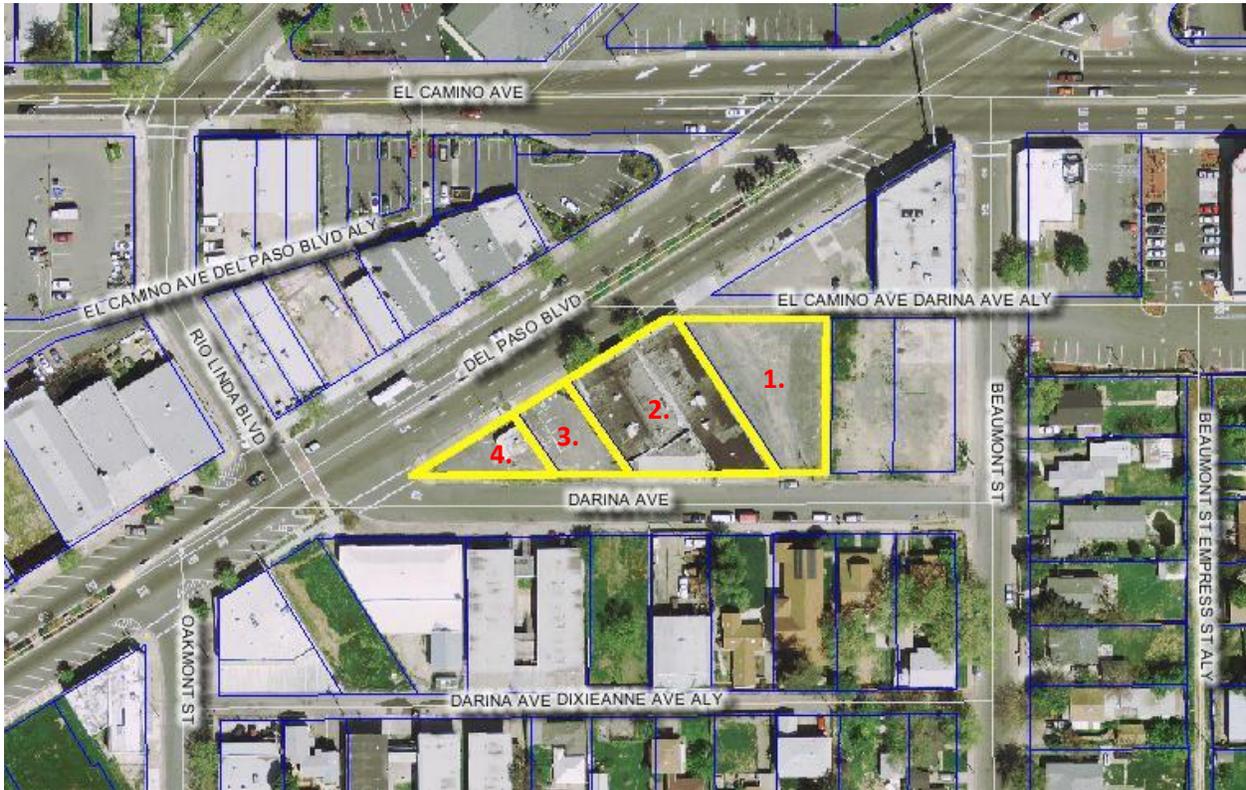
The highest and best use for this property is likely a commercial center. However, due to slow market conditions for this area, the development timetable is likely longer term and at a price sufficiently low to allow a developer to carry the property for some period of time.

Disposition Strategy:

The property is recommended to be offered for sale with the proceeds to be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: Del Paso Boulevard and Darina Project – 2300-2308 Del Paso Boulevard

Former Redevelopment Area: North Sacramento



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	275-0052-005-0000	775 Darina Ave.	11,230	Vacant Lot
2.	275-0052-006-0000	2308 Del Paso Blvd.	11,889	Vacant Bldg
3.	275-0052-007-0000	2300 Del Paso Blvd.	3,648	Vacant Bldg.
4.	275-0052-008-0000	2300 Del Paso Blvd.	2,714	Vacant Lot
	Total		29,481	

Redevelopment History and Current Condition:

Near the intersection of Del Paso Boulevard and El Camino, this irregularly shaped site is approximately 30,000 sq. ft. with all four parcels purchased together in October 2008 for a future redevelopment project. The site has 100 feet of frontage and visibility along Del Paso Boulevard and approximately 335 feet of frontage on Darina Avenue.

The parcel #4, 2300 Del Paso Boulevard, contains a 308 square foot former taco stand building. 2308 Del Paso Boulevard is a larger 13,000 square foot vacant concrete block building. Both are in deteriorating condition with the roof failing on the 2308 property. A 2008 appraisal for these properties assigned no value to the buildings as they were deemed beyond their useful life. The sites were purchased for assemblage and to stimulate the development of a commercial or mixed-use building on the corridor.

The results of Phase I and II environmental investigations indicated the existence of environmental contamination on 2300 Del Paso, since it had previously been used as a service station. Environmental cleanup has taken place and a No Further Action letter was issued in 2013.

Disposition Strategy:

This property is recommended for sale consistent with zoning and the North Sacramento Redevelopment Plan and Implementation Strategy. Proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: Grand Theatre – 1915-1917 Del Paso Boulevard

Former Redevelopment Area: North Sacramento



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	275-0035-012-0000	1917 Del Paso Blvd.	7,841	Parking Lot
2.	275-0035-013-0000	1917 Del Paso Blvd.	7,841	Vacant Building
3.	275-0035-014-0000	1915 Del Paso Blvd.	3,920	Vacant Building
	Total		19,602	

Redevelopment History and Current Condition:

In keeping with the North Sacramento Redevelopment Plan, the 2009-2014 North Sacramento Implementation Strategy, and the North Sacramento Business Attraction Strategy, the Redevelopment Agency focused its attention on developing Del Paso Boulevard as an active commercial corridor with a transit-oriented focus. With five light rail stations, the area has many opportunities for transit-oriented development with a mix of commercial, retail, office and residential uses. The plans feature an art, cultural and design district for the Boulevard.

As part of that implementation of that strategy, the Redevelopment Agency began in 2004 to acquire key parcels for consolidation and redevelopment. One of the most potentially significant was the acquisition of 1915-1917 Del Paso Boulevard. The Agency had been working with a development team on the renovation of these three parcels, commonly known as the Grand Theatre, as a catalyst project for the art-themed Boulevard.

The building complex fronts Del Paso Boulevard and is comprised of an original theatre that dates back to the 1940's along with an adjacent building which appears to be a later addition. A small 26-space parking lot to the north serves the buildings. The theatre building is a two-story structure with approximately 12,000 square feet on the main level and a 2,250 square feet second floor. Functioning as a theatre until the 1960's it was later converted to a church. In addition to property access via Del Paso Boulevard, the rear of the parcels can be accessed via an alley through a gated fence that is locked and secured.

Shortly after acquisition in 2009, the Agency hired Kitchell, an architectural and engineering firm, to prepare a physical assessment of the buildings. Kitchell reported that "overall the buildings and site are in poor condition with areas of severe damage resulting from neglect, lack of use, and deferred maintenance..." Their recommendation was to replace the roof in its entirety along with all systems in the building. Since then, significant water intrusion has occurred to the structures. Further worsening conditions, the buildings have since been vandalized resulting in increased deterioration to the structures.

This site had been identified in the previous North Sacramento Implementation Plan as being one of the major catalyst sites anchoring Del Paso Boulevard as an entertainment and cultural district. The Agency had been actively exploring the site's potential for commercial reuse. The substandard condition of the property will require significant capital improvements to bring the building and site to occupant-ready condition. As demand for this type of special purpose building is not high, it is anticipated this property will likely be retained for a number of years and because it will require significant investment the sales price likely will be low.

Disposition Strategy:

Since there are a number of development sites along Del Paso Boulevard, the approach is to phase the disposition to avoid flooding the market and lowering overall values. This process will help ensure that end users further the intended goals and objectives of

the approved redevelopment plan, implementation plans and specific plans reflective of nearly two decades of community building work.

Because there has been pre-development planning work already done on this property and because of the significant catalytic effect the redevelopment could have, the Grand Theatre properties are envisioned as part of the initial disposition focus. The potential buyer who had undertaken extensive predevelopment work remains interested. It is recommended that a sale to this party be pursued. Any proceeds emanating from a sale would be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: Del Paso Boulevard and Edgewater Road – North (1400 Block)

Former Redevelopment Area: North Sacramento



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	275-0125-001-0000	1400 Del Paso Blvd.	7,500	Vacant land
2.	275-0125-004-0000	1414 Del Paso Blvd.	7,500	Vacant building
3.	275-0125-028-0000	1410 Del Paso Blvd.	15,000	Vacant land
	Total		30,000	

Redevelopment History and Current Condition:

These three parcels, located at the intersection of Del Paso Boulevard and Edgewater, within a block of highly trafficked Arden Way, provide an attractive opportunity for commercial development. The site is within a quarter mile of a light rail station and at a key intersection on the Boulevard. The properties were purchased with the intent to demolish the structure at 1414 Del Paso Boulevard and prepare it for a mixed-use development that would complement the vision for this commercial intersection as

outlined in the North Sacramento 2009-2014 Implementation Plan and the 2011 Del Paso Boulevard: Business Attraction Strategy.

Purchased in 2009, the property was used at the time for a manufactured shed operation. The sites contain approximately 30,000 square feet and include a one-story 3,900 rentable square foot building of which 1,420 square feet is commercial space and the balance is warehouse space. The concrete block building was likely constructed in the 1940's. A make-shift addition is off the rear of the building.

In July 2010, the Agency contracted with Kitchell to do a facility assessment of the structure. At that time, Kitchell indicated that the building was in poor condition with areas of interior damage resulting from water intrusion, neglect and lack of use. Their estimate to bring it to a habitable condition was approximately \$307,000.

The parcels are finished with curb, gutter, sidewalk and streetlights. A billboard is located on the site.

The site contains four heritage oaks which will potentially affect development of the site.

Disposition Strategy:

This property is recommended to be sold in an early phase of the Del Paso Boulevard disposition strategy for a use consistent with the North Sacramento Redevelopment Plan and Implementation Strategy.

Proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: Del Paso Boulevard and Edgewater Road – South (1300 Block)

Former Redevelopment Area: North Sacramento



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	275-0123-010-0000	1340 Del Paso Blvd.	15,000	Vacant land
2.	275-0123-003-0000	1224 Del Paso Blvd.	7,500	Vacant Building
3.	275-0123-023-0000	1314 Del Paso Blvd.	10,228	Vacant land
4.	275-0123-024-0000	1310 Del Paso Blvd.	3,920	Vacant land
5.	275-0123-026-0000	1212 Del Paso Blvd.	10,936	Vacant land
6.	275-0123-027-0000	0 Del Paso Blvd.	9,750	Vacant land
	Total		57,334	

Redevelopment History and Current Condition:

The properties located between Southgate Road and Edgewater were purchased from 2006 to 2008 with the intent of remediating toxic conditions, removing blight and consolidating the sites for a catalyst redevelopment project on the southern end of the Boulevard, in keeping with the commercial development strategy outlined in the North Sacramento redevelopment plan, 2009-14 North Sacramento Implementation Plan, and the Northeast Line Plan. The properties are less than three blocks north of Regional Transit's Globe Light Rail Station and are positioned for future transit-oriented development. Because of their key location on the southern end of the Boulevard close to Downtown, the development of these sites would significantly impact the appearance and future of the remainder of Del Paso Boulevard.

The Agency began the assemblage process with 1340 Del Paso Boulevard in 2006. At the time the site was known to have toxic contamination from underground storage tanks. The site has been under remediation and is awaiting a closure letter from the County Environmental Management District.

1223 and 1314 Del Paso Boulevard were both purchased in 2008. 1314 Del Paso was, at the time, a closed car wash and a vacant single family residence and 1224 was formerly a tortilla factory. The car wash and residence have been razed. The tortilla factory building is the only remaining structure on the 42,000 square foot southern portion of the site. The building is in fair condition but would need to be updated to today's commercial and seismic standards. Value of the property is likely higher as vacant land because of the level of deferred maintenance on the building.

1212 Del Paso Boulevard is currently on the remediation list for petroleum. Exxon, the former owner, is performing the remediation.

The parcels are finished with curb, gutter, sidewalk and landscaping.

Disposition Strategy:

This property is recommended to be sold in an early phase of the Del Paso Boulevard disposition strategy for a use consistent with the North Sacramento Redevelopment Plan and Implementation Strategy.

Proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: Del Paso and Baxter Project -1022-1030 Del Paso Boulevard

Former Redevelopment Area: North Sacramento



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	275-0163-005-0000	1022 Del Paso Blvd.	7,500	Vacant land
2.	275-0163-006-0000	1030 Del Paso Blvd.	15,000	Vacant land
	Total		22,500	

Redevelopment History and Current Condition:

This 22,500 square foot vacant site on the southern end of Del Paso Boulevard at Baxter Avenue was purchased in 2005. Formerly the home of the Nightingale Funeral Home, the site was purchased to stimulate a mixed-use transit-oriented development along the Del Paso Boulevard corridor. Proposals have been submitted in the past for residential uses.

The property is adjacent to the Woodlake residential community to the east and to the north is a Regional Transit Park and Ride lot and the Sacramento News and Review office.

Phase I and II environmental reports have been completed on the site, indicating some potential for limited environmental contamination in the form of PCE contamination in the groundwater.

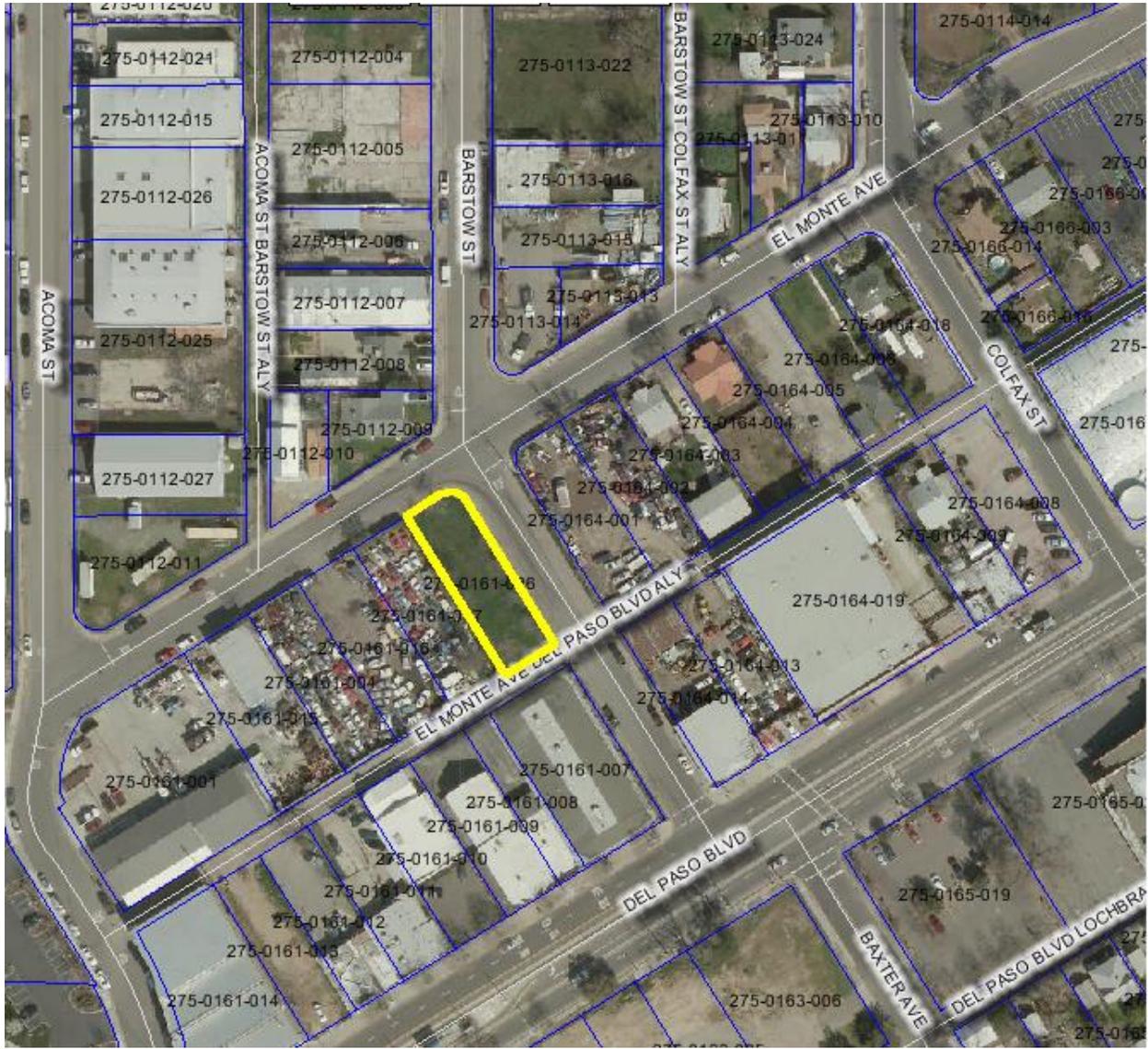
The property is improved with curb, gutter, sidewalk and landscaping.

Disposition Strategy:

This property is recommended for sale for a use consistent with the North Sacramento Redevelopment Plan and Implementation Strategy. The proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: 2075 Barstow Street

Former Redevelopment Area: North Sacramento



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	275-0161-006-0000	2075 Barstow St.	6,534	Vacant land

Redevelopment History and Current Condition:

This site, located just off the commercial corridor of Del Paso Boulevard, was acquired as part of a strategy to increase the availability of parking to serve the corridor. The lack of parking for Del Paso Boulevard businesses has been an ongoing issue. As new

businesses try to establish, the need for more on- and off-street parking within convenient walking distance has been continually identified as a problem. The City put in angled parking north of Arden Way, but the southern section of the Boulevard is limited by insufficient right-of-way to accomplish angled parking.

The 2075 Barstow site was purchased for parking in 2009 to stimulate additional commercial activity and business growth on the Boulevard, a key goal of the North Sacramento Redevelopment Plan and Five Year Implementation Plan.

The site is currently vacant. A Phase 1 environmental report was conducted in 1997 and showed that the site had previously been a single-family house. No additional studies have been completed. Since the property is located adjacent to an automobile dismantler and in an area known for a contaminated underground plume, there is potential that there may be additional environmental issues on the site.

Disposition Strategy:

This property is recommended for sale for a use that would complement the activities along the Boulevard and be consistent with the North Sacramento Redevelopment Plan and revitalization strategies. The proceeds from the sale will be provided to the County Auditor-Controller for distribution to the taxing entities.

Project Name: Dixieanne/Selma/Lexington Properties

Former Redevelopment Area: North Sacramento



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	277-0083-002-0000	1116 Dixieanne	10,454	Vacant land
2.	277-0083-003-0000	1120 Dixieanne	10,454	Vacant land
3.	277-0083-004-0000	2323 Selma	20,025	Vacant land
4.	277-0083-006-0000	2330 Lexington	13,939	Vacant land
5.	277-0083-007-0000	2334 Lexington	6,970	Vacant land
	Total		61,842	

Redevelopment History and Current Condition:

These parcels were purchased by the Redevelopment Agency in 2007 to create a transit oriented development. The five parcel site is 1.42 acres and is approximately 400 feet from the Swanston Light Rail Station.

This property, located in a current industrial area, was purchased to further the implementation of the Swanston Transit Village Plan, a plan developed in 2008 to

encourage the development of residential mixed-use around the light rail station. The Redevelopment Agency worked for many years on transforming this industrial area into residential use and was successful in encouraging the development of other residential uses along Dixie Avenue, just a few blocks from this site. The availability of these properties under common ownership presented an opportunity to further that vision.

The properties were evaluated for environmental contamination including a Phase 1 and limited Phase II studies. No specific environmental issues were identified.

Although the properties have been rezoned to RMX, Residential Mixed Use, they are surrounded by industrial uses and may not attract residential developers at this time.

Disposition Strategy:

The properties will be marketed and sold with their existing zoning in place. However, if there is no interest for residential development, rezoning them back to commercial/light industrial uses and marketing may be considered. Sales proceeds will be provided to the County Auditor-Controller for distribution to the taxing entities.

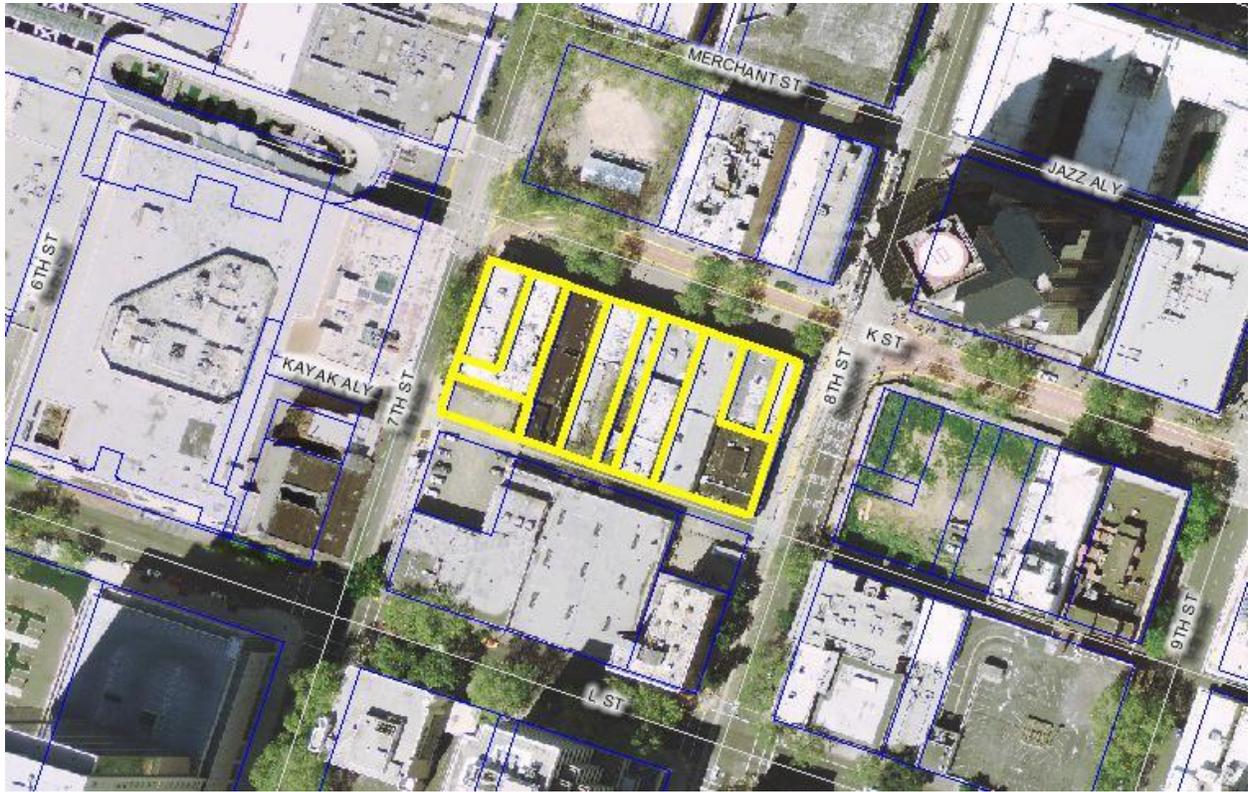
Category 3: Settlement Agreement Properties

Former Downtown Redevelopment Area

700 K Street Project

Project Name: 700 K Street Project

Former Redevelopment Area: Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	006-0096-002-0000	700 K Street	4,000	Vacant building
2.	006-0096-003-0000	704 K Street	5,438	Vacant building
3.	006-0096-004-0000	708 K Street	6,566	Vacant building
4.	006-0096-005-0000	712 K Street	6,400	Vacant building
5.	006-0096-006-0000	716 K Street	3,200	Vacant building
6.	006-0096-007-0000	718 K Street	6,400	Vacant building
7.	006-0096-008-0000	724 K Street	11,200	Vacant building
8.	006-0096-009-0000	726 K Street	3,200	Vacant building
9.	006-0096-010-0000	730 K Street	1,600	Vacant building
	006-0096-018-0000	1113 7 th Street	50	Vacant building
	006-0096-019-0000	1111 7 th Street	3,146	Vacant Lot
	TOTAL		51,200	

Redevelopment History and Current Condition:

In 2002, a series of City Council and Sacramento Housing and Redevelopment Agency workshops about funding priorities resulted in the K Street corridor being identified as one of the top priorities for the City with a focus on developing “destination retail” that would invigorate street life and attract shoppers. Resources were to be focused on projects that met multiple redevelopment goals such as blight removal, retail revitalization and residential development to support downtown activities.

In October 2004, City Council in conjunction with the Economic Development Department conducted the JKL Workshop with the goal of developing a common vision for these streets. In 2005, the City Council approved the JKL Workshop Action Plan. The action plan identified opportunity sites that would remove blight and create catalyst projects that would link Downtown Plaza to the Convention Center area. The 700/800 blocks of K Street were identified as a focal catalyst node with the direction to provide mixed-use projects that would include retail, commercial and residential uses for the following reasons:

- The site connects two regional destinations, the Downtown Plaza and the Convention Center. The 700/800 blocks of K and L Streets both continue to experience high vacancy rates and significant blight.
- The property’s footprint is relatively large and could support significant housing, retail and commercial uses.
- Development of the site could provide uses that will assist in the elimination of blight and will bolster current and recently completed investments made in the Downtown area including Westfield Downtown Plaza, the Citizen Hotel, the Cosmopolitan, and three new entertainment venues on the 1000 block of K Street.

As part of the Action Plan approval, the City Council approved the issuance of an RFP and Zeiden Properties was selected to develop the 700 block of K Street and the Evergreen Group/Mohanna for the 800 block. As a part of the ERN process, a real estate strategy was established to assemble properties on these blocks.

In June 2006, Zieden Properties signed a Disposition and Development Agreement to provide property and funding for the rehabilitation of properties on the south side of the 700 Block of K Street.

By 2006-2007, the Agency was able to acquire three buildings including 700 K Street, 704 K Street, 730 K Street. In addition, Zeiden Properties also purchased 708 K Street.

In December 2008, the Agency pursued acquisition of nine parcels in the 700 and 800 blocks of K Street, five of which were in the 700 block, through eminent domain. A

settlement was reached for 712, 716, 718, 724 and 726 K Street. These properties transferred in October 2008. Due to the litigation and the fact that Zeiden experienced ongoing costs for over a two year period and that Zeiden had only secured short term financing, the Agency, in 2008, acquired 708 K Street and 1111 7th Street from Zeiden.

In December 2009, the Agency Board issued a new RFQ requesting mixed-use development proposals on Agency-owned properties in the 700/800 blocks. On July 13, 2010, the Agency Board selected two development teams as the preferred developers to redevelop the Agency-owned properties on the both 700 and 800 blocks of K and L Streets. D&S Development, Inc. and CFY Development, Inc. (700 Block Investors LP) was selected for the south half of the 700 block of K Street.

On June 22, 2011, the Redevelopment Agency of the City of Sacramento entered into a Disposition and Development Agreement with 700 Block, LLC and a Loan Commitment with the Downtown Sacramento Revitalization Corporation for the redevelopment of the 11 properties that comprise the 700 block of K Street to create a mixed use housing and retail commercial project. Staff has been working with the Developer since July, 2010 to assist with the planning and design of the project.

On Jul 16, 2014, a Settlement Agreement between the City, RASA, the Oversight Board and DOF was executed to allow for the 700 Block Property and the \$1,026,485 in bond funds to be transferred to the City of Sacramento to allow for the 700 Block of K Street Project to be implemented.

Current Condition

The 700 Block of K site contains 11 different properties, 10 of which contain buildings that are over 75 years old. Two of the properties are listed on the City of Sacramento's historic register. The buildings are of unreinforced masonry construction and are in deteriorating condition.

The buildings have been the subject of a great deal of vandalism and theft of metal and copper wiring resulting in a lack of viable electrical service. The roofs have been patched but remain in failing condition. Intrusions of bats and pigeons have added to the significant deterioration of the building fabric.

Disposition Strategy:

As part of the Settlement Agreement, these properties will be transferred to the City of Sacramento for implementation of the 700 Block of K Street project.