



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

**AUGUST 18, 2014**

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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 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. 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 Section 34177(e) and Health and Safety Codes Section 34181(a), the Successor Agency is required to dispose of all assets and properties of the former redevelopment agency.

This document addresses Section 34191.4(a) and 34191.5(a) of AB 1484 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 yield proceeds from 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 government use (Category 1)
2. Retention for future development (Category 2)
3. Property for sale (Category 3)
4. Used to fulfill the Settlement Agreement (Category 4)

Included in Section 3 is a list of the properties in that category along with a narrative description on how the individual properties meet the designation. For those properties to be retained for future use, to be sold or fulfill the Settlement Agreement (Categories 2-4), a disposition approach and process is outlined.

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 estimates of values for the properties. 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 and office projects.

#### **North Sacramento**

North Sacramento was a city of its own until it was incorporated into 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 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 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 the 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 plans 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 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 20<sup>th</sup> 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 it 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

property, inadequate public infrastructure, empty lots and abandoned buildings, reuse 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 current location, a 485-acre site located 8 miles southeast of the capital. 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 area included many residential neighborhoods as well as other commercial and industrial properties.

## Category 2: Retain for Future Development

### **Former Downtown Redevelopment Area**

731 K Project

800 K/L Streets Project



**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:**

This block was 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

7<sup>th</sup>, 8<sup>th</sup> 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 vibrant 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 disposition as part of a request for proposal process that is in keeping with the previous development objectives.

**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 <sup>th</sup> Street	17,600	Vacant building
8.	006-0098-022-0000	1109 8 <sup>th</sup> 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 block 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 8<sup>th</sup> 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 too failed due to economic infeasibility.

These properties were purchased with Downtown tax allocation bonds.

**Disposition Strategy:**

This property is recommended for sale to the City to oversee its use for future private development that would be complimentary to the previous development objectives for this site.

### **Category 3: Sell**

#### **Downtown**

Docks Area Project - Front Street Parcels

Docks Area Project- 2224 Front Street

Southside Alleyways - Between 4<sup>th</sup> and 6<sup>th</sup> Streets

Southside Alleyways - Between 8<sup>th</sup> and 9<sup>th</sup> Streets

#### **Oak Park**

2729 Alhambra Boulevard Project

3200/3208 Martin Luther King Boulevard Project

3301/3307 12<sup>th</sup> Avenue Project

Stockton Boulevard Project (9<sup>th</sup> and 10<sup>th</sup> Avenues)

4749 14<sup>th</sup> Avenue Project

#### **Army Depot**

8128 Elder Creek Road Project

#### **Del Paso Heights**

Del Paso Heights Nuevo Project

"Alvarado Boulevard" Properties

Del Paso Heights Town Center Project

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:** 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 sale for uses consistent with the approved Docks Area Specific Plan. The proceeds from the sale will be distributed to 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 is being purchased by an automobile/natural history museum. The California Automobile Museum has expressed the desire to purchase this parcel at appraised value for the construction of a new Waterfront Museum to provide a permanent home for both collections.

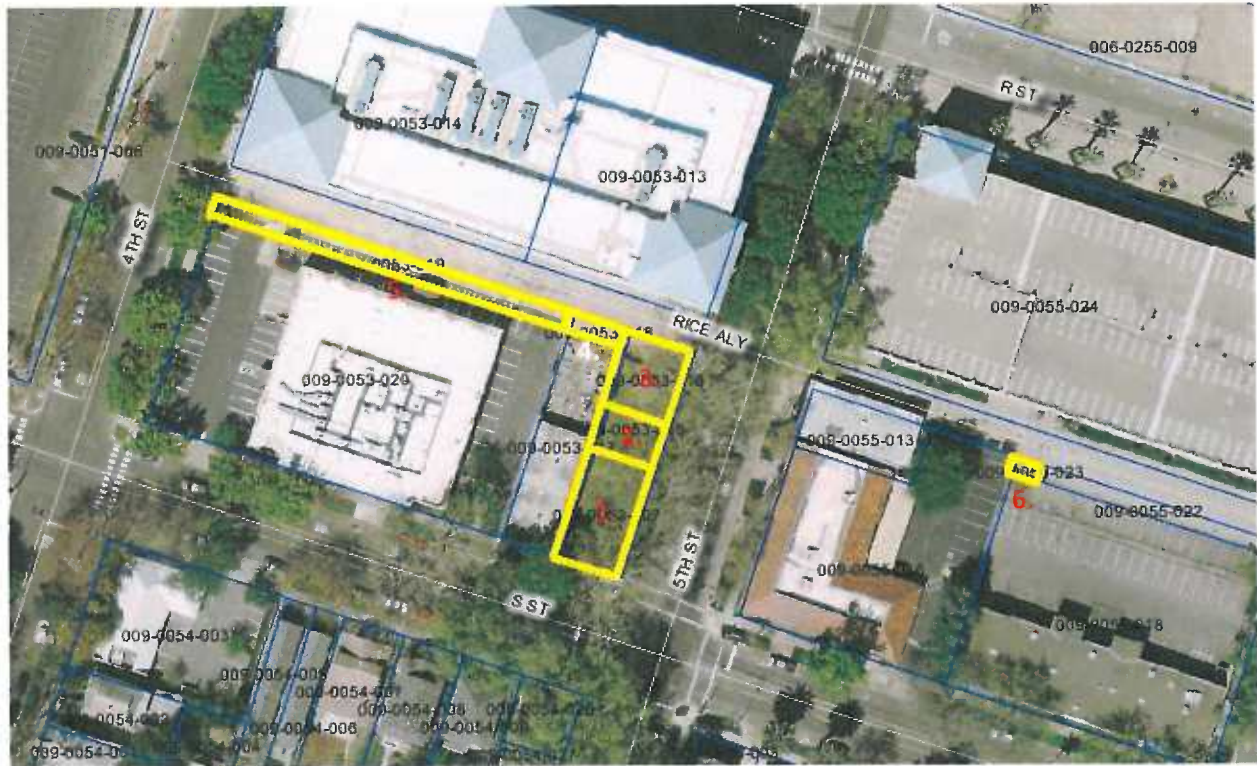
**Disposition Strategy:**

It is recommended that this parcel be sold in conjunction with the City-owned site for the development of a new Waterfront Museum building. This building will contain a new natural history museum as well as the California Automobile Museum and serve

as a major attraction to Sacramento's riverfront and a catalyst project for the Docks area development. An appraisal of the property has been completed and negotiations have been initiated for the sale of this lot. Proceeds from the sale will be distributed to the taxing entities.

**Project Name:** Southside Alleyways - Between 4<sup>th</sup> and 6<sup>th</sup> Streets

**Former Redevelopment Area:** Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	009-0053-007-0000	0 5 <sup>th</sup> Street	3,200	Vacant land
2.	009-0053-015-0000	1816 5 <sup>th</sup> Street	1,307	Vacant land
3.	009-0053-016-0000	0 5 <sup>th</sup> Street	2,178	Vacant land
4.	009-0053-018-0000	0 5 <sup>th</sup> Street	436	Alley
5.	009-0053-019-0000	0 4 <sup>th</sup> Street	3,049	Alley
6.	009-0055-023-0000	0 6 <sup>th</sup> Street	436	Alley
	Total		10,606	

**Redevelopment History and Current Condition:**

Located in the southern section of Sacramento’s downtown, these parcels lie between 4<sup>th</sup> and 6<sup>th</sup> Streets and the east-west alley between R and S Streets. The parcels range in size from 436 square feet to 3,200 square feet. Records relating to the purpose of acquisition, which occurred between 1967 and 1971, have not been located but 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 alley. It is surmised the additional 12 feet in the alley was acquired to service the existing

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

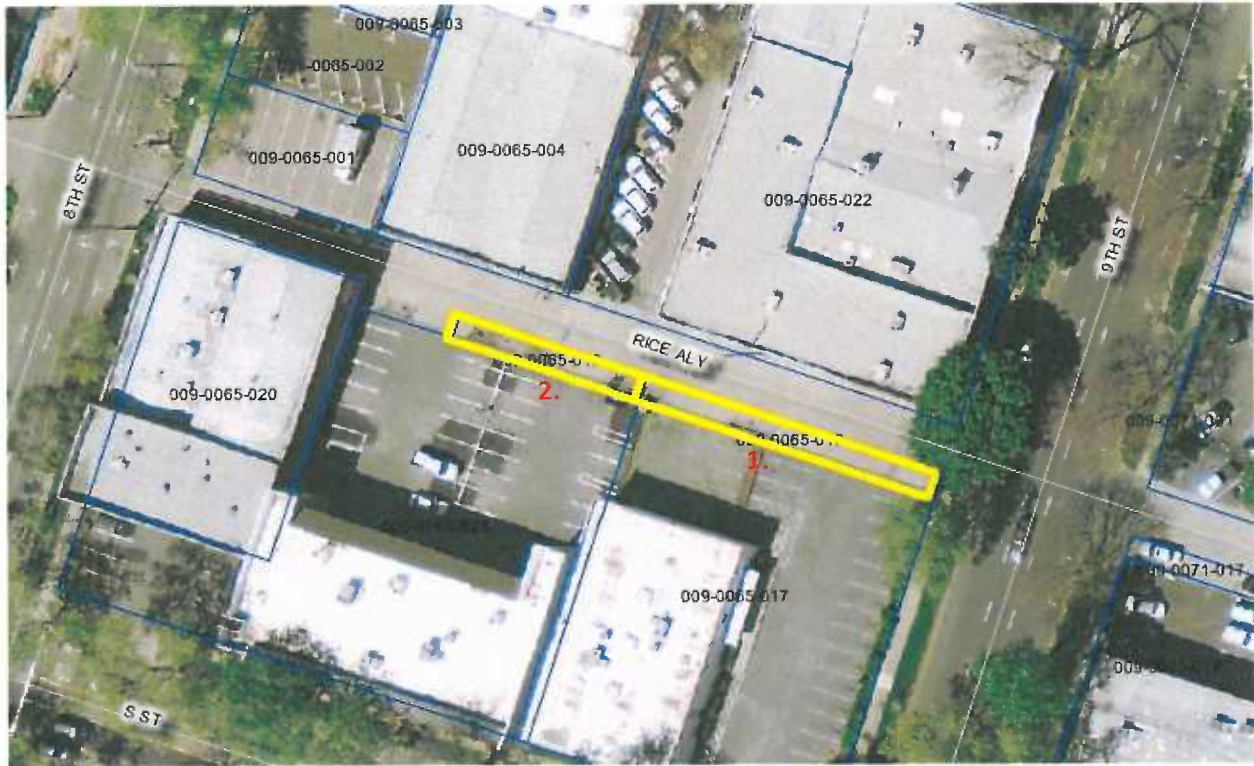
No environmental studies have been found on these properties. Therefore, any potential contamination has not been characterized.

**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 8<sup>th</sup> and 9<sup>th</sup> Streets

**Former Redevelopment Area:** Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	009-0065-016-0000	0 9 <sup>th</sup> Street	1,742	Alley
2.	009-0065-018-0000	0 9 <sup>th</sup> 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.



**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 2<sup>nd</sup> 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 distributed 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.

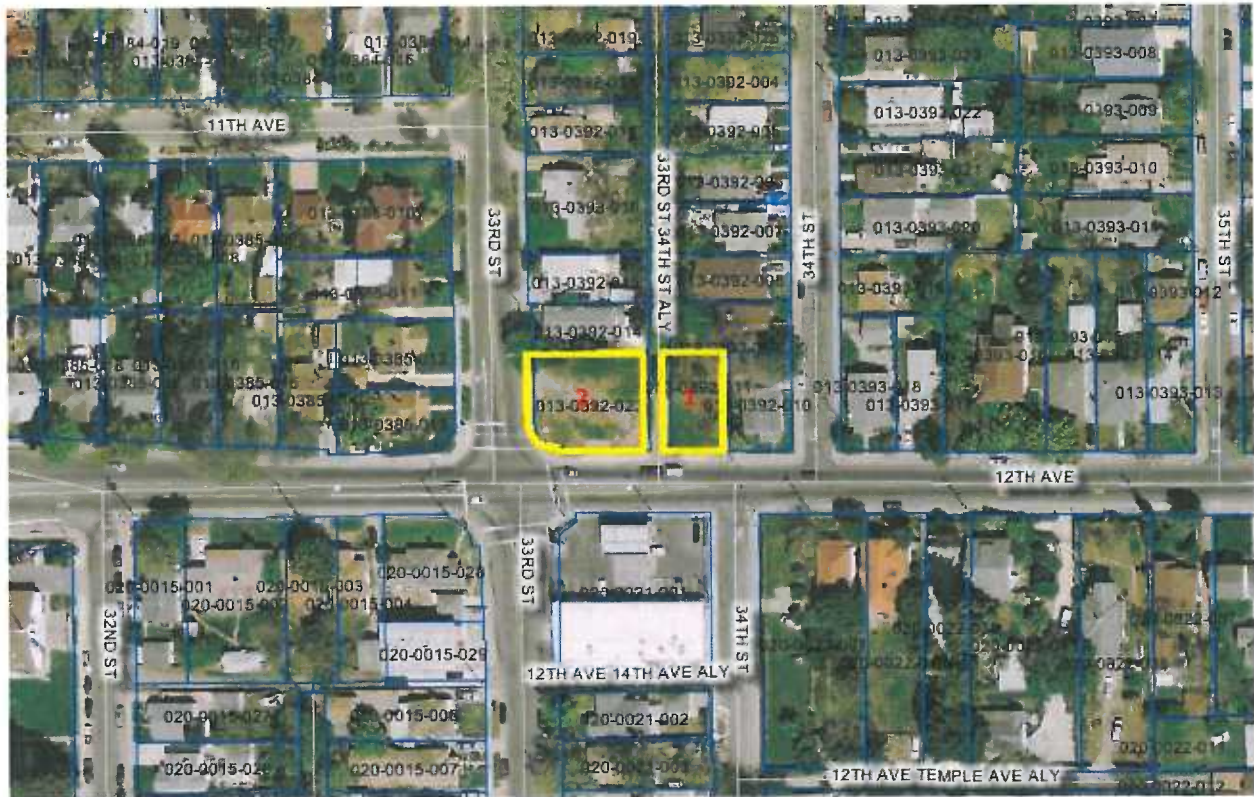
The two vacant properties total 11,326 square feet and have improvements along the frontage including curb, gutter and sidewalks. The site is fenced with poles and single wire fencing.

**Disposition Strategy:**

This property is recommended for sale for a use consistent with zoning and the Oak Park Redevelopment Plan and Implementation Strategy.

**Project Name:** 3301/3307 12<sup>th</sup> Avenue Project

**Former Redevelopment Area:** Oak Park



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

**Redevelopment History and Current Condition:**

These two parcels front 12th Avenue between 33<sup>rd</sup> and 34<sup>th</sup> 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.

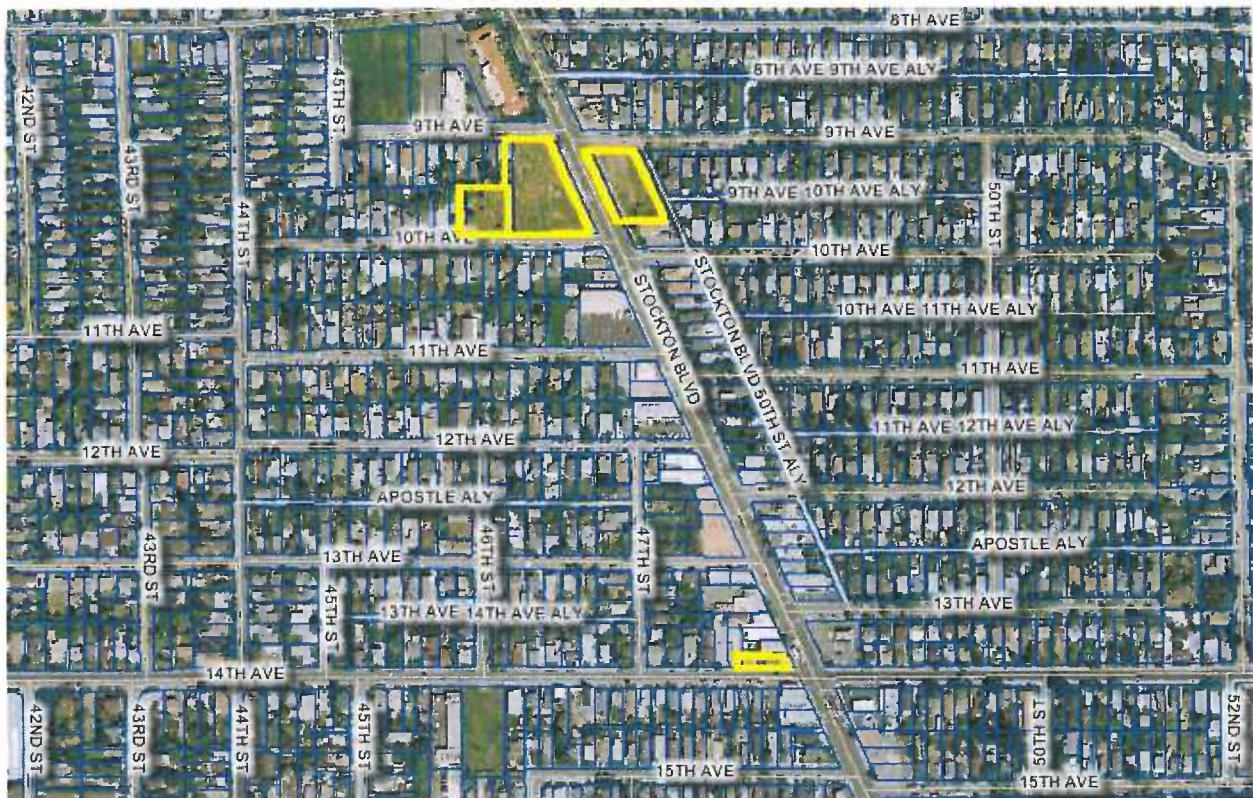
Both sites are fenced with poles and single wire fencing. They are zoned as Limited Commercial.

**Disposition Strategy:**

This property is recommended for sale for a use consistent with zoning and the Oak Park Redevelopment Plan and Implementation Strategy.

**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 <sup>th</sup> Ave.	49,223	Vacant land
2.	014-0222-068-0000	4601 10 <sup>th</sup> Ave.	18,294	Vacant land
4.	015-0181-051-0000	4722 9 <sup>th</sup> Ave.	26,441	Vacant land
	Total		93,958	

**Redevelopment History and Current Condition:**

The three parcels along Stockton Boulevard between 9<sup>th</sup> and 10<sup>th</sup> 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 9<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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 sold to the City to oversee its use for future private development.





**Project Name:** 4749 14<sup>th</sup> Avenue

**Former Redevelopment Area:** Oak Park



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

**Redevelopment History and Current Condition:**

This 5,413 square foot parcel located at the intersection of 14<sup>th</sup> 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.

**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.

**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.

**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.	251-0102-022-0000	1075 Roanoke Ave	17,465	Com. 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. Additionally, there appears to be a significant encroachment by the property owner to the west of the parcel.

**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.



**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
3.	251-0122-004-0000	3721 Marysville Blvd	5,063	Vacant land
4.	251-0122-005-0000	3717 Marysville Blvd	4,624	Vacant land
5.	251-0122-006-0000	3713 Marysville Blvd	4,262	Vacant land
6.	251-0122-009-0000	3711 Marysville Blvd	3,312	Vacant land
	Total		59,812	

**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.

### 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 would be distributed 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.

**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 distributed 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 will be distributed 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 distributed 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 would be distributed 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 would be distributed 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.

**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.

**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 would be distributed to the taxing entities.

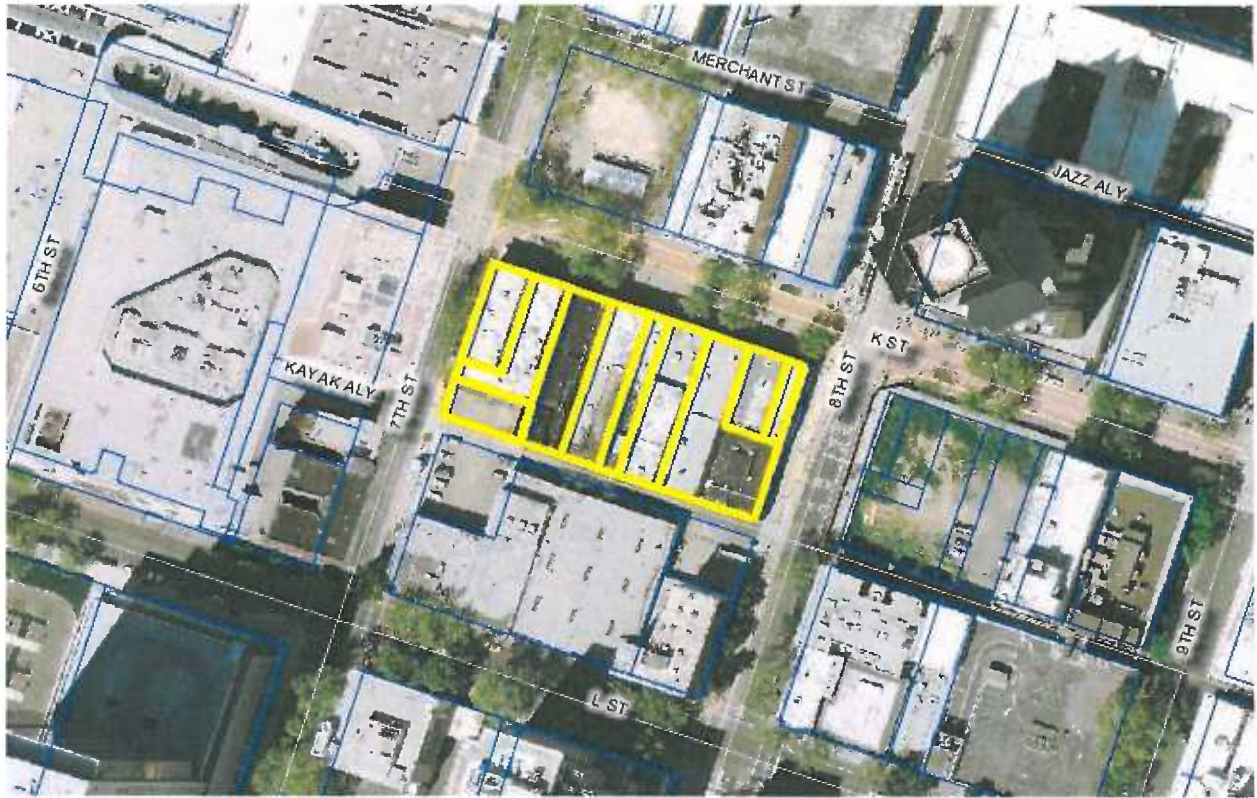
## Category 4: Settlement Agreement Properties

### 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 <sup>th</sup> Street	50	Vacant building
	006-0096-019-0000	1111 7 <sup>th</sup> 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 7<sup>th</sup> 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.

## **Category 3: Sell**

### **Downtown**

Docks Area Project – Front Street Parcels

Docks Area Project– 2224 Front Street

Southside Alleyways – Between 4<sup>th</sup> and 6<sup>th</sup> Streets

Southside Alleyways – Between 8<sup>th</sup> and 9<sup>th</sup> Streets

### **Oak Park**

2729 Alhambra Boulevard Project

3200/3208 Martin Luther King Boulevard Project

3301/3307 12<sup>th</sup> Avenue Project

Stockton Boulevard Project (9<sup>th</sup> and 10<sup>th</sup> Avenues)

4749 14<sup>th</sup> Avenue Project

### **Army Depot**

8128 Elder Creek Road Project

### **Del Paso Heights**

Del Paso Heights Nuevo Project

“Alvarado Boulevard” Properties

Del Paso Heights Town Center Project

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:** 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

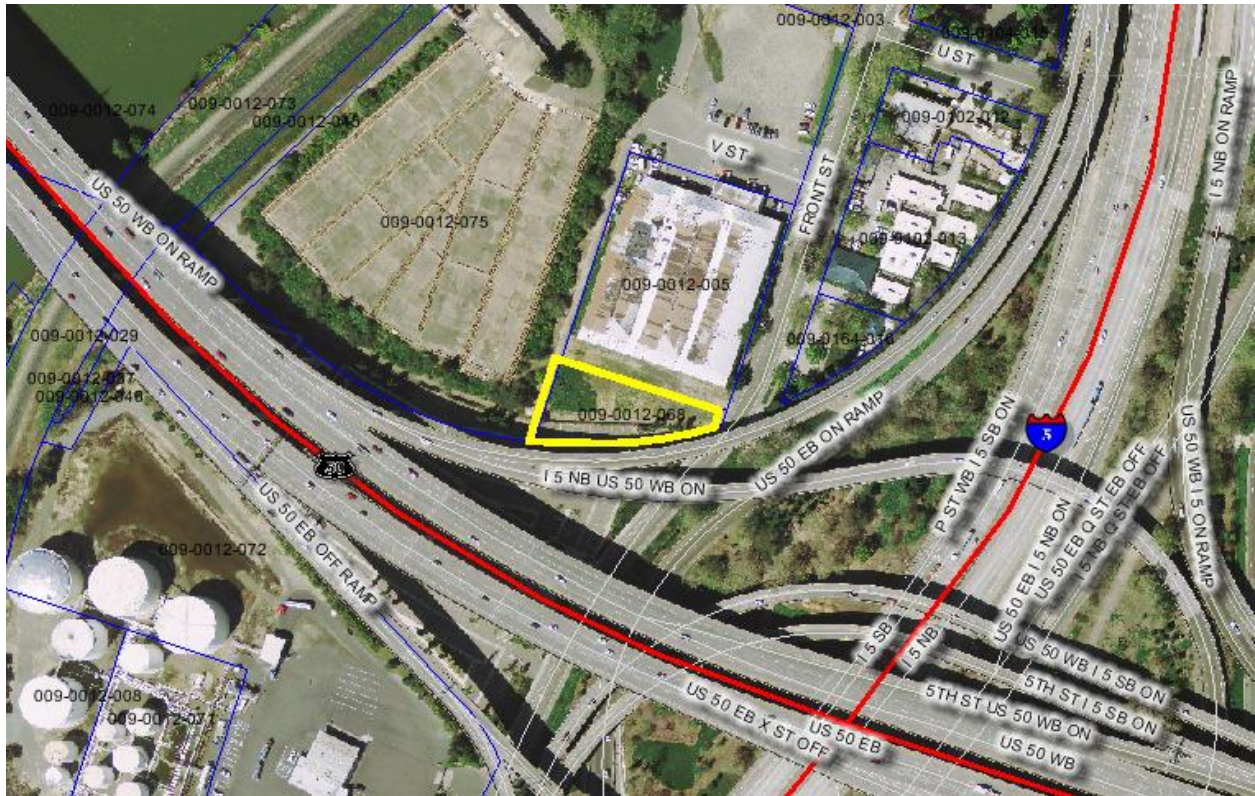
remains a priority. These parcels will be sold to developers with proposals consistent with the approved Specific Plan.

**Disposition Strategy:**

These properties are recommended for sale for uses consistent with the approved Docks Area Specific Plan. The proceeds from the sale will be distributed to 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 is being purchased by an automobile/natural history museum. The California Automobile Museum has expressed the desire to purchase this parcel at appraised value for the construction of a new Waterfront Museum to provide a permanent home for both collections.

**Disposition Strategy:**

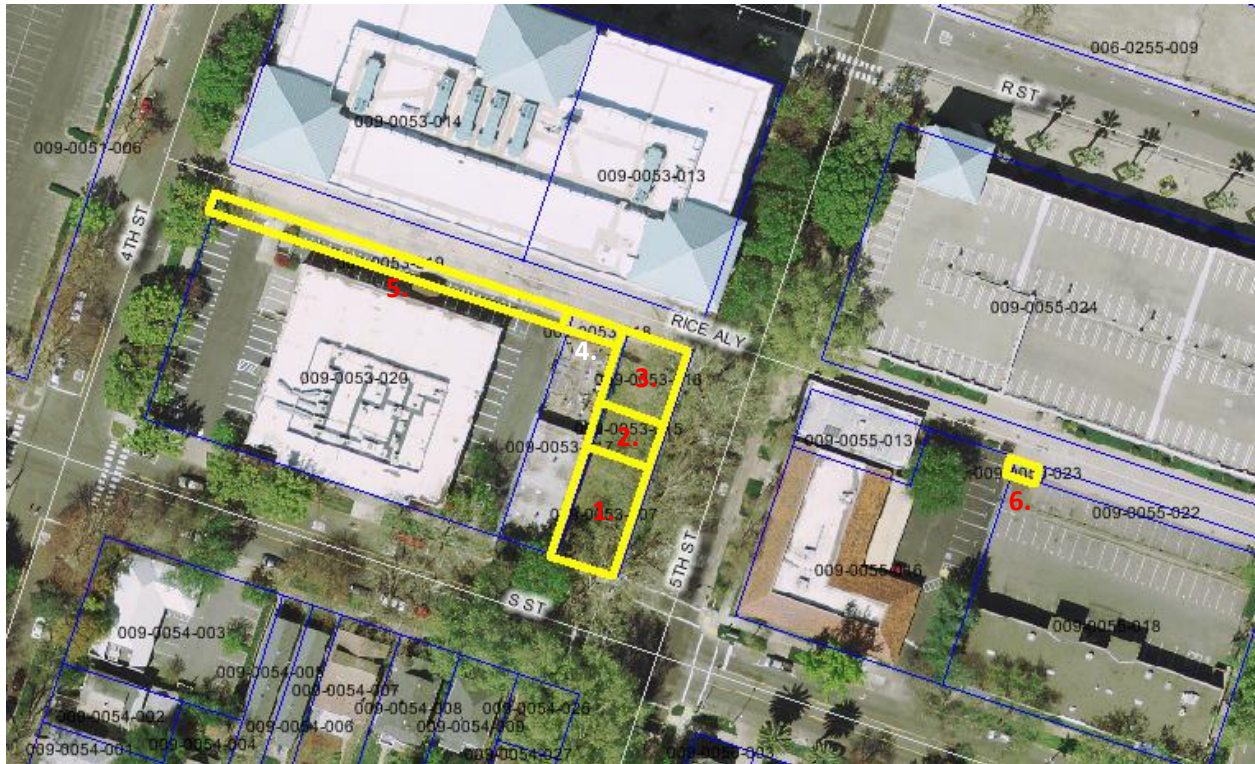
It is recommended that this parcel be sold in conjunction with the City-owned site for the development of a new Waterfront Museum building. This building will contain a new natural history museum as well as the California Automobile Museum and serve



as a major attraction to Sacramento's riverfront and a catalyst project for the Docks area development. An appraisal of the property has been completed and negotiations have been initiated for the sale of this lot. Proceeds from the sale will be distributed to the taxing entities.

**Project Name:** Southside Alleyways – Between 4<sup>th</sup> and 6<sup>th</sup> Streets

**Former Redevelopment Area:** Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	009-0053-007-0000	0 5 <sup>th</sup> Street	3,200	Vacant land
2.	009-0053-015-0000	1816 5 <sup>th</sup> Street	1,307	Vacant land
3.	009-0053-016-0000	0 5 <sup>th</sup> Street	2,178	Vacant land
4.	009-0053-018-0000	0 5 <sup>th</sup> Street	436	Alley
5.	009-0053-019-0000	0 4 <sup>th</sup> Street	3,049	Alley
6.	009-0055-023-0000	0 6 <sup>th</sup> Street	436	Alley
	Total		10,606	

**Redevelopment History and Current Condition:**

Located in the southern section of Sacramento’s downtown, these parcels lie between 4<sup>th</sup> and 6<sup>th</sup> Streets and the east-west alley between R and S Streets. The parcels range in size from 436 square feet to 3,200 square feet. Records relating to the purpose of acquisition, which occurred between 1967 and 1971, have not been located but 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 alley. It is surmised the additional 12 feet in the alley was acquired to service the existing

structures and to stimulate the development of larger future buildings. It is unknown what the intended purpose was for the three parcels fronting 5<sup>th</sup> 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 8<sup>th</sup> and 9<sup>th</sup> Streets

**Former Redevelopment Area:** Downtown



No.	APN	Address	Lot Size (sq. ft.)	Current Use
1.	009-0065-016-0000	0 9 <sup>th</sup> Street	1,742	Alley
2.	009-0065-018-0000	0 9 <sup>th</sup> 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.

**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 2<sup>nd</sup> 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 distributed 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.

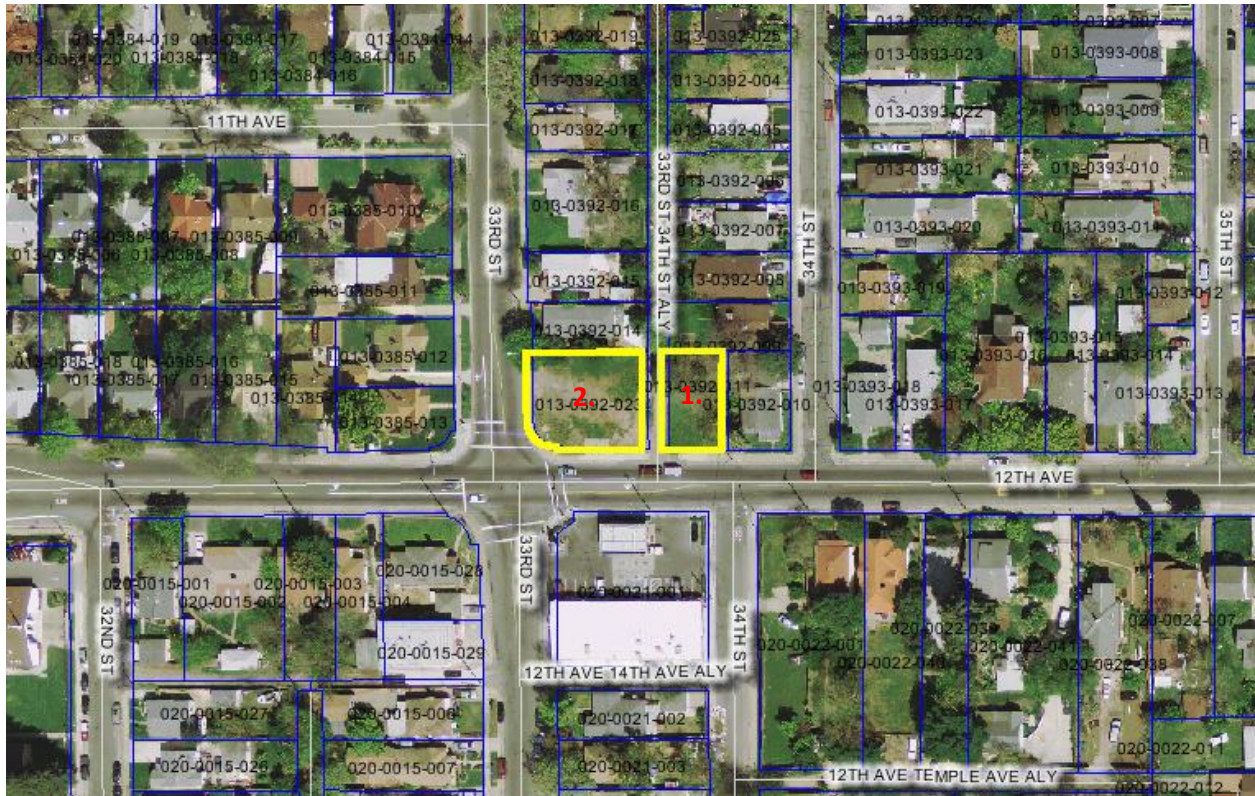
**Disposition Strategy:**

This property is recommended for sale for a use consistent with zoning and the Oak Park Redevelopment Plan and Implementation Strategy.



**Project Name:** 3301/3307 12<sup>th</sup> Avenue Project

**Former Redevelopment Area:** Oak Park



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

**Redevelopment History and Current Condition:**

These two parcels front 12th Avenue between 33<sup>rd</sup> and 34<sup>th</sup> 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.

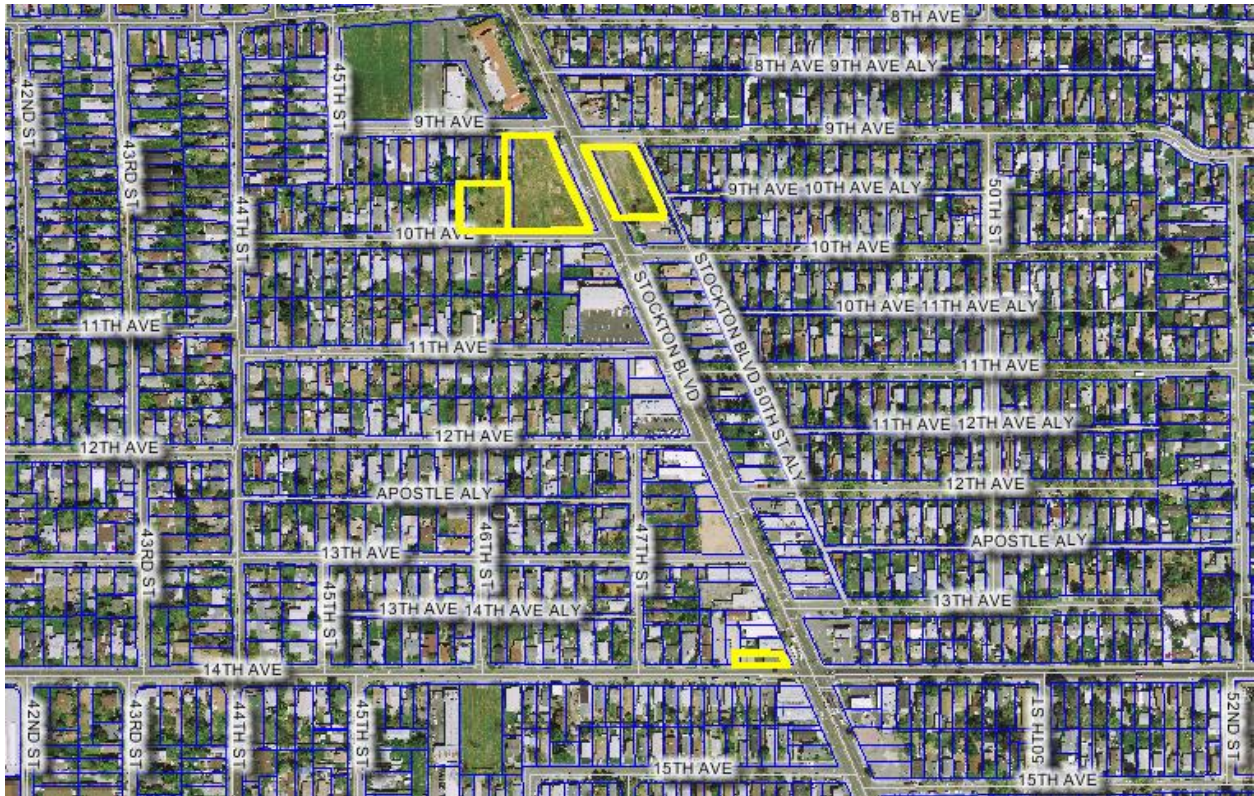
**Disposition Strategy:**

This property is recommended for sale for a use consistent with zoning and the Oak Park Redevelopment Plan and Implementation Strategy.

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**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 <sup>th</sup> Ave.	49,223	Vacant land
2.	014-0222-068-0000	4601 10 <sup>th</sup> Ave.	18,294	Vacant land
4.	015-0181-051-0000	4722 9 <sup>th</sup> Ave.	26,441	Vacant land
	Total		93,958	

**Redevelopment History and Current Condition:**

The three parcels along Stockton Boulevard between 9<sup>th</sup> and 10<sup>th</sup> 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 9<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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 10<sup>th</sup> 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 sold to the City to oversee its use for future private development.



**Project Name:** 4749 14<sup>th</sup> Avenue

**Former Redevelopment Area:** Oak Park



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

**Redevelopment History and Current Condition:**

This 5,413 square foot parcel located at the intersection of 14<sup>th</sup> 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.

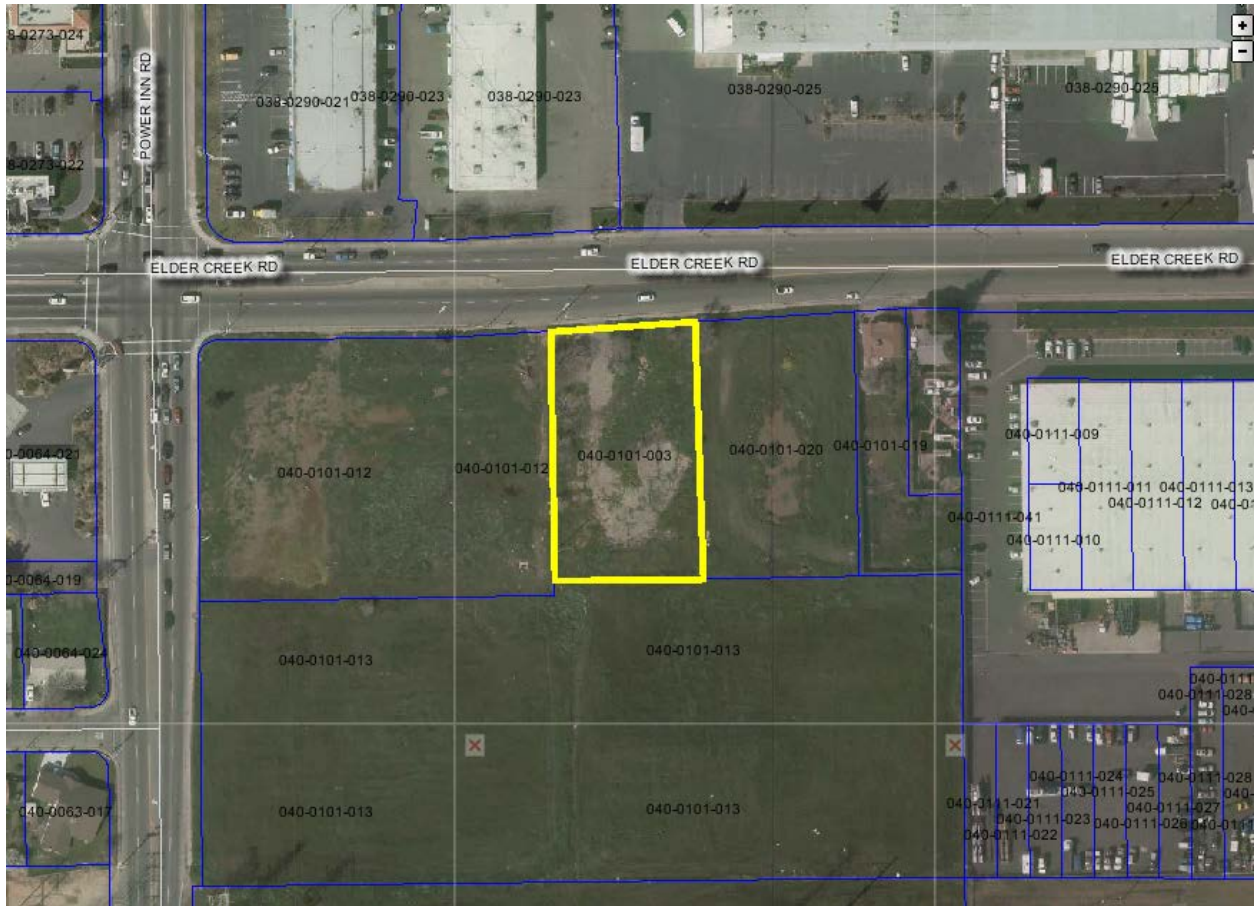
The property operated as an automotive repair facility from approximately 1915 to 1972 and by 1990 became a car upholstery and stereo installation business. A Phase I and a limited Phase II were completed in 2010 indicating no environmental concerns at that time.

**Disposition Strategy:**

This property is recommended for sale for a use consistent with zoning and the Oak Park Redevelopment Plan and Implementation Strategy.

**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.

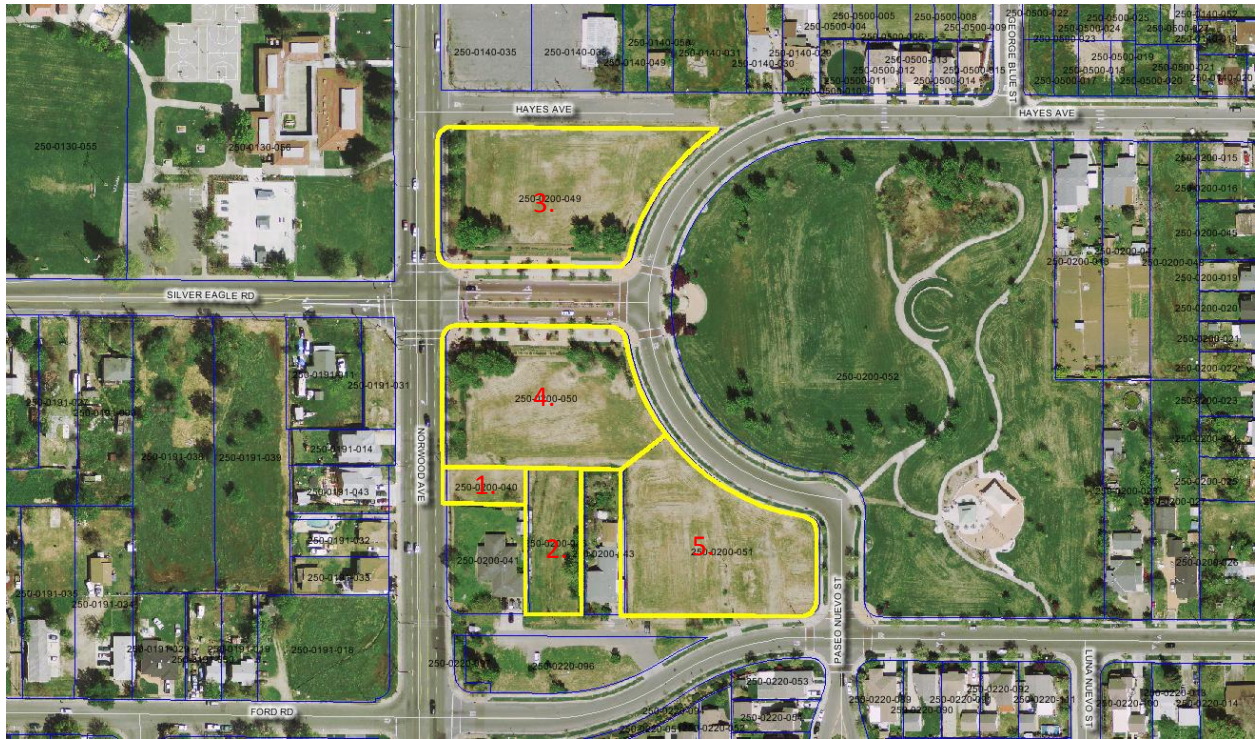
The residential structure was demolished in 2007 and the lot is currently vacant. Curb, gutter, and sidewalk exist along the Elder Creek frontage, with a curb cut onto Elder Creek Road.

**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.

**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.

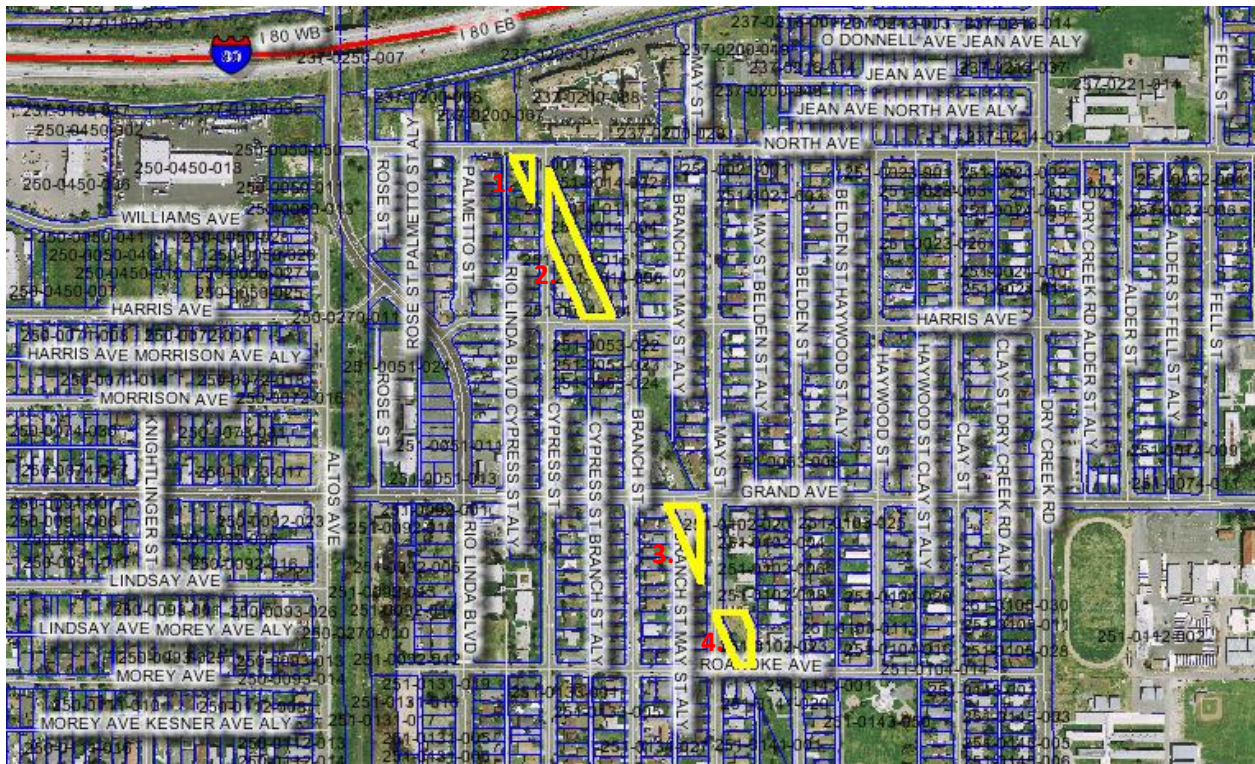
The properties are currently vacant and improved with curb and gutter where they abut a street.

**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.

**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.	251-0102-022-0000	1075 Roanoke Ave	17,465	Com. 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. Additionally, there appears to be a significant encroachment by the property owner to the west of the parcel.

**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.

**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
3.	251-0122-004-0000	3721 Marysville Blvd	5,063	Vacant land
4.	251-0122-005-0000	3717 Marysville Blvd	4,624	Vacant land
5.	251-0122-006-0000	3713 Marysville Blvd	4,262	Vacant land
6.	251-0122-009-0000	3711 Marysville Blvd	3,312	Vacant land
	Total		59,812	

**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.

### 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 would be distributed 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.

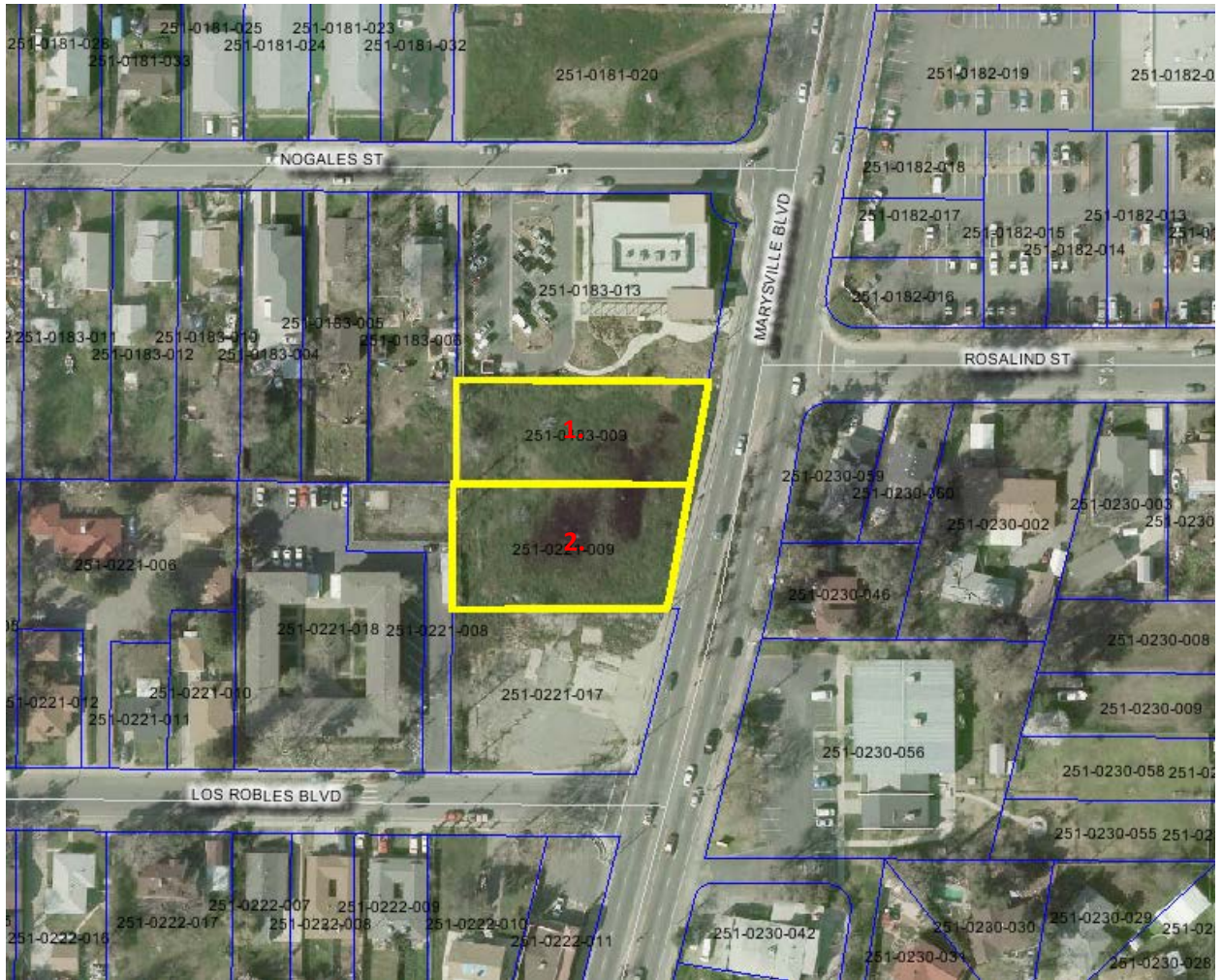
The site is currently vacant.

**Disposition Strategy:**

This site is recommended to be offered for sale with proceeds to be distributed to the taxing entities.

**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 distributed 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 will be distributed 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 distributed 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 would be distributed 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 would be distributed 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.

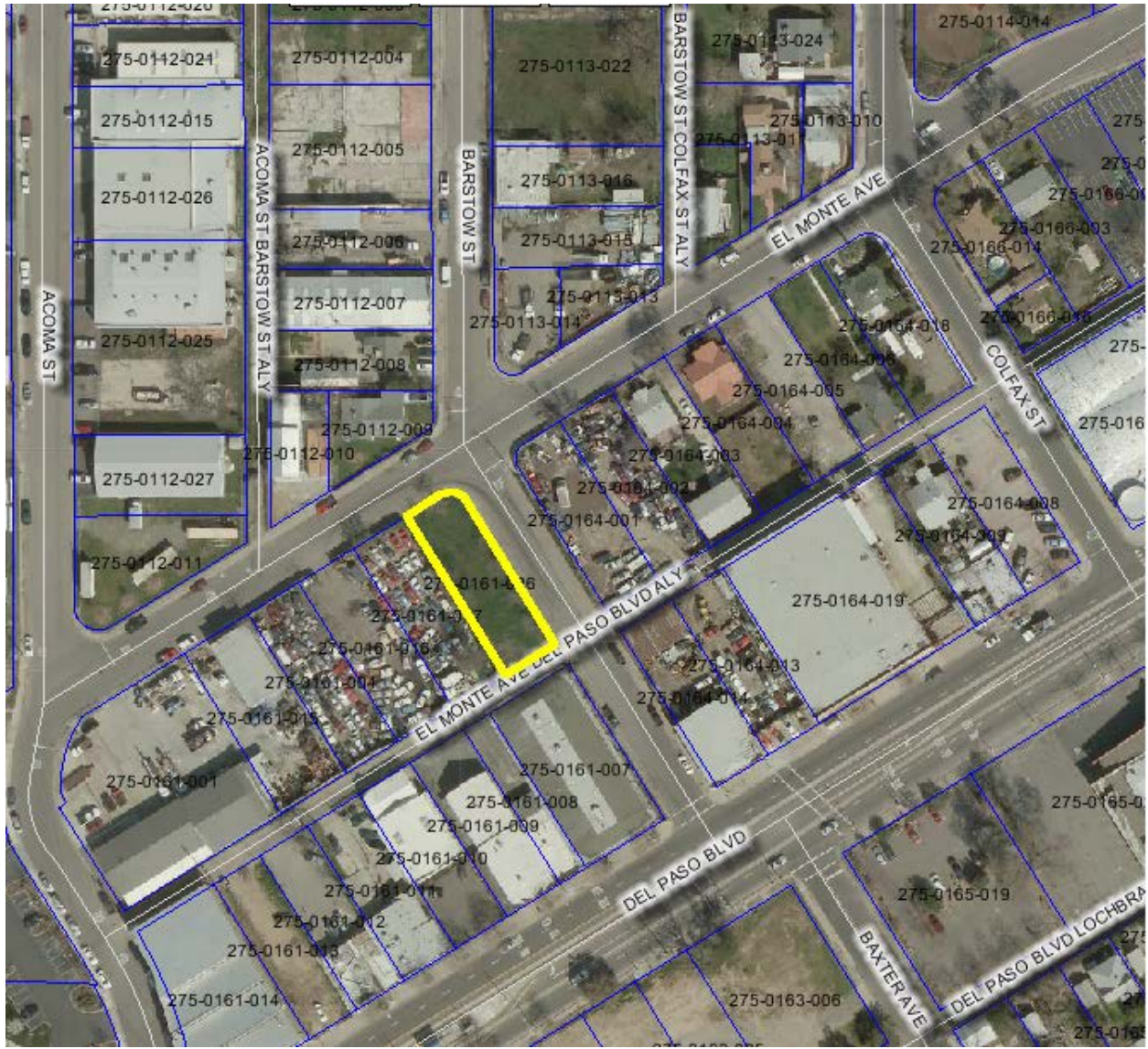
The property is improved with curb, gutter, sidewalk and landscaping.

**Disposition Strategy:**

This property is recommended for sale for a use consistent with the North Sacramento Redevelopment Plan and Implementation Strategy.

**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.

**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 would be distributed to the taxing entities.

## RASA Real Estate Properties

APN 275-0123-026-0000  
 Address 1212 DEL PASO BL Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 10,936  
 Category Sale of Property  
 Category Description Sell in keeping with North Sacramento Redevelopment Plan and Implementation Plans  
 Zoning C-2-TO-SPD  
 Zoning Description GENERAL COMMERCIAL/TRANSIT OVERLAY/SPECIAL PLANNING DISTRICT  
 Property Description Vacant corner parcel on Del Paso Blvd and Southgate Rd. Chain link fencing. Rear of parcel is along Del Paso Blvd/ Lochbrae Rd Alley. Adjacent to 4 other RASA parcels. Currently on remediation list: COC = petroleum.  
 Acquisition Value/ Purchase Price \$492,500 Date Acquired 5/4/2007  
 Purpose of Acquisition Purchased along with adjacent APN 275-0123-027 for total price of \$605,000. Assemblage for development opportunity.



Appraisals March 25, 2013: Broker Opinion of Value, 1212-1310 Del Paso Blvd. APNs 275-0123-026, 275-0123-027, 275-0052-007, 275-0123-003, 275-0123-023, 275-0123-024 (CBRE); estimate of value for all parcels between \$52,918 and \$127,002.  
 June 14, 2006: Complete Appraisal 1212 Del Paso (Seevers Jordan Ziegenmeyer); Value: \$510,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies September 2006: Phase 1, Environmental Site Assessment, Properties at 1212 and "0" Del Paso Blvd. (Geocon)  
 December 2006: Geophysical Survey Report (Geocon)  
 April 2007: Phase 2, Environmental Site Assessment (Geocon)  
 August 2007: Underground Storage Tank Removal Report (Geocon)  
 November 2007: Additional Site Investigation (Geocon)  
 Corrective action plan from SCEMD.  
 December 2006: Geophysical Survey Report (Geocon)

Potential for Transit Oriented Development High potential for transit oriented development when utilized with adjacent properties since it is located on Del Paso Boulevard and proximate to three light rail stops. Site is near Globe station.

## RASA Real Estate Properties

Potential for  
Advancement of  
City Planning  
Objectives

**LU 2.1.5 Neighborhood Centers.** The City shall promote the development of strategically located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse housing opportunities; are within walking distance of surrounding residents; and are efficiently served by transit.

*(RDR)*

Located in Del Paso Blvd. special planning district.

Previous  
Development  
Proposals

None.

## RASA Real Estate Properties

APN 275-0123-027-0000  
 Address 0 DEL PASO BL Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 9,750  
 Category Sale of Property  
 Category Description Sell in keeping with North Sacramento Redevelopment Plan and Implementation Plans  
 Zoning C-2-TO-SPD  
 Zoning Description GENERAL COMMERCIAL/TRANSIT OVERLAY/SPECIAL PLANNING DISTRICT  
 Property Description Vacant interior parcel on Del Paso Blvd near Southgate Rd. Chain link fencing. Rear of parcel is along Del Paso Blvd/ Lochbrae Rd Alley. Adjacent to 4 other RASA parcels.  
 Acquisition Value/ Purchase Price \$492,500 Date Acquired 5/4/2007  
 Purpose of Acquisition Purchased along with adjacent APN 275-0123-027. Assemblage for development opportunity.



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Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

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 August 2007: Underground Storage Tank Removal Report (Geocon)  
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Potential for Transit Oriented Development High potential for transit oriented development when utilized with adjacent properties since it is located on Del Paso Boulevard and proximate to three light rail stops. Site is near Globe station.

## RASA Real Estate Properties

Potential for  
Advancement of  
City Planning  
Objectives

**LU 2.1.5 Neighborhood Centers.** The City shall promote the development of strategically located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse housing opportunities; are within walking distance of surrounding residents; and are efficiently served by transit.

*(RDR)*

Located in Del Paso Blvd. special planning district.

Previous  
Development  
Proposals

None.

## RASA Real Estate Properties

APN 275-0125-001-0000  
 Address 1400 DEL PASO BL Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 7,500  
 Category Sale of Property  
 Category Description Sell in keeping with North Sacramento Redevelopment Plan and Implementation Plans  
 Zoning C-2-TO-SPD  
 Zoning Description GENERAL COMMERCIAL/TRANSIT OVERLAY/SPECIAL PLANNING DISTRICT  
 Property Description Vacant corner parcel at SE corner Del Paso Blvd and Edgewater Rd. Some ground level foundation from prior building remains. Chain link fencing. Rear of parcel on Del Paso Blvd/Lochbrae Rd Alley. Contiguous with 2 other RASA parcels.  
 Acquisition Value/Purchase Price \$117,500 Date Acquired 4/30/2009



Purpose of Acquisition Purchased along with APN 275-0125-004 (\$377,500) and 275-0125-028 (\$235,000) for a total of \$730,000. Opportunity for mixed-use development, along with transit friendly development near Arden light rail station.

Appraisals March 25, 2013: Broker Opinion of Value, 1400-1414 Del Paso Blvd. (CBRE), estimate of value for both properties between \$37,500 and \$90,000.  
 August 31, 2007: Summary Appraisal Report, Improved and Unimproved Commercial Land, 1400, 1410, and 1414 Del Paso Blvd. (Ribacchi Weck, Inc.); Value: Commercial/Warehouse \$260,000 and Unimproved Vacant Land \$470,000.

Rental Revenue  Yes  No Rental Revenue Disposition

Brownfield Site  Yes  No

List of Environmental Studies September 12, 2007: Phase I Environmental Site Assessment California Sheds Property, 1400, 1410 and 1414 Del Paso Blvd. (Enercon Services).

Potential for Transit Oriented Development High potential for transit oriented development when utilized with adjacent properties since it is located on Del Paso Boulevard and proximate to three light rail stops. Site is near light rail Arden station.

Potential for Advancement of City Planning Objectives **LU 2.1.5 Neighborhood Centers.** The City shall promote the development of strategically located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse housing opportunities; are within walking distance of surrounding residents; and are efficiently served by



## RASA Real Estate Properties

transit.

*(RDR)*

Located in Del Paso Blvd. special planning district.

Previous  
Development  
Proposals

Received a proposal for a 7 day a week Farmer's Market, the Arden Garden Market

# RASA Real Estate Properties

APN 275-0125-004-0000  
 Address 1414 DEL PASO BL Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 7,500  
 Category Sale of Property  
 Category Description Sell in keeping with North Sacramento Redevelopment Plan and Implementation Plans  
 Zoning C-2-TO-SPD  
 Zoning Description GENERAL COMMERCIAL/TRANSIT OVERLAY/SPECIAL PLANNING DISTRICT  
 Property Description Interior parcel with vacant, boarded up bldg of brick construction. Rear of parcel on Del Paso Blvd/Lochbrae Rd Alley. Adjacent to 2 other RASA parcels.  
 Acquisition Value/Purchase Price \$377,500 Date Acquired 4/30/2009



Purpose of Acquisition Purchased along with APN 275-0125-001 (\$117,500) and 275-0125-028 (\$235,000) for a total of \$730,000. Opportunity for mixed-use development, along with transit friendly development near Arden light rail station.

Appraisals March 25, 2013: Broker Opinion of Value, 1400-1414 Del Paso Blvd. (CBRE); estimate of value for both parcels between \$37,500 and \$90,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies September 12, 2007: Phase I Environmental Site Assessment California Sheds Property, 1400, 1410 and 1414 Del Paso Blvd. (Enercon Services)

Potential for Transit Oriented Development High potential for transit oriented development when utilized with adjacent properties since it is located on Del Paso Boulevard and proximate to three light rail stops. Site is near light rail Arden station.

Potential for Advancement of City Planning Objectives **LU 2.1.5 Neighborhood Centers.** The City shall promote the development of strategically located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse housing opportunities; are within walking distance of surrounding residents; and are efficiently served by

transit.

*(RDR)*

Located in Del Paso Blvd. special planning district.

Previous  
Development  
Proposals

## RASA Real Estate Properties

APN 275-0125-028-0000  
 Address 1410 DEL PASO BL Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 15,000  
 Category Sale of Property  
 Category Description Sell in keeping with North Sacramento Redevelopment Plan and Implementation Plans  
 Zoning C-2-TO-SPD  
 Zoning Description GENERAL COMMERCIAL/TRANSIT OVERLAY/SPECIAL PLANNING DISTRICT  
 Property Description Vacant interior parcel on south side of Del Paso Blvd, near Edgewater Rd. Billboard on parcel. Some ground level foundation from prior building remains. Chain link and iron rod fencing. Rear of parcel on Del Paso Blvd/Lochbrae Rd Alley. Contiguous with 2 other RASA parcels.  
 Acquisition Value/Purchase Price \$235,000 Date Acquired 4/30/2009  
 Purpose of Acquisition Purchased along with APN 275-0125-004 (\$377,500) and 275-0125-001 (\$117,500) for a total of \$730,000. Opportunity for mixed-use development, along with transit friendly development near Arden light rail station.



Appraisals March 25, 2013: Broker Opinion of Value, 1400-1414 Del Paso Blvd. (CBRE); estimate of value for both parcels between \$37,500 and \$90,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies September 12, 2007: Phase I Environmental Site Assessment California Sheds Property, 1400, 1410 and 1414 Del Paso Blvd. (Enercon Services)

Potential for Transit Oriented Development High potential for transit oriented development when utilized with adjacent properties since it is located on Del Paso Boulevard and proximate to three light rail stops. Site is near light rail Arden station.

Potential for Advancement of City Planning Objectives **LU 2.1.5 Neighborhood Centers.** The City shall promote the development of strategically located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse housing opportunities; are within walking distance of surrounding residents; and are efficiently served by

## RASA Real Estate Properties

transit.

*(RDR)*

Located in Del Paso Blvd. special planning district.

Previous  
Development  
Proposals

## RASA Real Estate Properties

APN 275-0161-006-0000  
 Address 2075 BARSTOW ST Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 6,534  
 Category Sale of Property  
 Category Description Sell in keeping with North Sacramento Redevelopment Plan and Implementation Plans  
 Zoning M-1-SPD  
 Zoning Description LIGHT INDUSTRIAL/SPECIAL PLANNING DISTRICT  
 Property Description Vacant corner parcel at SW corner of Barstow St and El Monte Ave. Rolled curb, gutter and sidewalk along street frontages. Chain link fencing.  
 Acquisition Value/Purchase Price \$48,750 Date Acquired 11/10/2008



Purpose of Acquisition Potential parking lot for nearby businesses.

Appraisals March 25, 2013: Broker Opinion of Value, 2075 Barstow St. (CBRE); estimate of value between \$8,500 and \$13,068.  
 March 21, 2008: Appraisal of Vacant Lot located at 2075 Barstow Street (CA (Chuck) Sellers); Value: \$48,750.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies December 13, 2007: Site Characterization Report, El Monte Triangle, Barstow Street at Arden Way ( Bureau Veritas North America)  
 May 2008: Phase I Environmental Site Assessment, Undeveloped Parcel 2075 Barstow Street (Shaw Environmental)  
 September 29, 2010: Limited Groundwater Assessment Report (Enercon)

Potential for Transit Oriented Development High potential for transit oriented development when utilized with adjacent properties since it is located on Del Paso Boulevard and proximate to three light rail stops. Site is near Globe station.

Potential for Advancement of City Planning **LU 2.1.5 Neighborhood Centers.** The City shall promote the development of strategically located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate

## RASA Real Estate Properties

Objectives	local-serving commercial, employment, and entertainment uses; provide diverse housing opportunities; are within walking distance of surrounding residents; and are efficiently served by transit. (RDR) Located in Del Paso Blvd. special planning district.
Previous Development Proposals	N/A

## RASA Real Estate Properties

APN 275-0163-005-0000  
 Address 1022 DEL PASO BL Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 7,500  
 Category Sale of Property  
 Category Description Sell in keeping with North Sacramento Redevelopment Plan and Implementation Plans  
 Zoning C-2-TO-SPD  
 Zoning Description GENERAL COMMERCIAL/TRANSIT OVERLAY/SPECIAL PLANNING DISTRICT  
 Property Description Vacant interior parcel on south side of Del Paso Blvd, near Baxter Ave. Parcel is contiguous with adjacent RASA parcel. New street frontage improvements along Del Paso Blvd. Chain link fencing.  
 Acquisition Value/Purchase Price \$550,000 Date Acquired 4/28/2006  
 Purpose of Acquisition Promote transit friendly development along Del Paso Blvd and light rail line.



**Appraisals** March 25, 2013: Broker Opinion of Value, 1022 & 1030 Del Paso Blvd. APNs 275-0163-005, 275-0163-006 (CBRE); estimate of value for both properties between \$28,125 and \$67,500.  
 October 11, 2005: Appraisal Report, Mora Property, 1022 Del Paso Blvd. (John T. Nicolaou); Value: \$290,000.

**Rental Revenue**  Yes  No **Rental Revenue Disposition** Not applicable  
**Brownfield Site**  Yes  No

**List of Environmental Studies**  
 December 13, 2004: Phase 1 Environmental Site Assessment (3 Phase Inc.)  
 September 2005: Phase 1 Environmental Site Assessment (Geocon)  
 September 1, 2009: Phase 1 Environmental Site Assessment 1022, 1024 and 1030 Del Paso Blvd. (Nichols)  
 January 29, 2010: Limited Phase II Soil and Groundwater Sampling (Nichols)

**Potential for Transit Oriented Development** High potential for transit oriented development when utilized with adjacent properties since it is located on Del Paso Boulevard and proximate to three light rail stops. Site is near Globe station.

**Potential for Advancement of City Planning Objectives** **LU 2.1.5 Neighborhood Centers.** The City shall promote the development of strategically located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse



## RASA Real Estate Properties

housing opportunities; are within walking distance of surrounding residents; and are efficiently served by transit.

*(RDR)*

Located in Del Paso Blvd. special planning district.

Previous  
Development  
Proposals

Billboard lease for \$166.67 per month (\$2,000 per year) Jan 1 2005 to Jan 1 2015.

## RASA Real Estate Properties

APN 275-0163-006-0000  
 Address 1030 DEL PASO BL Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 15,000  
 Category Sale of Property  
 Category Description Sell in keeping with North Sacramento Redevelopment Plan and Implementation Plans  
 Zoning C-2-TO-SPD  
 Zoning Description GENERAL COMMERCIAL/TRANSIT OVERLAY/SPECIAL PLANNING DISTRICT  
 Property Description Vacant corner parcel at SW corner of Del Paso Blvd and Baxter Ave. Parcel is contiguous with adjacent RASA parcel. New street frontage improvements along Del Paso Blvd. Chain link fencing.  
 Acquisition Value/Purchase Price \$675,000 Date Acquired 3/9/2005  
 Purpose of Acquisition Promote transit friendly development along Del Paso Blvd and light rail line.



Appraisals March 25, 2013: Broker Opinion of Value, 1022 & 1030 Del Paso Blvd. APNs 275-0163-005, 275-0163-006 (CBRE); estimate of value for both properties between \$28,125 and \$67,500.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies December 13, 2004: Phase 1 Environmental Site Assessment (3 Phase Inc.)  
 August 2, 2006: Analytical Sciences Report (Delta Oilfield Inc)  
 September 1, 2009: Phase 1 Environmental Site Assessment 1022, 1024 and 1030 Del Paso Blvd. (Nichols)  
 January 29, 2010: Limited Phase II Soil and Groundwater Sampling (Nichols)

Potential for Transit Oriented Development High potential for transit oriented development when utilized with adjacent properties since it is located on Del Paso Boulevard and proximate to three light rail stops. Site is near Globe station.

Potential for Advancement of City Planning Objectives **LU 2.1.5 Neighborhood Centers.** The City shall promote the development of strategically located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse

## RASA Real Estate Properties

housing opportunities; are within walking distance of surrounding residents; and are efficiently served by transit.

(RDR)

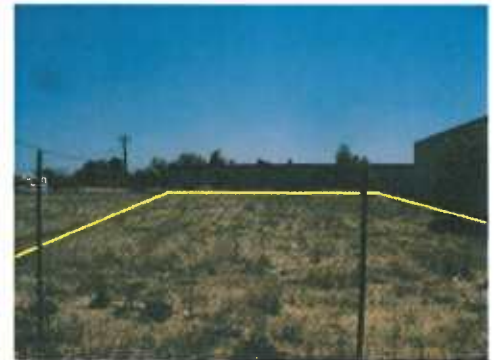
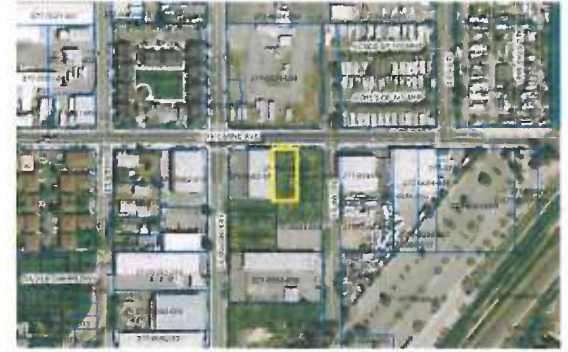
Located in Del Paso Blvd. special planning district.

Previous  
Development  
Proposals

None.

# RASA Real Estate Properties

APN 277-0083-002-0000  
 Address 1116 DIXIEANNE AV Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 10,454  
 Category Sale of Property  
 Category Description Sell  
 Zoning RMX  
 Zoning Description RESIDENTIAL MIXED USE  
 Property Description Vacant, interior parcel located on Dixieanne Ave between Lexington St and Selma St. Frontage has curb, gutter, sidewalk, and planter strip on Dixieanne Ave. Chain link fencing. Contiguous with 4 other RASA parcels.  
 Acquisition Value/ Purchase Price \$549,000 Date Acquired 8/31/2007  
 Purpose of Acquisition Purchase price includes 5 parcels: APNs 277-0083-002, -003, -004, -006, -007. Purpose high density transit oriented development.



**Appraisals**  
 March 15, 2013: Broker Opinion of Value, 1116 & 1120 Dixieanne Ave/2323 Selma Street APNs 277-0083-002, 277-0083-003, 277-0083-004, 277-0083-006, 277-0083-007 (CBRE); estimate of value for all properties between \$78,539 and \$185,526.  
 December 8, 2006: Appraisal Report for a vacant parcel of land on approximately 1.41 acres, 1116 and 1120 Dixieanne Ave, 2323 Selma Street, 2330 and 2334 Lexington Ave (CA Sellers & Assoc.); Value: \$700,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable  
 Brownfield Site  Yes  No

**List of Environmental Studies**  
 August 2007: Phase 1 and Limited Phase II ESA, 1116 and 1120 Dixieanne Avenue, 2323 Selma Street and 2330 and 2334 Lexington Street (Geocon)

**Potential for Transit Oriented Development**  
 High potential, located near light rail Swanston Station.

**Potential for Advancement of City Planning Objectives**  
 Parcels were included in the 2011 Swanston Transit Village Plan which was a transit oriented mixed-use plan for development of higher density housing and commercial projects

Previous None



## RASA Real Estate Properties

APN 277-0083-003-0000  
 Address 1120 DIXIEANNE AV Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 10,454  
 Category Sale of Property  
 Category Description Sell  
 Zoning RMX  
 Zoning Description RESIDENTIAL MIXED USE  
 Property Description Vacant, corner parcel located SW corner of Dixieanne Ave and Selma St. Frontage along Dixieanne has curb, gutter, sidewalk, and planter strip. Chain link fencing. Contiguous with 4 other RASA parcels.  
 Acquisition Value/Purchase Price \$549,000 Date Acquired 8/31/2007



Purpose of Acquisition Purchase price includes 5 parcels: APNs 277-0083-002, -003, -004, -006, -007. Purpose high density transit oriented development.

Appraisals March 15, 2013: Broker Opinion of Value, 1116 & 1120 Dixieanne Ave/2323 Selma Street APNs 277-0083-002, 277-0083-003, 277-0083-004, 277-0083-006, 277-0083-007 (CBRE); estimate of value for all properties between \$78,539 and \$185,526.  
 December 8, 2006: Appraisal Report for a vacant parcel of land on approximately 1.41 acres, 1116 and 1120 Dixieanne Ave, 2323 Selma Street, 2330 and 2334 Lexington Ave (CA Sellers & Assoc.); Value: \$700,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies August 2007: Phase 1 and Limited Phase II ESA, 1116 and 1120 Dixieanne Avenue, 2323 Selma Street and 2330 and 2334 Lexington Street (Geocon)

Potential for Transit Oriented Development High potential, located near light rail Swanston Station.

Potential for Advancement of City Planning Objectives Parcels were included in the 2011 Swanston Transit Village Plan which was a transit oriented mixed-use plan for development of higher density housing and commercial projects

Previous None

# RASA Real Estate Properties

Development  
Proposals

## RASA Real Estate Properties

APN 277-0083-004-0000  
 Address 2323 SELMA ST Zipcode 95815  
 Redevelopment Area North Sacramento Lot Size (sf) 20,025  
 Category Sale of Property  
 Category Description Market and sell through commercial broker  
 Zoning RMX  
 Zoning Description RESIDENTIAL MIXED USE  
 Property Description Vacant, interior parcel located on Selma St just south of Dixieanne Ave. No frontage improvements. Portion of parcel is asphalt paved. Chain link fencing, with block wall at rear of parcel. Contiguous with 4 other RASA parcels.  
 Acquisition Value/Purchase Price \$549,000 Date Acquired 8/31/2007  
 Purpose of Acquisition Purchase price includes 5 parcels: APNs 277-0083-002, -003, -004, -006, -007. Purpose high density transit oriented development.



**Appraisals** March 15, 2013: Broker Opinion of Value, 1116 & 1120 Dixieanne Ave/2323 Selma Street APNs 277-0083-002, 277-0083-003, 277-0083-004, 277-0083-006, 277-0083-007 (CBRE); estimate of value for all properties between \$78,539 and \$185,526.  
 December 8, 2006: Appraisal Report for a vacant parcel of land on approximately 1.41 acres, 1116 and 1120 Dixieanne Ave, 2323 Selma Street, 2330 and 2334 Lexington Ave (CA Sellers & Assoc.); Value: \$700,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable  
 Brownfield Site  Yes  No

**List of Environmental Studies** August 2007: Phase 1 and Limited Phase II ESA, 1116 and 1120 Dixieanne Avenue, 2323 Selma Street and 2330 and 2334 Lexington Street (Geocon)

**Potential for Transit Oriented Development** High potential, located near light rail Swanston Station.

**Potential for Advancement of City Planning Objectives** Parcels were included in the 2011 Swanston Transit Village Plan which was a transit oriented mixed-use plan for development of higher density housing and commercial projects

**Previous** None



# RASA Real Estate Properties

Development  
Proposals

## RASA Real Estate Properties

APN 277-0083-006-0000  
 Address 2330 LEXINGTON ST Zipcode 95815  
 Redevelopment Area NORTH SACRAMENTO Lot Size (sf) 13,939  
 Category Sale of Property  
 Category Description Sell  
 Zoning RMX  
 Zoning Description RESIDENTIAL MIXED USE  
 Property Description Vacant, interior parcel located on Lexington St just south of Dixieanne Ave. No frontage improvements. Chain link fencing, with block wall at rear of parcel. Contiguous with 4 other RASA parcels.  
 Acquisition Value/Purchase Price \$549,000 Date Acquired 8/31/2007  
 Purpose of Acquisition Purchase price includes 5 parcels: APNs 277-0083-002, -003, -004, -006, -007. Purpose high density transit oriented development.  
 Appraisals March 15, 2013: Broker Opinion of Value, 1116 & 1120 Dixieanne Ave/2323 Selma Street APNs 277-0083-002, 277-0083-003, 277-0083-004, 277-0083-006, 277-0083-007 (CBRE); estimate of value for all properties between \$78,539 and \$185,526.  
 December 28, 2006: Appraisal Report, 1116 Dixieanne Ave, 1120 Dixieanne Ave, 2323 Selma Ave, 2330 Lexington St, 2334 Lexington Ave (CA Sellers & Assoc); Value \$700,000.  
 Rental Revenue  Yes  No Rental Revenue Disposition Not applicable  
 Brownfield Site  Yes  No  
 List of Environmental Studies August 2007: Phase 1 and Limited Phase II ESA, 1116 and 1120 Dixieanne Avenue, 2323 Selma Street and 2330 and 2334 Lexington Street (Geocon)  
 Potential for Transit Oriented Development High potential, located near light rail Swanston Station.  
 Potential for Advancement of City Planning Objectives Parcels were included in the 2011 Swanston Transit Village Plan which was a transit oriented mixed-use plan for development of higher density housing and commercial projects  
 Previous None



# RASA Real Estate Properties

Development  
Proposals

## RASA Real Estate Properties

APN 277-0083-007-0000  
 Address 2334 LEXINGTON ST Zipcode 95815  
 Redevelopment Area NORTH SACRAMENTO Lot Size (sf) 6,970  
 Category Sale of Property  
 Category Description Sell  
 Zoning RMX  
 Zoning Description RESIDENTIAL MIXED USE  
 Property Description Vacant, interior parcel located on Lexington St just south of Dixieanne Ave. No frontage improvements. Chain link fencing. Contiguous with 4 other RASA parcels.  
 Acquisition Value/Purchase Price \$549,000 Date Acquired 8/31/2007  
 Purpose of Acquisition Purchase price includes 5 parcels: APNs 277-0083-002, -003, -004, -006, -007. Purpose high density transit oriented development.



**Appraisals** March 15, 2013: Broker Opinion of Value, 1116 & 1120 Dixieanne Ave/2323 Selma Street APNs 277-0083-002, 277-0083-003, 277-0083-004, 277-0083-006, 277-0083-007 (CBRE); estimate of value for all properties between \$78,539 and \$185,526.  
 December 8, 2006: Appraisal Report for a vacant parcel of land on approximately 1.41 acres, 1116 and 1120 Dixieanne Ave, 2323 Selma Street, 2330 and 2334 Lexington Ave (CA Sellers & Assoc.); Value: \$700,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

**List of Environmental Studies** August 2007: Phase 1 and Limited Phase II ESA, 1116 and 1120 Dixieanne Avenue, 2323 Selma Street and 2330 and 2334 Lexington Street (Geocon)

**Potential for Transit Oriented Development** High potential, located near light rail Swanston Station.

**Potential for Advancement of City Planning Objectives** Parcels were included in the Swanston Transit Village Plan which was a transit oriented mixed-use plan for development of higher density housing and commercial projects.

**Previous** None.



## Category 4 - Settlement Agreement Properties

# RASA Real Estate Properties

APN 006-0096-002-0000  
 Address 700 K ST Zipcode 95814  
 Redevelopment Area Downtown Lot Size (sf) 4,000  
 Category Settlement Agreement  
 Category Description Subject to Settlement Agreement with DOF



Zoning C-3-SPD  
 Zoning Description CENTRAL BUSINESS DISTRICT/  
 SPECIAL PLANNING DISTRICT

Property Description Improved site located on 700 block of K street. Located across 7th street from east entrance into mall. Former retail building in poor condition.



Acquisition Value/ Purchase Price \$2,500,000 Date Acquired 6/30/2006

Purpose of Acquisition Consolidation with other 700 K Block parcels for unified mixed use development.

Appraisals November 15, 2005: Complete Appraisals of Real Property, 700 K Street (Geller); Value: \$1,450,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies February 16, 2006: Phase 1 ESA K Street Corridor 700, 704, 730, 731, 800, 802, 816, K Street, 809 and 815 L Street, APNs 006-0096-002, -003, -010, -024; and 006-0098-003, -004, -008, -021 and -014 (EEI)  
 December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and Moore)  
 December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile away.

Potential for Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide

## RASA Real Estate Properties

### Advancement of City Planning Objectives

incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

### Previous Development Proposals

Part of Extensive RFP selection process and prolonged assemblage and negotiations for development  
2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement  
2010: Disposition and Development Agreement, 700 Block, D&S Development; current development



## RASA Real Estate Properties

APN 006-0096-003-0000  
 Address 704 K ST Zipcode 95814  
 Redevelopment Area Downtown Lot Size (sf) 5,438  
 Category Settlement Agreement  
 Category Description Subject to Settlement Agreement with DOF  
 Zoning C-3-SPD  
 Zoning Description CENTRAL BUSINESS DISTRICT/  
 SPECIAL PLANNING DISTRICT  
 Property Description Improved site located on 700 block of K street. Former  
 retail building in poor condition.  
 Acquisition Value/  
 Purchase Price \$5,900,000 Date Acquired 2/17/2007



Purpose of Acquisition Consolidation with other 700 K Block parcels for unified  
 mixed use development. Acquisition included relocation costs

Appraisals November 15, 2005: Complete Appraisals of Real Property, 700 K Street (Geller); Value: \$1,550,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies February 16, 2006: Phase 1 ESA K Street Corridor 700, 704, 730, 731, 800, 802, 816, K Street, 809 and 815  
 L Street, APNs 006-0096-002, -003, -010, -024; and 006-0098-003, -004, -008, -021 and -014 (EEI)  
 December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and Moore)  
 December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor  
 (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700  
 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile  
 away.

Potential for Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide

## RASA Real Estate Properties

Advancement of  
City Planning  
Objectives

incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Previous  
Development  
Proposals

Part of Extensive RFP selection process and prolonged assemblage and negotiations for development  
2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement  
2010: Disposition and Development Agreement, 700 Block, D&S Development; current development

# RASA Real Estate Properties

APN 006-0096-004-0000  
 Address 708 K ST Zipcode 95814  
 Redevelopment Area Downtown Lot Size (sf) 6,566  
 Category Settlement Agreement  
 Category Description Subject to Settlement Agreement with DOF  
 Zoning C-3-SPD  
 Zoning Description CENTRAL BUSINESS DISTRICT/  
 SPECIAL PLANNING DISTRICT  
 Property Description Improved site located on 700 block of K street. Former retail building in poor condition.  
 Acquisition Value/Purchase Price \$2,100,000 Date Acquired 9/5/2008



Purpose of Acquisition Consolidation with other 700 K Block parcels for unified mixed use development. Purchased with 006-0096-018 & 019; price included holding costs.

Appraisals November 15, 2005: Complete Appraisals of Real Property, 708 K Street, 1113 7th Street, 1111 7th Street (Geller); Value: 708 K Street \$1,025,000, 1113 7th Street \$470,000, 1111 7th Street \$30,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies March 16, 2006: Phase 1 ESA K Street Corridor 708, 712, 716, 718, 724, 726, 727, 806, 810, and 812 K Street, 1111 7th Street & 1109 8th Street, APNs 006-0096-004, -005, -006, -007, -008, -009, -019, 023; and 0006-0098-006, -007, -022, -024 (EEI)  
 December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and Moore)  
 December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile away.

## RASA Real Estate Properties

Potential for  
Advancement of  
City Planning  
Objectives

Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Previous  
Development  
Proposals

Part of Extensive RFP selection process and prolonged assemblage and negotiations for development  
2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement  
2010: Disposition and Development Agreement, 700 Block, D&S Development; current development

# RASA Real Estate Properties

APN 006-0096-005-0000

Address 712 K ST Zipcode 95814

Redevelopment Area Downtown Lot Size (sf) 6,400

Category Settlement Agreement

Category Description Subject to Settlement Agreement with DOF



Zoning C-3-SPD

Zoning Description CENTRAL BUSINESS DISTRICT/  
SPECIAL PLANNING DISTRICT

Property Description Improved site located on 700 block of K street. Former retail building in poor condition.

Acquisition Value/  
Purchase Price \$18,600,000 Date Acquired 10/10/2008



Purpose of Acquisition Consolidation with other 700 K Block parcels for unified mixed use development. Purchased APNs 006-0096-005, 006-0096-006, 006-0096-007, 006-0096-008, 006-0096-009, 006-0098-006, 006-0098-008, 006-0098-022, 006-0096-009, 006-0098-024 as part of an eminent domain settlement agreement.

Appraisals March 1, 2007: Complete Appraisal of Real Property, 712 and 714 K Street Mall (Geller & Assoc); Value: \$1,550,000.  
November 15, 2005: Complete Appraisals of Real Property, 712 and 714 K Street (Geller); Value: \$1,450,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies March 16, 2006: Phase 1 ESA K Street Corridor 708, 712, 716, 718, 724, 726, 727, 806, 810, and 812 K Street, 1111 7th Street & 1109 8th Street, APNs 006-0096-004, -005, -006, -007, -008, -009, -019, 023; and 0006-0098-006, -007, -022, -024 (EEI)  
December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and Moore)  
December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile away.

## RASA Real Estate Properties

Potential for Advancement of City Planning Objectives	Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.
Previous Development Proposals	Part of Extensive RFP selection process and prolonged assemblage and negotiations for development 2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement 2010: Disposition and Development Agreement, 700 Block, D&S Development; current development

## RASA Real Estate Properties

APN 006-0096-006-0000  
 Address 716 K ST Zipcode 95814  
 Redevelopment Area Downtown Lot Size (sf) 3,200  
 Category Settlement Agreement  
 Category Description Subject to Settlement Agreement with DOF  
 Zoning C-3-SPD  
 Zoning Description CENTRAL BUSINESS DISTRICT/  
 SPECIAL PLANNING DISTRICT  
 Property Description Improved site located on 700 block of K street. Former  
 retail building in poor condition.  
 Acquisition Value/  
 Purchase Price \$18,600,000 Date Acquired 10/10/2008



Purpose of Acquisition Consolidation with other 700 K Block parcels for unified  
 mixed use development. Purchased APNs 006-0096-005,  
 006-0096-006, 006-0096-007, 006-0096-008, 006-0096  
 -009, 006-0098-006, 006-0098-008, 006-0098-022, 006  
 -0096-009, 006-0098-024 as part of an eminent domain  
 settlement agreement.

Appraisals March 1, 2007: Complete Appraisal of Real Property, 716 K Street (Geller); Value: \$575,000.  
 November 15, 2005: Complete Appraisals of Real Property, 716 K Street (Geller); Value: \$540,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies March 16, 2006: Phase 1 ESA K Street Corridor 708, 712, 716, 718, 724, 726, 727, 806, 810, and 812 K  
 Street, 1111 7th Street & 1109 8th Street, APNs 006-0096-004, -005, -006, -007, -008, -009, -019, 023; and  
 0006-0098-006, -007, -022, -024 (EEI)  
 December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and  
 Moore)  
 December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor  
 (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700  
 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile  
 away.

## RASA Real Estate Properties

Potential for  
Advancement of  
City Planning  
Objectives

Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Previous  
Development  
Proposals

Part of Extensive RFP selection process and prolonged assemblage and negotiations for development  
2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement  
2010: Disposition and Development Agreement, 700 Block, D&S Development; current development



# RASA Real Estate Properties

APN 006-0096-007-0000  
 Address 718 K ST Zipcode 95814  
 Redevelopment Area Downtown Lot Size (sf) 6,400  
 Category Settlement Agreement  
 Category Description Subject to Settlement Agreement with DOF  
 Zoning C-3-SPD  
 Zoning Description CENTRAL BUSINESS DISTRICT/  
 SPECIAL PLANNING DISTRICT  
 Property Description Improved site located on 700 block of K street. Former  
 retail building in poor condition.  
 Acquisition Value/  
 Purchase Price \$18,600,000 Date Acquired 10/10/2008



Purpose of Acquisition Consolidation with other 700 K Block parcels for unified  
 mixed use development. Purchased APNs 006-0096-005,  
 006-0096-006, 006-0096-007, 006-0096-008, 006-0096  
 -009, 006-0098-006, 006-0098-008, 006-0098-022, 006  
 -0096-009,006-0098-024 as part of an eminent domain  
 settlement agreement.

Appraisals March 1, 2007: Complete Appraisal of Real Property, 718 and 720 K Street (Geller); Value: \$2,550,000.  
 November 15, 2005: Complete Appraisals of Real Property, 718 and 720 K Street (Geller); Value:  
 \$2,250,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable  
 Brownfield Site  Yes  No

List of Environmental Studies March 16, 2006: Phase 1 ESA K Street Corridor 708, 712, 716, 718, 724, 726, 727, 806, 810, and 812 K  
 Street, 1111 7th Street & 1109 8th Street, APNs 006-0096-004, -005, -006, -007, -008, -009, -019, 023; and  
 0006-0098-006, -007, -022, -024 (EEI)  
 December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and  
 Moore)  
 December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor  
 (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700  
 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile  
 away.

## RASA Real Estate Properties

Potential for  
Advancement of  
City Planning  
Objectives

Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Previous  
Development  
Proposals

Part of Extensive RFP selection process and prolonged assemblage and negotiations for development  
2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement  
2010: Disposition and Development Agreement, 700 Block, D&S Development; current development

# RASA Real Estate Properties

APN 006-0096-008-0000  
 Address 724 K ST Zipcode 95814  
 Redevelopment Area Downtown Lot Size (sf) 11,200  
 Category Settlement Agreement  
 Category Description Subject to Settlement Agreement with DOF



Zoning C-3-SPD

Zoning Description CENTRAL BUSINESS DISTRICT/  
SPECIAL PLANNING DISTRICT

Property Description Improved site located on 700 block of K street. Former retail building in poor condition.

Acquisition Value/Purchase Price \$18,600,000 Date Acquired 10/10/2008



Purpose of Acquisition Consolidation with other 700 K Block parcels for unified mixed use development. Purchased APNs 006-0096-005, 006-0096-006, 006-0096-007, 006-0096-008, 006-0096-009, 006-0098-006, 006-0098-008, 006-0098-022, 006-0096-009, 006-0098-024 as part of an eminent domain settlement agreement.

Appraisals March 1, 2007: Complete Appraisal of Real Property, 722 and 724 K Street (Geller); Value: \$3,300,000.  
November 15, 2005: Complete Appraisals of Real Property, 722 and 724 K Street (Geller); Value: \$3,150,000.

Rental Revenue  Yes  No

Rental Revenue Disposition Cell phone tenant, month-to-month lease for \$1,800. Proceeds distributed to RASA account to cover costs of building maintenance.

Brownfield Site  Yes  No

List of Environmental Studies March 16, 2006: Phase 1 ESA K Street Corridor 708, 712, 716, 718, 724, 726, 727, 806, 810, and 812 K Street, 1111 7th Street & 1109 8th Street, APNs 006-0096-004, -005, -006, -007, -008, -009, -019, 023; and 0006-0098-006, -007, -022, -024 (EEI)  
December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and Moore)  
December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile away.

## RASA Real Estate Properties

Potential for  
Advancement of  
City Planning  
Objectives

Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Previous  
Development  
Proposals

Part of Extensive RFP selection process and prolonged assemblage and negotiations for development  
2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement  
2010: Disposition and Development Agreement, 700 Block, D&S Development; current development

# RASA Real Estate Properties

APN 006-0096-009-0000  
 Address 726 K ST Zipcode 95814  
 Redevelopment Area Downtown Lot Size (sf) 3,200  
 Category Settlement Agreement  
 Category Description Subject to Settlement Agreement with DOF  
 Zoning C-3-SPD  
 Zoning Description CENTRAL BUSINESS DISTRICT/  
 SPECIAL PLANNING DISTRICT  
 Property Description Improved site located on 700 block of K street. Former  
 movie theater building in poor to fair condition.  
 Acquisition Value/  
 Purchase Price \$18,600,000 Date Acquired 10/10/2008



Purpose of Acquisition Consolidation with other 700 K Block parcels for unified  
 mixed use development. Purchased APNs 006-0096-005,  
 006-0096-006, 006-0096-007, 006-0096-008, 006-0096  
 -009, 006-0098-006, 006-0098-008, 006-0098-022, 006  
 -0096-009,006-0098-024 as part of an eminent domain  
 settlement agreement.

Appraisals March 1, 2007: Complete Appraisal of Real Property, 726 K Street (Geller); Value: \$950,000.  
 November 15, 2005: Complete Appraisals of Real Property, 726 K Street (Geller); Value: \$850,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies March 16, 2006: Phase I ESA K Street Corridor 708, 712, 716, 718, 724, 726, 727, 806, 810, and 812 K  
 Street, 1111 7th Street & 1109 8th Street, APNs 006-0096-004, -005, -006, -007, -008, -009, -019, 023; and  
 0006-0098-006, -007, -022, -024 (EEI)  
 December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and  
 Moore)  
 December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor  
 (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700  
 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile  
 away.

## RASA Real Estate Properties

Potential for  
Advancement of  
City Planning  
Objectives

Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Previous  
Development  
Proposals

Part of Extensive RFP selection process and prolonged assemblage and negotiations for development  
2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement  
2010: Disposition and Development Agreement, 700 Block, D&S Development; current development

# RASA Real Estate Properties

APN 006-0096-010-0000  
 Address 730 K ST Zipcode 95814  
 Redevelopment Area Downtown Lot Size (sf) 1,600  
 Category Settlement Agreement  
 Category Description Subject to Settlement Agreement with DOF



Zoning C-3-SPD  
 Zoning Description CENTRAL BUSINESS DISTRICT/  
 SPECIAL PLANNING DISTRICT  
 Property Description Improved site located on 700 block of K street. Former retail building in poor to fair condition.  
 Acquisition Value/ Purchase Price \$800,000 Date Acquired 6/30/2006



Purpose of Acquisition Consolidation with other 700 K Block parcels for unified mixed use development.

Appraisals November 15, 2005: Complete Appraisals of Real Property, 730 K Street (Geller); Value: \$550,000.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable  
 Brownfield Site  Yes  No

List of Environmental Studies February 16, 2006: Phase 1 ESA K Street Corridor 700, 704, 730, 731, 800, 802, 816, K Street, 809 and 815 L Street, APNs 006-0096-002, -003, -010, -024; and 006-0098-003, -004, -008, -021 and -014 (EEI)  
 December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and Moore)  
 December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile away.

Potential for Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide

## RASA Real Estate Properties

Advancement of City Planning Objectives	incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.
Previous Development Proposals	Part of Extensive RFP selection process and prolonged assemblage and negotiations for development 2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement 2010: Disposition and Development Agreement, 700 Block, D&S Development; current development



# RASA Real Estate Properties

APN 006-0096-018-0000  
 Address 1113 7TH ST Zipcode 95814  
 Redevelopment Area Downtown Lot Size (sf) 50  
 Category Settlement Agreement  
 Category Description Subject to Settlement Agreement with DOF  
 Zoning C-3-SPD  
 Zoning Description CENTRAL BUSINESS DISTRICT/  
 SPECIAL PLANNING DISTRICT  
 Property Description APN 006-0096-018 abuts APN 006-0096-019 and effectively functions as one parcel. APN -019 is a narrow strip (barely visible in image).  
 Acquisition Value/Purchase Price \$2,100,000 Date Acquired 8/29/2008



Purpose of Acquisition Consolidation with other 700 K Block parcels for unified mixed use development. Purchased with 006-0096-011 & 019; price included holding costs.

Appraisals April 1, 2013: Broker Opinion of Value, 1111 and 1113 7th Street (CBRE) Estimate of value for both properties between \$63,920 and \$159,800.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies  
 March 16, 2006: Phase 1 ESA K Street Corridor 708, 712, 716, 718, 724, 726, 727, 806, 810, and 812 K Street, 1111 7th Street & 1109 8th Street, APNs 006-0096-004, -005, -006, -007, -008, -009, -019, 023; and 0006-0098-006, -007, -022, -024 (EEI)  
 December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and Moore)  
 December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile away.

## RASA Real Estate Properties

Potential for Advancement of City Planning Objectives	Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.
Previous Development Proposals	Part of Extensive RFP selection process and prolonged assemblage and negotiations for development 2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement 2010: Disposition and Development Agreement, 700 Block, D&S Development; current development

# RASA Real Estate Properties

APN 006-0096-019-0000  
 Address 1111 7TH ST Zipcode 95814  
 Redevelopment Area Downtown Lot Size (sf) 3,146  
 Category Settlement Agreement  
 Category Description Subject to Settlement Agreement with DOF  
 Zoning C-3-SPD  
 Zoning Description CENTRAL BUSINESS DISTRICT/  
 SPECIAL PLANNING DISTRICT  
 Property Description APN 006-0096-018 abuts APN 006-0096-019 and  
 effectively functions as one parcel. APN -019 is a narrow  
 strip (barely visible in image).  
 Acquisition Value/  
 Purchase Price \$2,100,000 Date Acquired 8/29/2008  
 Purpose of Acquisition Consolidation with other 700 K Block parcels for unified  
 mixed use development. Purchased with 006-0096-011  
 & 018; price included holding costs.



Appraisals April 1, 2013: Broker Opinion of Value, 1111 and 1113 7th Street (CBRE) Estimate of value for both  
 properties between \$63,920 and \$159,800.

Rental Revenue  Yes  No Rental Revenue Disposition Not applicable

Brownfield Site  Yes  No

List of Environmental Studies  
 March 16, 2006: Phase 1 ESA K Street Corridor 708, 712, 716, 718, 724, 726, 727, 806, 810, and 812 K  
 Street, 1111 7th Street & 1109 8th Street, APNs 006-0096-004, -005, -006, -007, -008, -009, -019, 023; and  
 0006-0098-006, -007, -022, -024 (EEI)  
 December 30, 2010: Phase II Environmental Site Assessment 700 Block of K Street Properties (Ninyo and  
 Moore)  
 December 31, 2010: Hazardous Building Materials Survey, Ten Parcels Within the 700 Block K Street Corridor  
 (Ninyo & Moore)

Potential for Transit Oriented Development Excellent. Light rail stops are located on K Street just across 8th Street and at the western edge of the 700  
 block. Major bus routes run on J and L Streets. Served by multiple bus carriers. Intermodal located 1/2 mile  
 away.

## RASA Real Estate Properties

Potential for Advancement of City Planning Objectives	Good. Supports General Plan Goal LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, redevelopment, mining reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.
Previous Development Proposals	Part of Extensive RFP selection process and prolonged assemblage and negotiations for development 2006: Land Assembly Agreement, 700/800 K Street Blocks, Zeiden and Mohanna; resulted in litigation and ended in a settlement agreement 2010: Disposition and Development Agreement, 700 Block, D&S Development; current development

## Appendix A - Properties by Category

<b>APN</b>	<b>Address</b>	<b>Category</b>
006-0096-002-0000	700 K ST	Settlement Agreement
006-0096-003-0000	704 K ST	Settlement Agreement
006-0096-004-0000	708 K ST	Settlement Agreement
006-0096-005-0000	712 K ST	Settlement Agreement
006-0096-006-0000	716 K ST	Settlement Agreement
006-0096-007-0000	718 K ST	Settlement Agreement
006-0096-008-0000	724 K ST	Settlement Agreement
006-0096-009-0000	726 K ST	Settlement Agreement
006-0096-010-0000	730 K ST	Settlement Agreement
006-0096-018-0000	1113 7TH ST	Settlement Agreement
006-0096-019-0000	1111 7TH ST	Settlement Agreement
001-0061-026-0000	470 N B ST	Government Use
002-0055-016-0000	1590 A ST	Government Use
002-0055-017-0000	1590 A ST	Government Use
002-0055-018-0000	1590 A ST	Government Use
006-0012-020-0001	0 FIREHOUSE ALY	Government Use
006-0012-025-0000	0 FIREHOUSE ALY	Government Use
006-0012-029-0000	123 J ST	Government Use
006-0012-034-0001	0 FIREHOUSE ALY	Government Use
006-0024-054-0000	0 J ST	Government Use
006-0026-019-0000	0 5TH ST	Government Use
006-0026-020-0000	0 I ST	Government Use
006-0032-027-0000	0 J ST	Government Use
006-0071-024-0000	0 FIREHOUSE ALY	Government Use
006-0071-026-0000	0 2ND ST	Government Use
006-0071-048-0000	0 2ND ST	Government Use
006-0071-049-0000	118 J ST	Government Use
006-0071-051-0000	0 FRONT ST	Government Use
006-0071-052-0000	0 2ND ST	Government Use
006-0071-054-0000	0 2ND ST	Government Use
006-0072-040-0000	100 K ST	Government Use
006-0072-044-0000	0 FIREHOUSE ALY	Government Use
006-0073-049-0000	0 2ND ST	Government Use
006-0074-038-0000	1109 2ND ST	Government Use
006-0075-004-0000	1020 FRONT ST	Government Use
006-0087-054-0000	408 J ST	Government Use
006-0087-061-0000	545 K ST	Government Use
006-0091-020-0000	0 J ST	Government Use
006-0134-038-0000	0 3RD ST	Government Use
006-0134-039-0000	0 3RD ST	Government Use
006-0135-030-0000	0 3RD ST	Government Use
009-0012-022-0000	0 FRONT ST	Government Use
009-0012-050-0000	0 FRONT ST	Government Use
009-0012-051-0000	0 FRONT ST	Government Use
250-0130-016-0000	3549 NORWOOD AV	Government Use
250-0130-017-0000	0 NORWOOD AV	Government Use
250-0130-021-0000	386 SOUTH AV	Government Use
250-0130-022-0000	3555 NORWOOD AV	Government Use
250-0130-023-0000	3545 NORWOOD AV	Government Use
006-0098-003-0000	800 K ST	Retain for Future Development
006-0098-004-0000	802 K ST	Retain for Future Development

## Appendix A - Properties by Category

<b>APN</b>	<b>Address</b>	<b>Category</b>
006-0098-006-0000	810 K ST	Retain for Future Development
006-0098-007-0000	812 K ST	Retain for Future Development
006-0098-014-0000	815 L ST	Retain for Future Development
006-0098-021-0000	1121 8TH ST	Retain for Future Development
006-0098-022-0000	1109 8TH ST	Retain for Future Development
006-0098-024-0000	806 K ST	Retain for Future Development
006-0096-024-0000	731 K ST	Retain for Future Development
006-0098-008-0000	816 K ST	Retain for Future Development
009-0012-002-0000	1920 FRONT ST	Sale of Property
009-0012-067-0000	0 FRONT ST	Sale of Property
009-0012-068-0000	2224 FRONT ST	Sale of Property
009-0053-007-0000	0 5TH ST	Sale of Property
009-0053-015-0000	1816 5TH ST	Sale of Property
009-0053-016-0000	0 5TH ST	Sale of Property
009-0053-018-0000	0 5TH ST	Sale of Property
009-0053-019-0000	0 4TH ST	Sale of Property
009-0055-023-0000	0 6TH ST	Sale of Property
009-0065-016-0000	0 9TH ST	Sale of Property
009-0065-018-0000	0 9TH ST	Sale of Property
010-0365-025-0000	2729 ALHAMBRA BL	Sale of Property
013-0354-006-0000	3200 MARTIN L KING BL	Sale of Property
013-0354-007-0000	3208 MARTIN L KING BL	Sale of Property
013-0392-011-0000	3307 12TH AV	Sale of Property
013-0392-023-0000	3301 12TH AV	Sale of Property
014-0222-067-0000	4625 10TH AV	Sale of Property
014-0222-068-0000	4601 10TH AV	Sale of Property
014-0294-009-0000	4749 14TH AV	Sale of Property
015-0181-051-0000	4722 9TH AV	Sale of Property
040-0101-003-0000	8128 ELDER CREEK RD	Sale of Property
250-0200-040-0000	3432 NORWOOD AV	Sale of Property
250-0200-046-0000	435 FORD RD	Sale of Property
250-0200-049-0000	0 NORWOOD AV	Sale of Property
250-0200-050-0000	0 Paseo Nuevo St	Sale of Property
250-0200-051-0000	455 FORD RD	Sale of Property
251-0012-023-0000	0 NORTH AV	Sale of Property
251-0014-015-0000	0 HARRIS AV	Sale of Property
251-0084-018-0000	3801 MARYSVILLE BL	Sale of Property
251-0096-022-0000	0 GRAND AV	Sale of Property
251-0102-022-0000	1075 ROANOKE AV	Sale of Property
251-0121-004-0000	0 BALSAM ST	Sale of Property
251-0122-002-0000	3739 MARYSVILLE BL	Sale of Property
251-0122-004-0000	3721 MARYSVILLE BL	Sale of Property
251-0122-005-0000	3717 MARYSVILLE BL	Sale of Property
251-0122-006-0000	3713 MARYSVILLE BL	Sale of Property
251-0122-009-0000	3711 MARYSVILLE BL	Sale of Property
251-0183-009-0000	3421 MARYSVILLE BL	Sale of Property
251-0221-009-0000	3417 MARYSVILLE BL	Sale of Property
275-0035-012-0000	1917 DEL PASO BL	Sale of Property
275-0035-013-0000	1917 DEL PASO BL	Sale of Property
275-0035-014-0000	1915 DEL PASO BL	Sale of Property
275-0052-005-0000	775 DARINA AV	Sale of Property

## Appendix A - Properties by Category

<b>APN</b>	<b>Address</b>	<b>Category</b>
275-0052-006-0000	2308 DEL PASO BL	Sale of Property
275-0052-007-0000	2300 DEL PASO BL	Sale of Property
275-0052-008-0000	2300 DEL PASO BL	Sale of Property
275-0123-003-0000	1224 DEL PASO BL	Sale of Property
275-0123-010-0000	1340 DEL PASO BL	Sale of Property
275-0123-023-0000	1314 DEL PASO BL	Sale of Property
275-0123-024-0000	1310 DEL PASO BL	Sale of Property
275-0123-026-0000	1212 DEL PASO BL	Sale of Property
275-0123-027-0000	0 DEL PASO BL	Sale of Property
275-0125-001-0000	1400 DEL PASO BL	Sale of Property
275-0125-004-0000	1414 DEL PASO BL	Sale of Property
275-0125-028-0000	1410 DEL PASO BL	Sale of Property
275-0161-006-0000	2075 BARSTOW ST	Sale of Property
275-0163-005-0000	1022 DEL PASO BL	Sale of Property
275-0163-006-0000	1030 DEL PASO BL	Sale of Property
277-0083-002-0000	1116 DIXIEANNE AV	Sale of Property
277-0083-003-0000	1120 DIXIEANNE AV	Sale of Property
277-0083-004-0000	2323 SELMA ST	Sale of Property
277-0083-006-0000	2330 LEXINGTON ST	Sale of Property
277-0083-007-0000	2334 LEXINGTON ST	Sale of Property

## Appendix B- Properties by APN

<b>APN</b>	<b>Address</b>	<b>Category</b>
001-0061-026-0000	470 N B ST	Government Use
002-0055-016-0000	1590 A ST	Government Use
002-0055-017-0000	1590 A ST	Government Use
002-0055-018-0000	1590 A ST	Government Use
006-0012-020-0001	0 FIREHOUSE ALY	Government Use
006-0012-025-0000	0 FIREHOUSE ALY	Government Use
006-0012-029-0000	123 J ST	Government Use
006-0012-034-0001	0 FIREHOUSE ALY	Government Use
006-0024-054-0000	0 J ST	Government Use
006-0026-019-0000	0 5TH ST	Government Use
006-0026-020-0000	0 I ST	Government Use
006-0032-027-0000	0 J ST	Government Use
006-0071-024-0000	0 FIREHOUSE ALY	Government Use
006-0071-026-0000	0 2ND ST	Government Use
006-0071-048-0000	0 2ND ST	Government Use
006-0071-049-0000	118 J ST	Government Use
006-0071-051-0000	0 FRONT ST	Government Use
006-0071-052-0000	0 2ND ST	Government Use
006-0071-054-0000	0 2ND ST	Government Use
006-0072-040-0000	100 K ST	Government Use
006-0072-044-0000	0 FIREHOUSE ALY	Government Use
006-0073-049-0000	0 2ND ST	Government Use
006-0074-038-0000	1109 2ND ST	Government Use
006-0075-004-0000	1020 FRONT ST	Government Use
006-0087-054-0000	408 J ST	Government Use
006-0087-061-0000	545 K ST	Government Use
006-0091-020-0000	0 J ST	Government Use
006-0096-002-0000	700 K ST	Settlement Agreement
006-0096-003-0000	704 K ST	Settlement Agreement
006-0096-004-0000	708 K ST	Settlement Agreement
006-0096-005-0000	712 K ST	Settlement Agreement
006-0096-006-0000	716 K ST	Settlement Agreement
006-0096-007-0000	718 K ST	Settlement Agreement
006-0096-008-0000	724 K ST	Settlement Agreement
006-0096-009-0000	726 K ST	Settlement Agreement
006-0096-010-0000	730 K ST	Settlement Agreement
006-0096-018-0000	1113 7TH ST	Settlement Agreement
006-0096-019-0000	1111 7TH ST	Settlement Agreement
006-0096-024-0000	731 K ST	Retain for Future Development
006-0098-003-0000	800 K ST	Retain for Future Development
006-0098-004-0000	802 K ST	Retain for Future Development
006-0098-006-0000	810 K ST	Retain for Future Development
006-0098-007-0000	812 K ST	Retain for Future Development
006-0098-008-0000	816 K ST	Retain for Future Development
006-0098-014-0000	815 L ST	Retain for Future Development
006-0098-021-0000	1121 8TH ST	Retain for Future Development
006-0098-022-0000	1109 8TH ST	Retain for Future Development
006-0098-024-0000	806 K ST	Retain for Future Development
006-0134-038-0000	0 3RD ST	Government Use
006-0134-039-0000	0 3RD ST	Government Use
006-0135-030-0000	0 3RD ST	Government Use



## Appendix B- Properties by APN

<b>APN</b>	<b>Address</b>	<b>Category</b>
009-0012-002-0000	1920 FRONT ST	Sale of Property
009-0012-022-0000	0 FRONT ST	Government Use
009-0012-050-0000	0 FRONT ST	Government Use
009-0012-051-0000	0 FRONT ST	Government Use
009-0012-067-0000	0 FRONT ST	Sale of Property
009-0012-068-0000	2224 FRONT ST	Sale of Property
009-0053-007-0000	0 5TH ST	Sale of Property
009-0053-015-0000	1816 5TH ST	Sale of Property
009-0053-016-0000	0 5TH ST	Sale of Property
009-0053-018-0000	0 5TH ST	Sale of Property
009-0053-019-0000	0 4TH ST	Sale of Property
009-0055-023-0000	0 6TH ST	Sale of Property
009-0065-016-0000	0 9TH ST	Sale of Property
009-0065-018-0000	0 9TH ST	Sale of Property
010-0365-025-0000	2729 ALHAMBRA BL	Sale of Property
013-0354-006-0000	3200 MARTIN L KING BL	Sale of Property
013-0354-007-0000	3208 MARTIN L KING BL	Sale of Property
013-0392-011-0000	3307 12TH AV	Sale of Property
013-0392-023-0000	3301 12TH AV	Sale of Property
014-0222-067-0000	4625 10TH AV	Sale of Property
014-0222-068-0000	4601 10TH AV	Sale of Property
014-0294-009-0000	4749 14TH AV	Sale of Property
015-0181-051-0000	4722 9TH AV	Sale of Property
040-0101-003-0000	8128 ELDER CREEK RD	Sale of Property
250-0130-016-0000	3549 NORWOOD AV	Government Use
250-0130-017-0000	0 NORWOOD AV	Government Use
250-0130-021-0000	386 SOUTH AV	Government Use
250-0130-022-0000	3555 NORWOOD AV	Government Use
250-0130-023-0000	3545 NORWOOD AV	Government Use
250-0200-040-0000	3432 NORWOOD AV	Sale of Property
250-0200-046-0000	435 FORD RD	Sale of Property
250-0200-049-0000	0 NORWOOD AV	Sale of Property
250-0200-050-0000	0 Paseo Nuevo St	Sale of Property
250-0200-051-0000	455 FORD RD	Sale of Property
251-0012-023-0000	0 NORTH AV	Sale of Property
251-0014-015-0000	0 HARRIS AV	Sale of Property
251-0084-018-0000	3801 MARYSVILLE BL	Sale of Property
251-0096-022-0000	0 GRAND AV	Sale of Property
251-0102-022-0000	1075 ROANOKE AV	Sale of Property
251-0121-004-0000	0 BALSAM ST	Sale of Property
251-0122-002-0000	3739 MARYSVILLE BL	Sale of Property
251-0122-004-0000	3721 MARYSVILLE BL	Sale of Property
251-0122-005-0000	3717 MARYSVILLE BL	Sale of Property
251-0122-006-0000	3713 MARYSVILLE BL	Sale of Property
251-0122-009-0000	3711 MARYSVILLE BL	Sale of Property
251-0183-009-0000	3421 MARYSVILLE BL	Sale of Property
251-0221-009-0000	3417 MARYSVILLE BL	Sale of Property
275-0035-012-0000	1917 DEL PASO BL	Sale of Property
275-0035-013-0000	1917 DEL PASO BL	Sale of Property
275-0035-014-0000	1915 DEL PASO BL	Sale of Property
275-0052-005-0000	775 DARINA AV	Sale of Property

## Appendix B- Properties by APN

<b>APN</b>	<b>Address</b>	<b>Category</b>
275-0052-006-0000	2308 DEL PASO BL	Sale of Property
275-0052-007-0000	2300 DEL PASO BL	Sale of Property
275-0052-008-0000	2300 DEL PASO BL	Sale of Property
275-0123-003-0000	1224 DEL PASO BL	Sale of Property
275-0123-010-0000	1340 DEL PASO BL	Sale of Property
275-0123-023-0000	1314 DEL PASO BL	Sale of Property
275-0123-024-0000	1310 DEL PASO BL	Sale of Property
275-0123-026-0000	1212 DEL PASO BL	Sale of Property
275-0123-027-0000	0 DEL PASO BL	Sale of Property
275-0125-001-0000	1400 DEL PASO BL	Sale of Property
275-0125-004-0000	1414 DEL PASO BL	Sale of Property
275-0125-028-0000	1410 DEL PASO BL	Sale of Property
275-0161-006-0000	2075 BARSTOW ST	Sale of Property
275-0163-005-0000	1022 DEL PASO BL	Sale of Property
275-0163-006-0000	1030 DEL PASO BL	Sale of Property
277-0083-002-0000	1116 DIXIEANNE AV	Sale of Property
277-0083-003-0000	1120 DIXIEANNE AV	Sale of Property
277-0083-004-0000	2323 SELMA ST	Sale of Property
277-0083-006-0000	2330 LEXINGTON ST	Sale of Property
277-0083-007-0000	2334 LEXINGTON ST	Sale of Property

## Appendix C - Properties by Address

Address	APN	Category
470 N B ST	001-0061-026-0000	Government Use
1590 A ST	002-0055-016-0000	Government Use
1590 A ST	002-0055-017-0000	Government Use
1590 A ST	002-0055-018-0000	Government Use
0 FIREHOUSE ALY	006-0012-020-0001	Government Use
0 FIREHOUSE ALY	006-0012-025-0000	Government Use
123 J ST	006-0012-029-0000	Government Use
0 FIREHOUSE ALY	006-0012-034-0001	Government Use
0 J ST	006-0024-054-0000	Government Use
0 5TH ST	006-0026-019-0000	Government Use
0 I ST	006-0026-020-0000	Government Use
0 J ST	006-0032-027-0000	Government Use
0 FIREHOUSE ALY	006-0071-024-0000	Government Use
0 2ND ST	006-0071-026-0000	Government Use
0 2ND ST	006-0071-048-0000	Government Use
118 J ST	006-0071-049-0000	Government Use
0 FRONT ST	006-0071-051-0000	Government Use
0 2ND ST	006-0071-052-0000	Government Use
0 2ND ST	006-0071-054-0000	Government Use
100 K ST	006-0072-040-0000	Government Use
0 FIREHOUSE ALY	006-0072-044-0000	Government Use
0 2ND ST	006-0073-049-0000	Government Use
1109 2ND ST	006-0074-038-0000	Government Use
1020 FRONT ST	006-0075-004-0000	Government Use
408 J ST	006-0087-054-0000	Government Use
545 K ST	006-0087-061-0000	Government Use
0 J ST	006-0091-020-0000	Government Use
700 K ST	006-0096-002-0000	Enforceable Obligation
704 K ST	006-0096-003-0000	Enforceable Obligation
708 K ST	006-0096-004-0000	Enforceable Obligation
712 K ST	006-0096-005-0000	Enforceable Obligation
716 K ST	006-0096-006-0000	Enforceable Obligation
718 K ST	006-0096-007-0000	Enforceable Obligation
724 K ST	006-0096-008-0000	Enforceable Obligation
726 K ST	006-0096-009-0000	Enforceable Obligation
730 K ST	006-0096-010-0000	Enforceable Obligation
1113 7TH ST	006-0096-018-0000	Enforceable Obligation
1111 7TH ST	006-0096-019-0000	Enforceable Obligation
731 K ST	006-0096-024-0000	Retain for Future Development
800 K ST	006-0098-003-0000	Retain for Future Development
802 K ST	006-0098-004-0000	Retain for Future Development
810 K ST	006-0098-006-0000	Retain for Future Development
812 K ST	006-0098-007-0000	Retain for Future Development
816 K ST	006-0098-008-0000	Retain for Future Development
815 L ST	006-0098-014-0000	Retain for Future Development
1121 8TH ST	006-0098-021-0000	Retain for Future Development
1109 8TH ST	006-0098-022-0000	Retain for Future Development
806 K ST	006-0098-024-0000	Retain for Future Development

## Appendix C - Properties by Address

0 3RD ST	006-0134-038-0000	Government Use
0 3RD ST	006-0134-039-0000	Government Use
0 3RD ST	006-0135-030-0000	Government Use
1920 FRONT ST	009-0012-002-0000	Sale of Property
0 FRONT ST	009-0012-022-0000	Government Use
0 FRONT ST	009-0012-050-0000	Government Use
0 FRONT ST	009-0012-051-0000	Government Use
0 FRONT ST	009-0012-067-0000	Sale of Property
2224 FRONT ST	009-0012-068-0000	Sale of Property
0 5TH ST	009-0053-007-0000	Sale of Property
1816 5TH ST	009-0053-015-0000	Sale of Property
0 5TH ST	009-0053-016-0000	Sale of Property
0 5TH ST	009-0053-018-0000	Sale of Property
0 4TH ST	009-0053-019-0000	Sale of Property
0 6TH ST	009-0055-023-0000	Sale of Property
0 9TH ST	009-0065-016-0000	Sale of Property
0 9TH ST	009-0065-018-0000	Sale of Property
2729 ALHAMBRA BL	010-0365-025-0000	Sale of Property
3200 MARTIN L KING BL	013-0354-006-0000	Sale of Property
3208 MARTIN L KING BL	013-0354-007-0000	Sale of Property
3307 12TH AV	013-0392-011-0000	Sale of Property
3301 12TH AV	013-0392-023-0000	Sale of Property
4625 10TH AV	014-0222-067-0000	Sale of Property
4601 10TH AV	014-0222-068-0000	Sale of Property
4749 14TH AV	014-0294-009-0000	Sale of Property
4722 9TH AV	015-0181-051-0000	Sale of Property
8128 ELDER CREEK RD	040-0101-003-0000	Sale of Property
3549 NORWOOD AV	250-0130-016-0000	Government Use
0 NORWOOD AV	250-0130-017-0000	Government Use
386 SOUTH AV	250-0130-021-0000	Government Use
3555 NORWOOD AV	250-0130-022-0000	Government Use
3545 NORWOOD AV	250-0130-023-0000	Government Use
3432 NORWOOD AV	250-0200-040-0000	Sale of Property
435 FORD RD	250-0200-046-0000	Sale of Property
0 NORWOOD AV	250-0200-049-0000	Sale of Property
0 Paseo Nuevo St	250-0200-050-0000	Sale of Property
455 FORD RD	250-0200-051-0000	Sale of Property
0 NORTH AV	251-0012-023-0000	Sale of Property
0 HARRIS AV	251-0014-015-0000	Sale of Property
3801 MARYSVILLE BL	251-0084-018-0000	Sale of Property
0 GRAND AV	251-0096-022-0000	Sale of Property
1075 ROANOKE AV	251-0102-022-0000	Sale of Property
0 BALSAM ST	251-0121-004-0000	Sale of Property
3739 MARYSVILLE BL	251-0122-002-0000	Sale of Property
3721 MARYSVILLE BL	251-0122-004-0000	Sale of Property
3717 MARYSVILLE BL	251-0122-005-0000	Sale of Property
3713 MARYSVILLE BL	251-0122-006-0000	Sale of Property
3711 MARYSVILLE BL	251-0122-009-0000	Sale of Property
3421 MARYSVILLE BL	251-0183-009-0000	Sale of Property

## Appendix C - Properties by Address

3417 MARYSVILLE BL	251-0221-009-0000	Sale of Property
1917 DEL PASO BL	275-0035-012-0000	Sale of Property
1917 DEL PASO BL	275-0035-013-0000	Sale of Property
1915 DEL PASO BL	275-0035-014-0000	Sale of Property
775 DARINA AV	275-0052-005-0000	Sale of Property
2308 DEL PASO BL	275-0052-006-0000	Sale of Property
2300 DEL PASO BL	275-0052-007-0000	Sale of Property
2300 DEL PASO BL	275-0052-008-0000	Sale of Property
1224 DEL PASO BL	275-0123-003-0000	Sale of Property
1340 DEL PASO BL	275-0123-010-0000	Sale of Property
1314 DEL PASO BL	275-0123-023-0000	Sale of Property
1310 DEL PASO BL	275-0123-024-0000	Sale of Property
1212 DEL PASO BL	275-0123-026-0000	Sale of Property
0 DEL PASO BL	275-0123-027-0000	Sale of Property
1400 DEL PASO BL	275-0125-001-0000	Sale of Property
1414 DEL PASO BL	275-0125-004-0000	Sale of Property
1410 DEL PASO BL	275-0125-028-0000	Sale of Property
2075 BARSTOW ST	275-0161-006-0000	Sale of Property
1022 DEL PASO BL	275-0163-005-0000	Sale of Property
1030 DEL PASO BL	275-0163-006-0000	Sale of Property
1116 DIXIEANNE AV	277-0083-002-0000	Sale of Property
1120 DIXIEANNE AV	277-0083-003-0000	Sale of Property
2323 SELMA ST	277-0083-004-0000	Sale of Property
2330 LEXINGTON ST	277-0083-006-0000	Sale of Property
2334 LEXINGTON ST	277-0083-007-0000	Sale of Property

## Appendix D - Properties by Redevelopment Area

<b>Redevelopment Area</b>	<b>Address</b>	<b>APN</b>	<b>Category</b>
Army Depot	8128 ELDER CREEK RD	040-0101-003-0000	Sale of Property
Del Paso Heights	3549 NORWOOD AV	250-0130-016-0000	Government Use
Del Paso Heights	0 NORWOOD AV	250-0130-017-0000	Government Use
Del Paso Heights	386 SOUTH AV	250-0130-021-0000	Government Use
Del Paso Heights	3555 NORWOOD AV	250-0130-022-0000	Government Use
Del Paso Heights	3545 NORWOOD AV	250-0130-023-0000	Government Use
Del Paso Heights	3432 NORWOOD AV	250-0200-040-0000	Sale of Property
Del Paso Heights	435 FORD RD	250-0200-046-0000	Sale of Property
Del Paso Heights	0 NORWOOD AV	250-0200-049-0000	Sale of Property
Del Paso Heights	0 Paseo Nuevo St	250-0200-050-0000	Sale of Property
Del Paso Heights	455 FORD RD	250-0200-051-0000	Sale of Property
Del Paso Heights	0 NORTH AV	251-0012-023-0000	Sale of Property
Del Paso Heights	0 HARRIS AV	251-0014-015-0000	Sale of Property
Del Paso Heights	3801 MARYSVILLE BL	251-0084-018-0000	Sale of Property
Del Paso Heights	0 GRAND AV	251-0096-022-0000	Sale of Property
Del Paso Heights	1075 ROANOKE AV	251-0102-022-0000	Sale of Property
Del Paso Heights	0 BALSAM ST	251-0121-004-0000	Sale of Property
Del Paso Heights	3739 MARYSVILLE BL	251-0122-002-0000	Sale of Property
Del Paso Heights	3721 MARYSVILLE BL	251-0122-004-0000	Sale of Property
Del Paso Heights	3717 MARYSVILLE BL	251-0122-005-0000	Sale of Property
Del Paso Heights	3713 MARYSVILLE BL	251-0122-006-0000	Sale of Property
Del Paso Heights	3711 MARYSVILLE BL	251-0122-009-0000	Sale of Property
Del Paso Heights	3421 MARYSVILLE BL	251-0183-009-0000	Sale of Property
Del Paso Heights	3417 MARYSVILLE BL	251-0221-009-0000	Sale of Property
Downtown	0 FIREHOUSE ALY	006-0012-020-0001	Government Use
Downtown	0 FIREHOUSE ALY	006-0012-025-0000	Government Use
Downtown	123 J ST	006-0012-029-0000	Government Use
Downtown	0 FIREHOUSE ALY	006-0012-034-0001	Government Use
Downtown	0 J ST	006-0024-054-0000	Government Use
Downtown	0 5TH ST	006-0026-019-0000	Government Use
Downtown	0 I ST	006-0026-020-0000	Government Use
Downtown	0 J ST	006-0032-027-0000	Government Use
Downtown	0 FIREHOUSE ALY	006-0071-024-0000	Government Use
Downtown	0 2ND ST	006-0071-026-0000	Government Use
Downtown	0 2ND ST	006-0071-048-0000	Government Use
Downtown	118 J ST	006-0071-049-0000	Government Use
Downtown	0 FRONT ST	006-0071-051-0000	Government Use
Downtown	0 2ND ST	006-0071-052-0000	Government Use
Downtown	0 2ND ST	006-0071-054-0000	Government Use
Downtown	100 K ST	006-0072-040-0000	Government Use
Downtown	0 FIREHOUSE ALY	006-0072-044-0000	Government Use
Downtown	0 2ND ST	006-0073-049-0000	Government Use
Downtown	1109 2ND ST	006-0074-038-0000	Government Use
Downtown	1020 FRONT ST	006-0075-004-0000	Government Use
Downtown	408 J ST	006-0087-054-0000	Government Use
Downtown	545 K ST	006-0087-061-0000	Government Use
Downtown	0 J ST	006-0091-020-0000	Government Use
Downtown	700 K ST	006-0096-002-0000	Settlement Agreement
Downtown	704 K ST	006-0096-003-0000	Settlement Agreement
Downtown	708 K ST	006-0096-004-0000	Settlement Agreement
Downtown	712 K ST	006-0096-005-0000	Settlement Agreement

## Appendix D - Properties by Redevelopment Area

Redevelopment Area	Address	APN	Category
Downtown	716 K ST	006-0096-006-0000	Settlement Agreement
Downtown	718 K ST	006-0096-007-0000	Settlement Agreement
Downtown	724 K ST	006-0096-008-0000	Settlement Agreement
Downtown	726 K ST	006-0096-009-0000	Settlement Agreement
Downtown	730 K ST	006-0096-010-0000	Settlement Agreement
Downtown	1113 7TH ST	006-0096-018-0000	Settlement Agreement
Downtown	1111 7TH ST	006-0096-019-0000	Settlement Agreement
Downtown	731 K ST	006-0096-024-0000	Retain for Future Development
Downtown	800 K ST	006-0098-003-0000	Retain for Future Development
Downtown	802 K ST	006-0098-004-0000	Retain for Future Development
Downtown	810 K ST	006-0098-006-0000	Retain for Future Development
Downtown	812 K ST	006-0098-007-0000	Retain for Future Development
Downtown	816 K ST	006-0098-008-0000	Retain for Future Development
Downtown	815 L ST	006-0098-014-0000	Retain for Future Development
Downtown	1121 8TH ST	006-0098-021-0000	Retain for Future Development
Downtown	1109 8TH ST	006-0098-022-0000	Retain for Future Development
Downtown	806 K ST	006-0098-024-0000	Retain for Future Development
Downtown	0 3RD ST	006-0134-038-0000	Government Use
Downtown	0 3RD ST	006-0134-039-0000	Government Use
Downtown	0 3RD ST	006-0135-030-0000	Government Use
Downtown	1920 FRONT ST	009-0012-002-0000	Sale of Property
Downtown	0 FRONT ST	009-0012-022-0000	Government Use
Downtown	0 FRONT ST	009-0012-050-0000	Government Use
Downtown	0 FRONT ST	009-0012-051-0000	Government Use
Downtown	0 FRONT ST	009-0012-067-0000	Sale of Property
Downtown	2224 FRONT ST	009-0012-068-0000	Sale of Property
Downtown	0 5TH ST	009-0053-007-0000	Sale of Property
Downtown	1816 5TH ST	009-0053-015-0000	Sale of Property
Downtown	0 5TH ST	009-0053-016-0000	Sale of Property
Downtown	0 5TH ST	009-0053-018-0000	Sale of Property
Downtown	0 4TH ST	009-0053-019-0000	Sale of Property
Downtown	0 6TH ST	009-0055-023-0000	Sale of Property
Downtown	0 9TH ST	009-0065-016-0000	Sale of Property
Downtown	0 9TH ST	009-0065-018-0000	Sale of Property
North Sacramento	1917 DEL PASO BL	275-0035-012-0000	Sale of Property
North Sacramento	1917 DEL PASO BL	275-0035-013-0000	Sale of Property
North Sacramento	1915 DEL PASO BL	275-0035-014-0000	Sale of Property
North Sacramento	775 DARINA AV	275-0052-005-0000	Sale of Property
North Sacramento	2308 DEL PASO BL	275-0052-006-0000	Sale of Property
North Sacramento	2300 DEL PASO BL	275-0052-007-0000	Sale of Property
North Sacramento	2300 DEL PASO BL	275-0052-008-0000	Sale of Property
North Sacramento	1224 DEL PASO BL	275-0123-003-0000	Sale of Property
North Sacramento	1340 DEL PASO BL	275-0123-010-0000	Sale of Property
North Sacramento	1314 DEL PASO BL	275-0123-023-0000	Sale of Property
North Sacramento	1310 DEL PASO BL	275-0123-024-0000	Sale of Property
North Sacramento	1212 DEL PASO BL	275-0123-026-0000	Sale of Property
North Sacramento	0 DEL PASO BL	275-0123-027-0000	Sale of Property
North Sacramento	1400 DEL PASO BL	275-0125-001-0000	Sale of Property
North Sacramento	1414 DEL PASO BL	275-0125-004-0000	Sale of Property
North Sacramento	1410 DEL PASO BL	275-0125-028-0000	Sale of Property
North Sacramento	2075 BARSTOW ST	275-0161-006-0000	Sale of Property

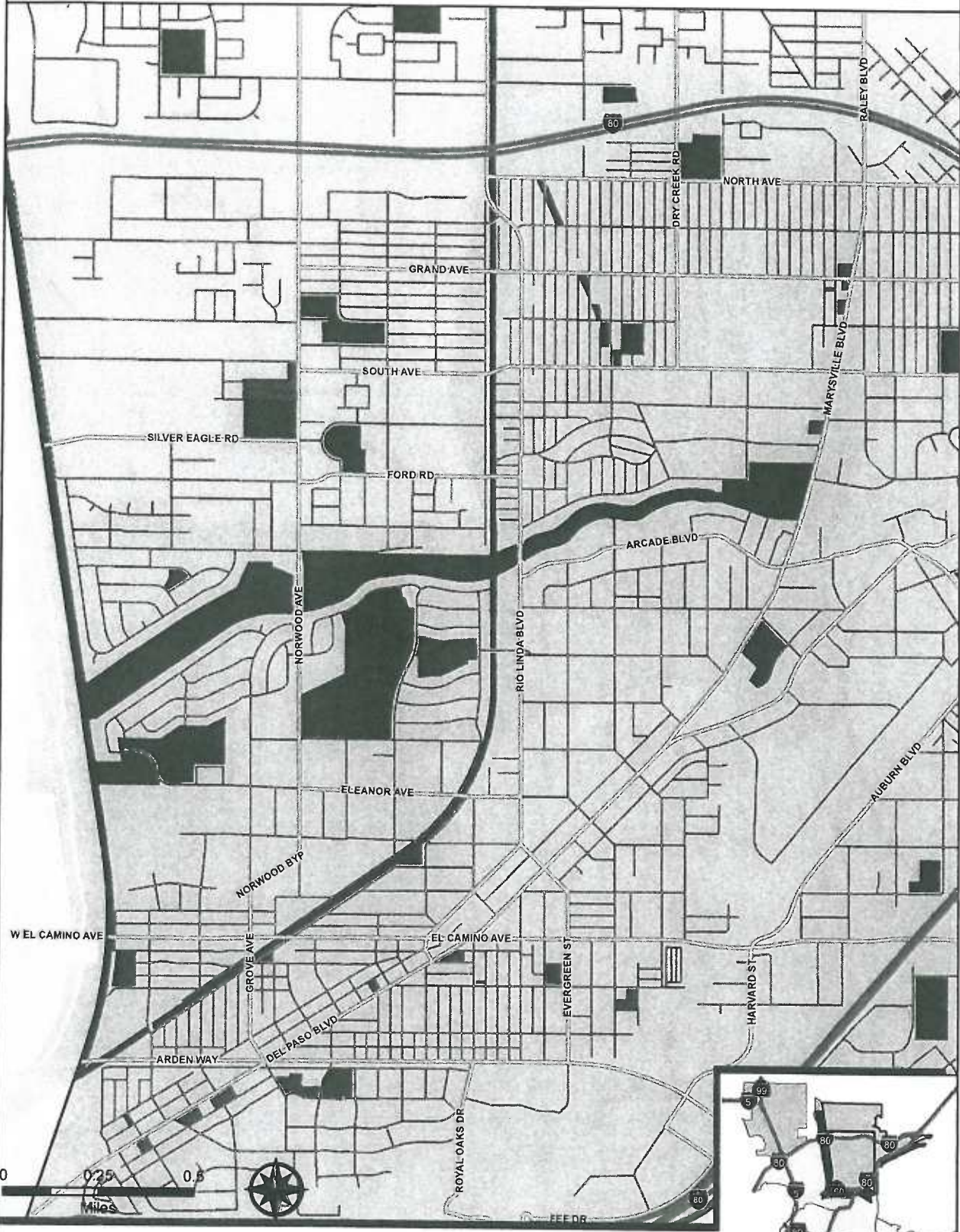
## Appendix D - Properties by Redevelopment Area

<b>Redevelopment Area</b>	<b>Address</b>	<b>APN</b>	<b>Category</b>
North Sacramento	1022 DEL PASO BL	275-0163-005-0000	Sale of Property
North Sacramento	1030 DEL PASO BL	275-0163-006-0000	Sale of Property
North Sacramento	1116 DIXIEANNE AV	277-0083-002-0000	Sale of Property
North Sacramento	1120 DIXIEANNE AV	277-0083-003-0000	Sale of Property
North Sacramento	2323 SELMA ST	277-0083-004-0000	Sale of Property
North Sacramento	2330 LEXINGTON ST	277-0083-006-0000	Sale of Property
North Sacramento	2334 LEXINGTON ST	277-0083-007-0000	Sale of Property
Oak Park	2729 ALHAMBRA BL	010-0365-025-0000	Sale of Property
Oak Park	3200 MARTIN L KING BL	013-0354-006-0000	Sale of Property
Oak Park	3208 MARTIN L KING BL	013-0354-007-0000	Sale of Property
Oak Park	3307 12TH AV	013-0392-011-0000	Sale of Property
Oak Park	3301 12TH AV	013-0392-023-0000	Sale of Property
Oak Park	4625 10TH AV	014-0222-067-0000	Sale of Property
Oak Park	4601 10TH AV	014-0222-068-0000	Sale of Property
Oak Park	4749 14TH AV	014-0294-009-0000	Sale of Property
Oak Park	4722 9TH AV	015-0181-051-0000	Sale of Property
River District	470 N B ST	001-0061-026-0000	Government Use
River District	1590 A ST	002-0055-016-0000	Government Use
River District	1590 A ST	002-0055-017-0000	Government Use
River District	1590 A ST	002-0055-018-0000	Government Use

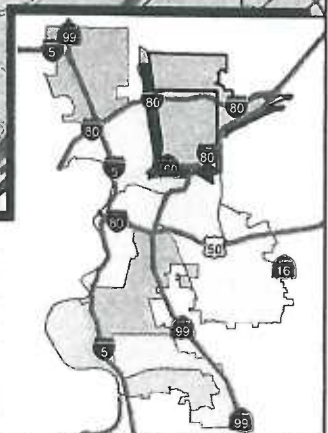




# Redevelopment Property In Council District 2



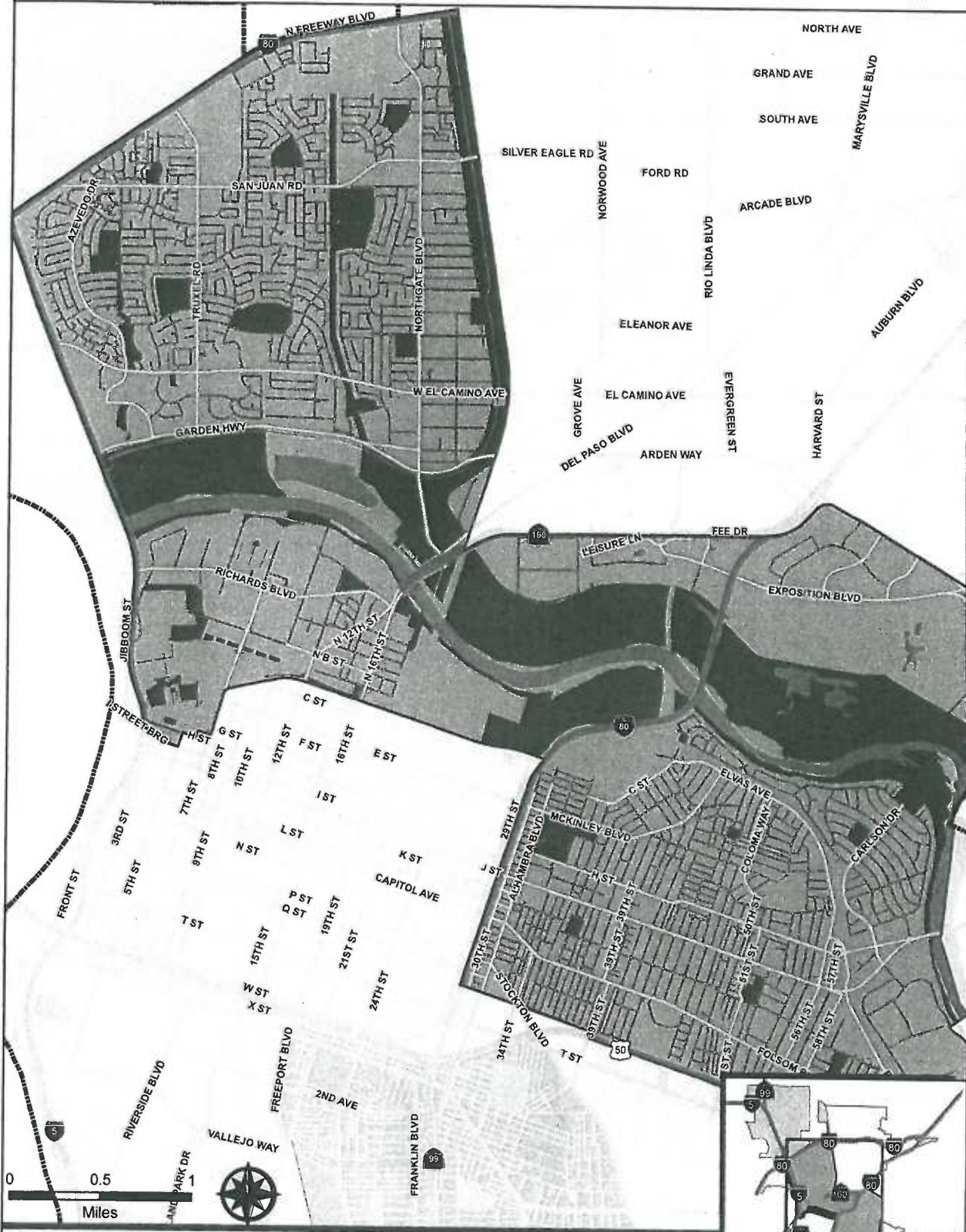
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|--|--------------------------|--|------------|--|--------------------|--|---|
|  | Redevelopment Properties |  | Highway    |  | Council District 1 |  | 5 |
|  | City Boundary            |  | Major Road |  | 2                  |  | 6 |
|  | Park                     |  | Minor Road |  | 3                  |  | 7 |
|  | Water                    |  |            |  | 4                  |  | 8 |



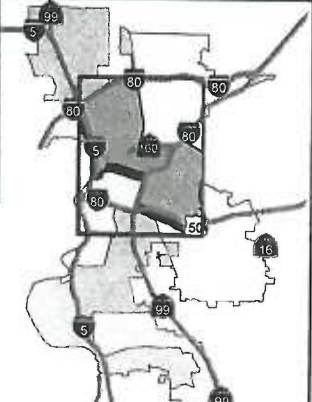
Last Updated: 12/26/2012 | jcannon



# Redevelopment Property In Council District 3



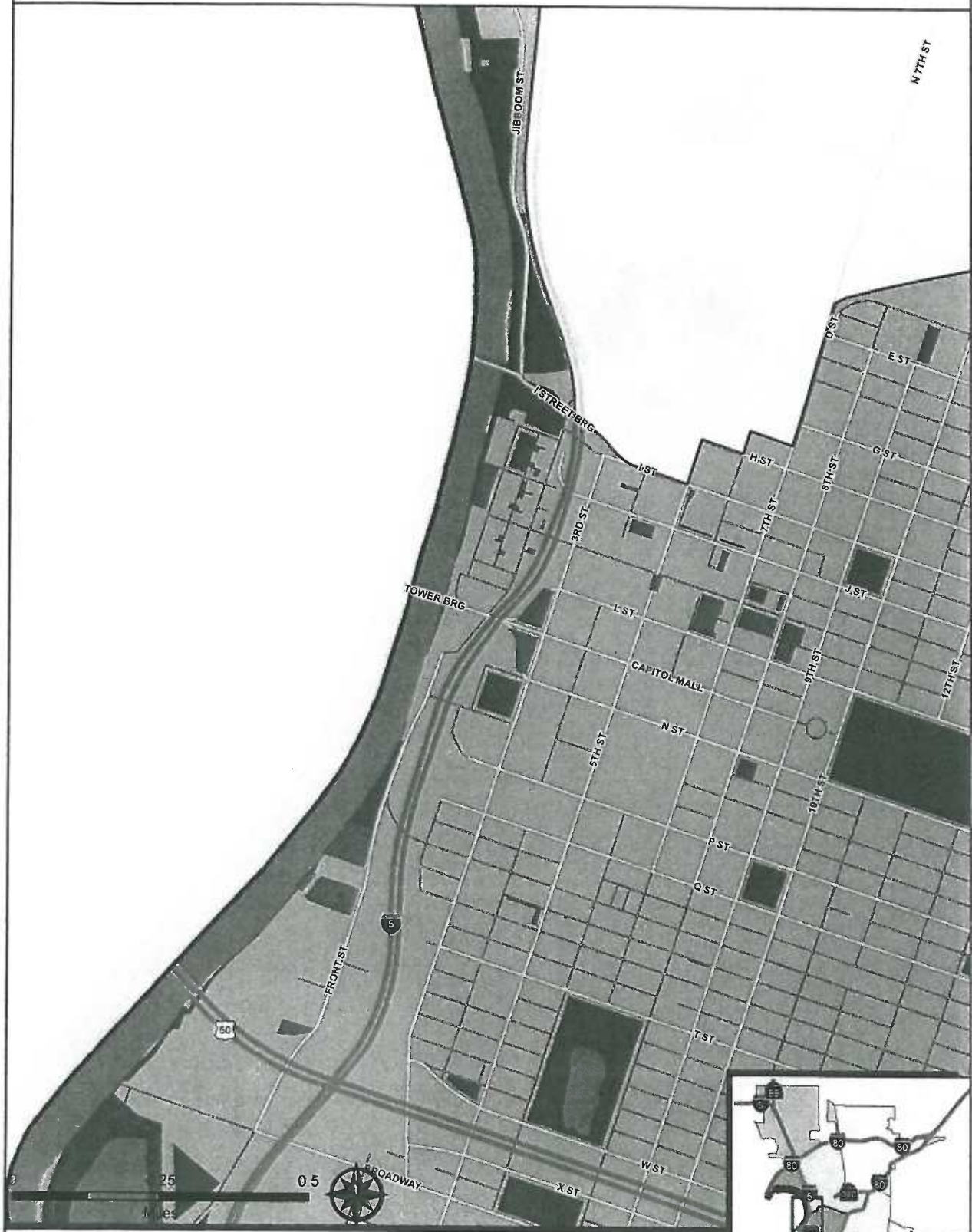
- Redevelopment Properties
- City Boundary
- Park
- Water
- Highway
- Major Road
- Minor Road
- Council District 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8



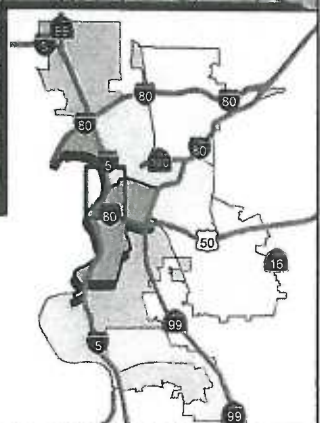
Last Updated: 12/26/2012 | icannon



# Redevelopment Property In Council District 4



	Redevelopment Properties		Highway		Council District 1		5
	City Boundary		Major Road		2		6
	Park		Minor Road		3		7
	Water				4		8

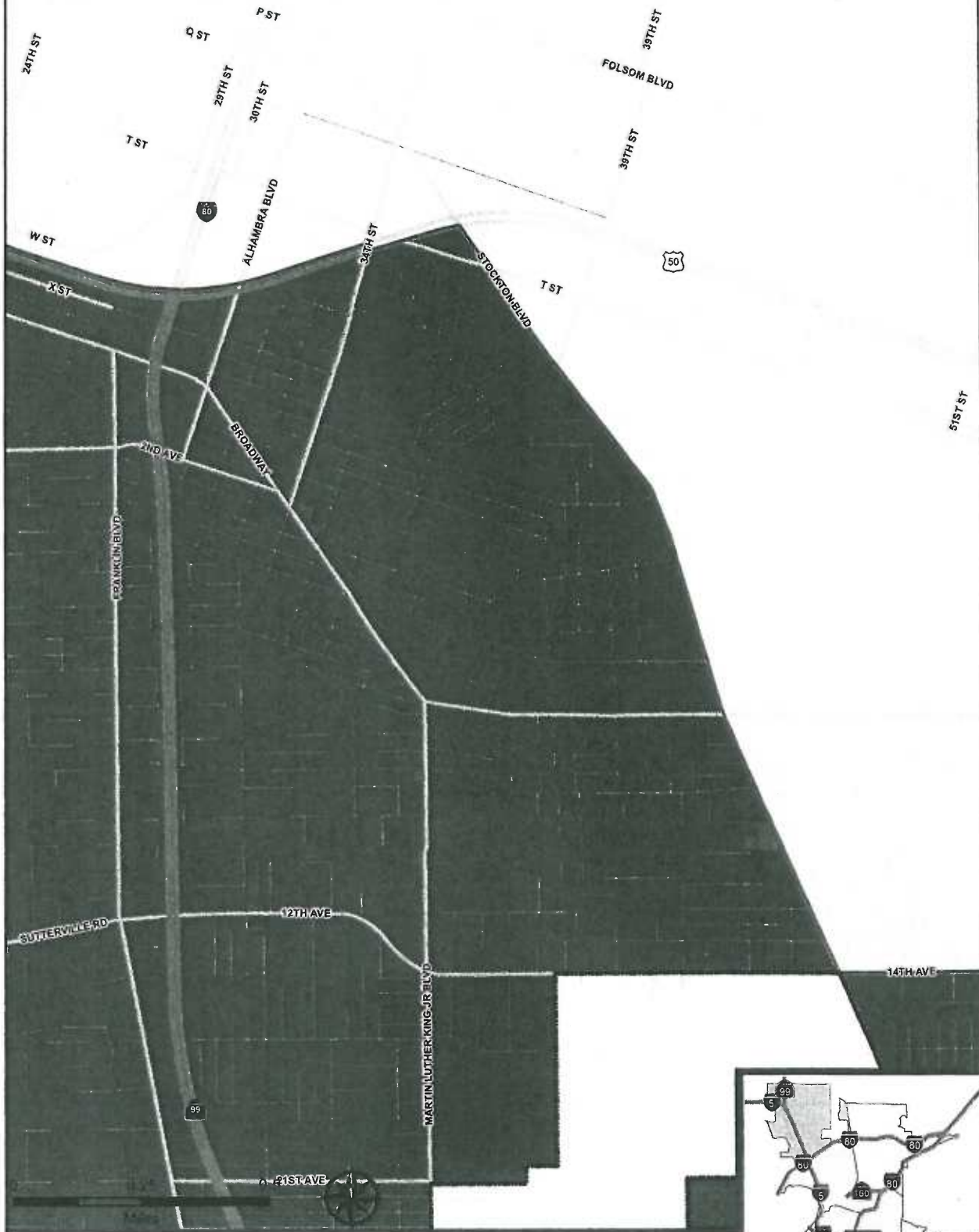


Last Updated: 12/26/2012 | cannon

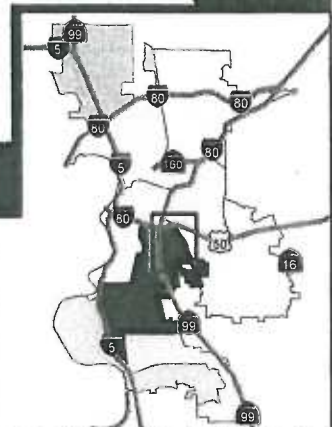
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# Redevelopment Property In Council District 5



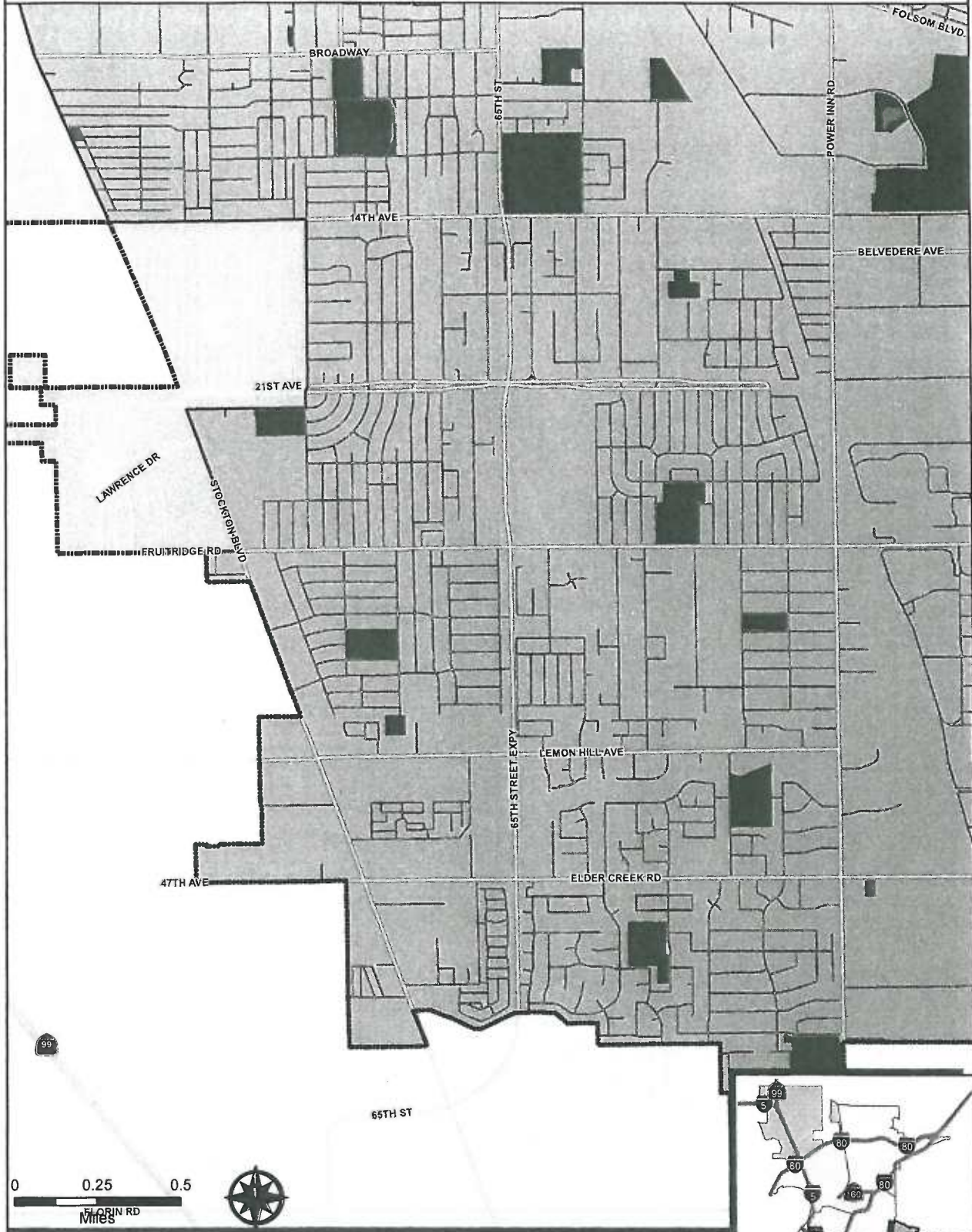
- |  |                          |  |            |  |                    |  |   |
|--|--------------------------|--|------------|--|--------------------|--|---|
|  | Redevelopment Properties |  | Highway    |  | Council District 1 |  | 5 |
|  | City Boundary            |  | Major Road |  | 2                  |  | 6 |
|  | Park                     |  | Minor Road |  | 3                  |  | 7 |
|  | Water                    |  |            |  | 4                  |  | 8 |



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# Redevelopment Property In Council District 6



- |  |                          |  |            |  |                    |  |   |
|--|--------------------------|--|------------|--|--------------------|--|---|
|  | Redevelopment Properties |  | Highway    |  | Council District 1 |  | 5 |
|  | City Boundary            |  | Major Road |  | 2                  |  | 6 |
|  | Park                     |  | Minor Road |  | 3                  |  | 7 |
|  | Water                    |  |            |  | 4                  |  | 8 |

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