

RESOLUTION NO. 2015/16-02

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ARCATA COMMUNITY DEVELOPMENT AGENCY ADOPTING A LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the City Council of the City of Arcata created the Arcata Community Development Agency and adopted the first Redevelopment Implementation Plan in 1983 for the purpose of considering and pursuing redevelopment activities in the community pursuant to the Community Redevelopment Law ("CRL"), Health and Safety Code §§ 33000 et seq.

WHEREAS, pursuant to AB1x 26, amending portions of Division 24 of the CRL, redevelopment agencies are dissolved effective February 1, 2012; and

WHEREAS, on August 24, 2011, the City Council elected in accordance with Health and Safety Code Section 34173 to serve as Successor Agency to the Arcata Community Development Agency, which is responsible for the disposition of the former Redevelopment agency's properties and other responsibilities as specified in Section 34177 of the Health and Safety Code; and

WHEREAS, CA Health and Safety Code Section 34191.5 requires the Successor Agency to prepare a Long Range Property Management Plan (LRPMP) to address the disposition and use of real properties of the former Redevelopment Agency; and

WHEREAS, pursuant to Section 34191.5(b) of the CA Health and Safety Code, the Successor Agency must prepare the LRPMP and have it submitted and approved by the Oversight Board and the CA Department of Finance no later than six months following the issuance of the Finding of Completion and prior to January 1, 2016; and

WHEREAS, the Successor Agency received their Finding of Completion from the CA Department of Finance on September 10, 2015; and

WHEREAS, on November 4, 2015, the Successor Agency adopted the LRPMP.

NOW THEREFORE, BE IT RESOLVED by the Oversight Board of the Successor Agency to the Arcata Community Development Agency as follows:

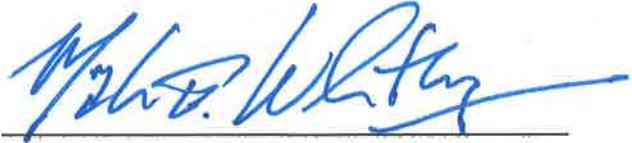
1. The above recitals are true and correct and incorporated herein.
2. The Successor Agency Long Range Property Management Plan (LRPMP) attached hereto as Exhibit "1" and incorporated herein is hereby approved.
3. The Successor Agency Executive Director is hereby authorized to take all action as required by state law associated with this Resolution, including transmitting the LRPMP to the Department of Finance.
4. On approval of the LRPMP by the Department of Finance, Successor Agency staff is directed to take all actions necessary to transfer the properties to the City for future development.

ATTEST:

APPROVED:



Secretary and Clerk, Oversight Board of the
Successor Agency to the Arcata Community
Development Agency



Chairperson, Oversight Board of the Successor
Agency to the Arcata Community
Development Agency

SECRETARY'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of **Resolution No. 2015/16-02**, passed and adopted at a regular meeting of the Oversight Board of the Successor Agency to the Arcata Community Development Agency, City of Arcata, County of Humboldt, State of California, held on the 5th day of November, 2015, by the following vote:

AYES: WHEETLEY, COWAN, HAUSER, EAGLES, LOVELACE

NOES: NONE

ABSENT: CLASS, LINDSEY

ABSTENTIONS: NONE



Secretary and Clerk, Oversight Board of the
Successor Agency to the Arcata Community
Development Agency

**Successor Agency to the Arcata Community Development Agency
Long Range Property Management Plan**

I. INTRODUCTION

Pursuant to Assembly Bill (AB) 1X 26 and AB 1484, Redevelopment Agencies (RDA's) were dissolved as of February 1, 2012, and the option for adopting a Long Range Property Management Plan (LRPMP) to handle the disposition of former RDA properties was provided. Pursuant to Health and Safety Code §34191.5, within six months after receiving a Finding of Completion from the Department of Finance (Finance), the Successor Agency is required to submit for approval to the Oversight Board and Finance a LRPMP that addresses the disposition and use of the real properties of the former redevelopment agency. The LRPMP is more efficient than approving actions on each former RDA property individually and it allows for a comprehensive approach to disposition. The Successor Agency to the Arcata Community Development Agency (SA) has prepared this LRPMP to dispose of the two properties held by the SA.

The LRPMP shall do all of the following:

1. Include an inventory of all properties in the Community Redevelopment Property Trust Fund, which was established to serve as the repository of the former redevelopment agency's real properties. The inventory shall consist of all of the following information:
 - a) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
 - b) The purpose for which the property was acquired.
 - c) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
 - d) An estimate of the current value of the parcel including, if available, any appraisal information.
 - e) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
 - f) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
 - g) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.
 - h) A brief history of previous development proposals and activity, including the rental or lease of property.

2. Address the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. Permissible uses include 1) the retention of the property for governmental use pursuant to subdivision (a) of §34181, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation. The LRPMP shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

- a) If the LRPMP directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city.
- b) If the LRPMP directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in the bullet directly above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
- c) Property shall not be transferred to a successor agency, city, county, or city and county, unless the LRPMP has been approved by the oversight board and the Department of Finance.

The Successor Agency received its finding of completion on September 10, 2015.

II. SUBJECT PROPERTIES AND DISPOSITION PLAN

The SA has two properties, which are described in detail below, that are subject to the LRPMP. The LRPMP proposes to transfer the two properties to the City for future development. Pursuant to AB 1484 the LRPMP must be reviewed and approved by the SA, the Oversight Board (OB), and the Department of Finance (DOF). This LRPMP was reviewed and approved as follows:

Body	Date	Resolution No.
Successor Agency	November 4, 2015	02-1516
Oversight Board	November 5, 2015	2015/16-02
Department of Finance	<i>Sent</i> November 6, 2015	Letter

Each property is described below according to the format approved by the DOF. The disposition plan is included under the last heading for each property.

A. LITTLE LAKE INDUSTRIES PROPERTY – ASSESSOR’S PARCEL NUMBERS: 503-232-013, 503-232-004, & 503-232-016

1. The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

Acquisition Date: July 25, 2001
 Value (Purchase Price): \$578,000
 Estimated Value: \$499,000

2. The purpose for which the property was acquired.

The Arcata Community Development Agency accepted the property through Resolution NO. 01-05, which specified that the property was to be used for economic development purposes. It referenced Arcata General Plan Policy LU-4f, which says the subject property was acquired for economic development purposes as a new a mixed-use “business park”, and the Implementation Plan, which cites job creation. In addition, the Economic Development Strategic Plan, which is incorporated into the Implementation Plan by reference, includes detailed strategies for the redevelopment of the site.

3. Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Assessor's Parcel Number (APN): 503-232-013, 503-232-004, and 503-232-016 (Figure 1).

Address: 46 "I" Street, Arcata CA 95521

Lot Size: 11.54 acres

Current Zoning: Coastal Industrial Commercial with a Planned Development overlay (C-IC:PD) per Local Coastal Program; Industrial - Limited (IL) - Arcata Land Use Code

Current Land Use Designation: Heavy Industrial (IH) per Local Coastal Program; Industrial Limited (I-L) per Arcata General Plan

Parcel is located in the Coastal Zone – City jurisdiction – State Appeal Area. The property is located in the Categorical Exclusion Area (E-88-3).

4. An estimate of the current value of the parcel including, if available, any appraisal information.

Estimated value: \$499,000. The value is depreciated by the ESHA setbacks, reduction in area due to restoration, and environmental issues addressed in section II.A.6 below. Value based on \$56,500/acre averaged between ESHA and useable commercial.

5. An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Revenues: None. The property is currently vacant/unimproved. There are no lease or rental revenues generated by the property.

6. The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The subject property is a former "Little Lakes Industries" lumber remanufacturing, drying, and storage yard. Industrial uses of the site began between 1941 and 1948 and ceased in 1988. Site assessment and remediation of the site were conducted by the US Environmental Protection Agency and the US Army Corps of Engineers as a "Targeted Brownfields". Additional environmental contamination characterization and cleanup is required prior to development of the property.

Environmental Studies:

Underground Storage Tank Removal (UST) and fuel contamination testing – Work Plan for Initial Subsurface Investigation and Hydrogeological Assessment - Woodward-Cyldre Consultants, 1991.

UST fuel contamination testing and remediation – Report of Initial Subsurface Investigation of Underground Tank Site - Winzler & Kelly, 1991.

UST groundwater and soil sampling – Report of Groundwater and Stockpiled Soil Sampling at Underground Tank Site - Winzler & Kelly, 1998.

Phase 1 Environmental Site Assessment – Winzler & Kelly, 1998.

Review of existing Documents – SHN Consulting, 1998.

Soil sampling of gravel stockpiles for possible contamination – SHN Consulting 2002.

Phase I Report Targeted Brownfields Assessment US Army Corps of Engineers – 2002.

Targeted Brownfields Site Assessment Phase II Final Report – Weston Solutions – 2003.

Sampling and Analysis Plan Amendment Targeted Brownfields Assessment Phase II B – Weston Solutions – 2004.

Pre-demolition Asbestos Survey Report for the Boiler – SHN Consulting – 2009

7. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The City does not have a major transit stop as defined by SB 743, therefore is not a Transit Priority Area, and does not satisfy the state definition of Transit Oriented Development. It is, however, within ½ mile of the downtown and the City's Intermodal Transit Center.

8. A brief history of previous development proposals and activity, including the rental or lease of property.

No development proposals have been evaluated for the site. However, the Implementation Plan, the Economic Development Strategic Plan, the General Plan, the Land Use Code, and other planning Documents identify the site for mixed use development.

9. Identify the disposition pathway (i.e., retain for governmental purposes; retain for development; sell; fulfill enforceable obligation).

The disposition pathway proposed for the property is to transfer to the City for future development for economic development purposes according to the Implementation Plan, Economic Development Strategic Plan, General Plan, and Land Use Code.

10. Disposition strategy.

The Successor Agency intends to transfer the property to the City for the future development for economic development purposes consistent with the Implementation Plan, Economic Development Strategic Plan, General Plan, and Land Use Code. Consistent with state law, the City will either negotiate a compensation agreement with or pay fair market value to the taxing entities. The timing and pathway for payment to the taxing entities is dependent on several factors, including timing of the redevelopment and sale of the properties.

B. HAPPY VALLEY PROPERTY - ASSESSOR'S PARCEL NUMBER: 507-081-038

1. The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

Acquisition Date: July 20, 2009

Value (Purchase Price): \$700,000

Estimated Value: \$563,000

2. The purpose for which the property was acquired.

The Arcata Community Development Agency accepted the property through Resolution NO. 10-03, which states the purpose of the acquisition was to provide economic development opportunities for the City of Arcata. The Happy Valley property is identified in the Implementation Plan and the Economic Development Strategic Plan, which is incorporated

into the Implementation Plan by reference, which includes detailed strategies for the redevelopment of the site.

3. Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Assessor's Parcel Number: 507-081-038 (Figure 2)

Address: Vacant property – no address assigned. The Happy Valley site is accessed through an approximate 920 feet access easement across private property at 4200 West End Rd, Arcata CA 95521.

Lot Size: 20 acres

Current Zoning: Industrial - General (IG) - Arcata Land Use Code

Current Land Use Designation: Industrial - General (I-G) - Arcata General Plan

4. An estimate of the current value of the parcel including, if available, any appraisal information.

Estimated value: \$563,000. Assumes ESHA setbacks and HBMWD and road rights of way leaving 14.5 acres useable with a combined \$24,000/acre.

5. An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

None. The property is currently vacant/unimproved. There are no lease or rental revenues generated by the property.

6. The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

A Phase I was completed prior to acquisition in 2009. The Site has not been fully characterized, and may require additional environmental work.

7. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The City does not have a major transit stop as defined by SB 743, therefore is not a Transit Priority Area, and does not satisfy the state definition of Transit Oriented Development.

8. A brief history of previous development proposals and activity, including the rental or lease of property.

The City identified the redevelopment potential in the Implementation Plan and Economic Development Strategic Plan. The City is prepared to develop plans for the redevelopment of the site, including the installation of infrastructure in support of private investment as identified in the Implementation Plan.

Currently no rental or lease activities occur at the site. Prior to dissolution, the site was leased as a log deck for approximately \$500 per month.

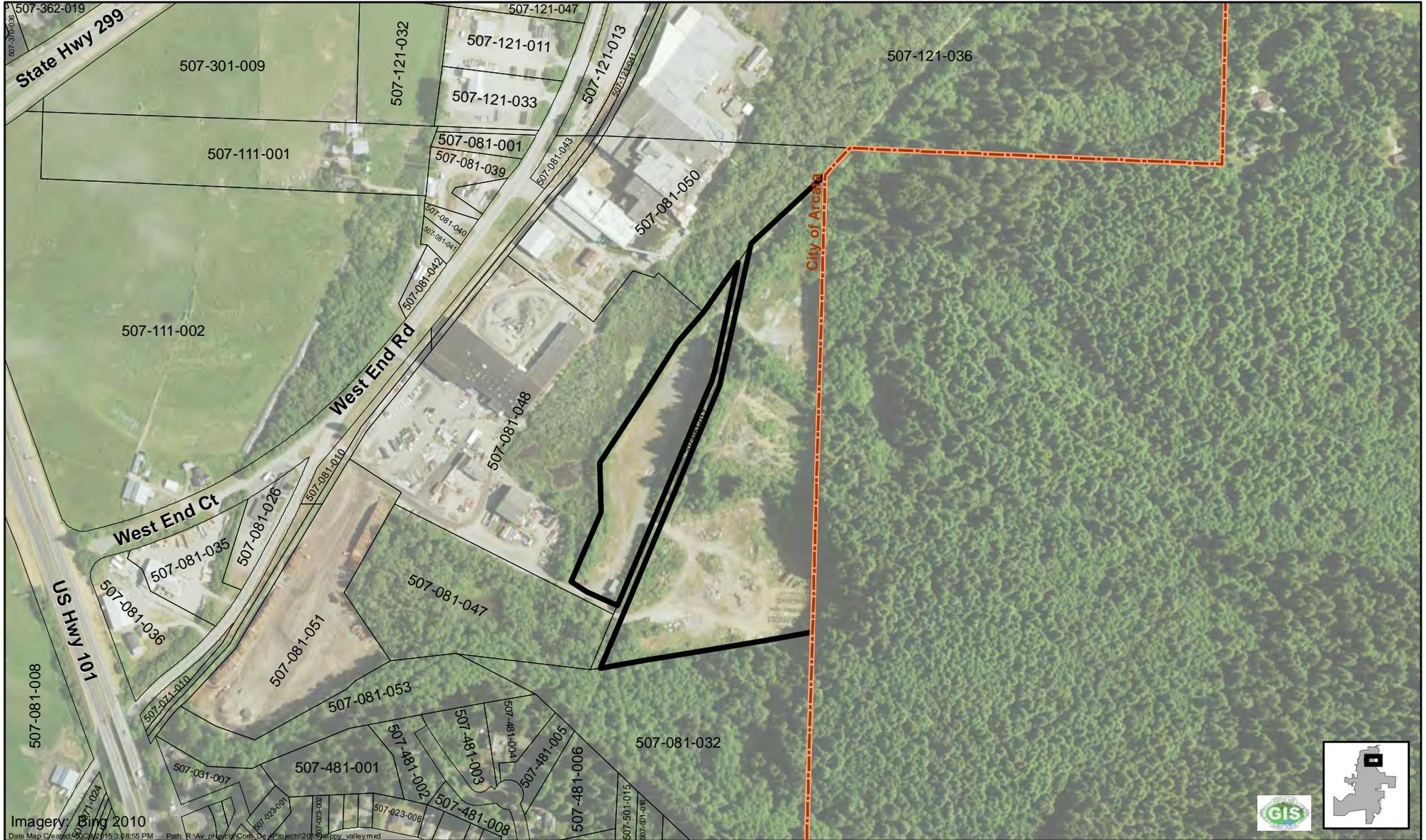
9. Identify the disposition pathway (i.e., retain for governmental purposes; retain for development; sell; fulfill enforceable obligation).

The disposition pathway proposed for the property is to transfer to the City for future development for economic development purposes according to the Implementation Plan, Economic Development Strategic Plan, General Plan, and Land Use Code.

10. Disposition strategy.

The Successor Agency intends to transfer the property to the City for the future development for economic development purposes consistent with the Implementation Plan, Economic Development Strategic Plan, General Plan, and Land Use Code. Consistent with state law, the City will either negotiate a compensation agreement with or pay fair market value to the taxing entities. The timing and pathway for payment to the taxing entities is dependent on several factors, including timing of the redevelopment and sale of the properties.

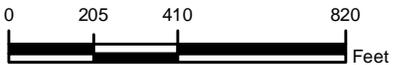
Figure 2 Happy Valley Property 19.2 Acres



Imagery: Bing 2010
 Date Map Created: 6/24/2015 3:18:55 PM Path: R:\uv_projects\Com_Development\Projects\2015\Happy_Valley.mxd



This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranties, express or implied, as to the accuracy of the information contained in this map. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors in the map and the user's reliance thereon.



- ● Coastal Zone Boundary
- ▭ happy_valley
- ▭ Parcel



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