

# LONG RANGE PROPERTY MANAGEMENT PLAN



*Prepared for the:*

## **Successor Agency to the Community Redevelopment Agency of the City of Ceres**

2720 Second Street, Ceres, CA 95307

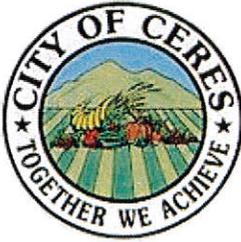
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**AUGUST 2013  
Updated September 2014**

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# 2013 LONG RANGE PROPERTY MANAGEMENT PLAN

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## **CITY COUNCIL / SUCCESSOR AGENCY BOARD**

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Chris Vierra, *Mayor*

Bret Durossette, *Vice Mayor*

Ken Lane, *Councilmember*

Mike Kline, *Councilmember*

Linda Ryno, *Councilmember*

## **CITY STAFF**

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Toby E. Wells, P.E., City Manager

Steven Hallam, Redevelopment / Economic Development  
Manager



# 2013 LONG RANGE PROPERTY MANAGEMENT PLAN

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# I. Introduction

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The City of Ceres (the “City”) is situated in the Central Valley of California, 300 miles north of Los Angeles, 100 miles east of San Francisco, 90 miles south of Sacramento. The City is south of the City of Modesto generally separated by the Tuolumne River. The City is bisected by the State Route 99 Freeway.

## *Former Redevelopment Agency*

The Ceres Community Redevelopment Agency (the “Agency”) was organized (1972) and existing pursuant to the § 33000 *et seq.* of the California Health and Safety Code (the “HSC”) and was responsible for the administration of redevelopment activities within the City.

The Redevelopment Plan is summarized as follows:

Plan Chronology and Time Limits		
Plan	Original Project No. 1	Amendment No. 1 Added Territory
<b>Plan Adoption</b>		
Date of Adoption	July 15, 1991	July 8, 2002
Ordinance Number	91-783	2002-913
Number of Years Plan is Effective <sup>1</sup>	41 years	31 years
Base Year of Plan	1990-91	2002-03
Project Area Size by Plan <sup>3</sup>	1,707 acres	810 acres
Total Project Area Size	2,517 acres	
<b>Time Limits</b>		
For Commencement of Eminent Domain	expired	July 8, 2014
For Establishment of Indebtedness <sup>2</sup>	eliminated	July 8, 2022
For Effectiveness of Plan <sup>1</sup>	July 15, 2032	July 8, 2033
For Repayment of Indebtedness <sup>1</sup>	July 15, 2042	July 8, 2048
<b>Financial Limits</b>		
Maximum Lifetime Tax Increment	\$500,000,000	No Limit
Maximum Bonded Debt Outstanding	\$200,000,000	
<sup>1</sup> Ordinance 2009-992, in response to SB 1045, added one year to the date of plan effectiveness and repayment of indebtedness <sup>2</sup> Ordinance 2009-992, in response to SB 211, eliminated the time limit for incurring debt in the Original Project Area. <sup>3</sup> Of the 810 acres in the Added Territory, 680 acres are within the Ceres city limits and 130 acres are located in unincorporated Stanislaus County.		

The Project Area is composed of land and improvements, including, but not limited to shopping centers, commercial developments, public parking lots, public buildings, and warehouse facilities.

### ***Dissolution of Redevelopment Agencies***

Trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with § 34161) (“Part 1.8”) and Part 1.85 (commencing with § 34170) (“Part 1.85”) to Division 24 of the HSC. The California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the dissolved Community Redevelopment Agency of the City of Banning, (the “Successor Agency”).

Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers and the California Department of Finance (the “DOF”). This includes, but is not limited to, the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC § 34191.5 that requires the Successor Agency to prepare a Long Range Property Management Plan (the “LRPMP”) as a prerequisite to the disposition of real property assets.

### ***Long Range Property Management Plan***

Per the applicable provisions of the HSC, no later than six (6) months after a successor agency receives its Finding of Completion from the DOF (per HSC § 34179.7), the Successor Agency must submit its LRPMP to the Oversight Board and the DOF for approval. The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.

Upon DOF’s approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities. A general outline of real property disposition procedure is included as Exhibit “A.”

This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP’s prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit “B.”

The Successor Agency received its Finding of Completion from the DOF on April 26, 2013 (Exhibit "C"). The LRPMP was approved by Resolution of the Successor Agency on August 26, 2013 (Exhibit "D") and by Resolution of the Oversight Board on August 26, 2013 (Exhibit "E").

The Successor Agency and the Oversight Board originally approved the 2013-LRPMP on August 26, 2013 and subsequently submitted to DOF for review. Upon review, DOF requested certain revisions to the 2013-LRPMP for the purpose of consistency with the State Controller's Office Asset Transfer Report (the "ATR") Report. In that regard, the ATR identified three (3) properties that were not initially included in the 2013-LRPMP and three (3) properties that should not have been included in the LRPMP. The requested revisions are included within this revised LRPMP (the "Revised LRPMP").

The Revised LRPMP was approved by Resolution of the Successor Agency on September 8, 2014 (Exhibit "D") and by Resolution of the Oversight Board on September 18, 2014 (Exhibit "E").

## II. Summary of Successor Agency Properties

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The Successor Agency owns 6 parcels consisting of four (4) sites, all of which are located within the boundaries of the Agency's Project Area and are subject to the provision of the Agency's 1991 Redevelopment Plan and subsequent 2002 amendment, the Agency's Five-Year Implementation Plan 2009/2010 through 2013/2014, the City's General Plan, January 2011 Downtown Specific Plan, Title 17 Zoning Ordinance, and land use regulations.

The parcels have been divided into six (6) sites as summarized in the table below:

<i>Summary of Successor Agency Properties</i>						
Site No.	Site Reference (x) <sup>1</sup>	Address	Assessor Parcel No. <sup>2</sup>	Zone <sup>3</sup>	Lot Size (acres)	Permissible Use
1	City Council Chambers/Community Center Parking Lot (1)	2761 4 <sup>th</sup> Street	127-016-024	C-2	0.32	Future Development
2	Ceres Museum	2920 5 <sup>th</sup> Street 2928 5 <sup>th</sup> Street	127-017-034 127-017-035	C-2	0.32	Future Development
3	4 <sup>th</sup> Street Vacant Commercial Property	2912 4th St	127-017-016	C-2	0.16	Future Development
4	5 <sup>th</sup> Street Residential Properties	3004 5th St 3012 5th St	127-018-021 127-018-022	R-4	0.32	Future Development

<sup>1</sup> (x) The number in parenthesis reflects the number of parcels that constitute the site.

<sup>2</sup> See Exhibit "F" for Assessor Parcel Maps

<sup>3</sup> See Exhibit "G" for zoning and land use maps

**C-2** – Community Commercial

**R-4** – High Medium Density Residential

### III. Property to be Retained for Future Development

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**Site No. 1**  
**City Council Chambers/Community Center Parking Lot**  
2761 4<sup>th</sup> Street  
APN: 127-016-024



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 1 is the City Council Chambers/Community Center Parking Lot property and is proposed to be retained by the City of Ceres for future development (i.e., continued use as a government facility) pursuant to HSC 34191.5(c)(2). In this case, the property is currently and entirely used for governmental use, which the Successor Agency believes is fully consistent with the intent of HSC § 34181(a).

**B. Acquisition of Property (HSC 34191.5 (c)(1)(A) and 34191.5(c)(1)(B)):**

The former redevelopment agency purchased the City Council Chambers/Community Center Parking Lot property on August 16, 2006 for \$400,000 for the purpose adding additional parking for the City Council Chambers and the Community Center to alleviate blighted on-street parking. The property's current estimated value ("ECV") is \$1.00.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The City Council Chambers/Community Center Parking Lot property consists of one (1) 0.32-acre parcel (APN 127-016-024) located at 2761 4<sup>th</sup> Street. The property is zoned community commercial (C-2) with a land use of downtown commercial residential (DCR) per the City's General Plan. The DCR designation applies to the Downtown core area and allows for a mix of retail, government offices, and entertainment use, and permits residential uses independently or as mixed uses with commercial businesses and offices, and provides for maintenance of historic downtown residential neighborhoods.

The City Council Chambers/Community Center Parking Lot property was developed to be used as off-street parking for City Council and Planning Commission meetings held in the Ceres Community Center (which accommodates up to 685 occupants). The City Council Chambers/Community Center serves as the City Council Chambers, the Planning Commission meeting room, and as the headquarters for the City's Parks and Recreation Department. The Community Center also provides recreational, cultural and educational opportunities for community residents and features a large assembly room with a capacity of 375 occupants, a small assembly room with a capacity of 200 occupants, a recreation fitness room, a computer lab, a senior citizen room, a teen room, an arts and crafts rooms, and several meeting/conference rooms which can accommodate an additional 110 occupants.

**D. Estimated Current Value (HSC 34191.5 (c)(1)(D)):**

To determine an ECV for the City Council Chambers/Community Center Parking Lot, in August 2014, a comparable sales analysis was conducted through the National Data Collective.<sup>1</sup> The ECV was determined to be approximately \$148,000. However, based on the property's (i) current use as a parking lot for the City Council Chambers and Community Center government offices; (ii) cost of maintenance; and (iii) inability to generate income from the existing use of the property, the property has no commercial value. Therefore, the actual value of the City Council Chambers/Community Center Parking Lot is \$1.00.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There is no revenue generated from the City Council Chambers/Community Center Parking Lot property.

**F. History of Environmental Contamination ((HSC 34191.5 (c)(1)(F)):**

There is no history of environmental contamination.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5 (c)(1)(G)):**

There is no potential for Transit Oriented Development with the City Council Chambers/Community Center Parking Lot.

Retention of the City Council Chambers/Community Center Parking Lot for government use advances the planning objectives of the City and the Successor Agency to (i) maintain the ease of public access to City Council meetings; (ii) house City's Parks and Recreation Department; and (iii) provide access to public recreational and educational amenities. In addition, the City Council Chambers/Community Center Parking Lot is cited in the Five Year Implementation Plan 2009-10 through 2013-14 as a redevelopment project to expand the City Council Chambers/Community

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<sup>1</sup> [www.NDCdata.com](http://www.NDCdata.com)

Center parking lot<sup>2</sup> as well as in the Downtown Specific Plan to develop a public plaza east of the Community Center.<sup>3</sup>

***H. History of Previous Development Proposals and Activity (HSC 34191.5 (c)(1)(H)):***

There are no previous development proposals for the Community Center Parking Lot property.

***I. Sale of Property:***

The City Council Chambers/Community Center Parking Lot property is to be transferred to the City at no cost.

***J. Implementation of the Long-Range Property Management Plan:***

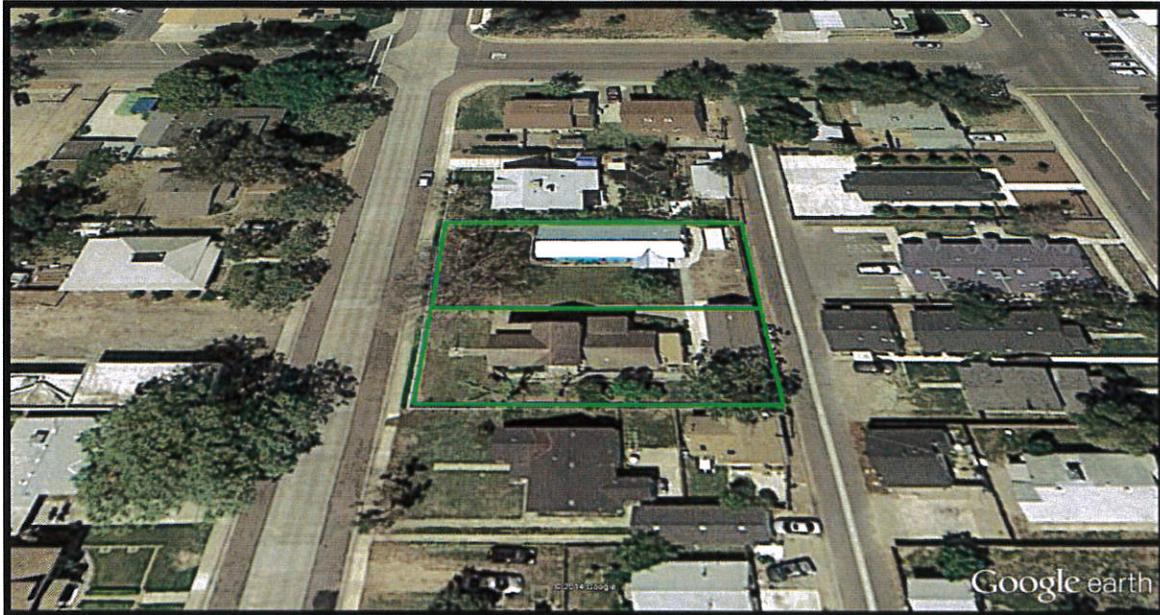
Following the approval of the LRPMP by the DOF, the Successor Agency will transfer the City Council Chambers/Community Center Parking Lot property to the City of Ceres at no cost. In addition, as a part of this process, the City intends to secure a HSC §34180(f)(1) compensation agreement (the “Compensation Agreement”) with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF.

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<sup>2</sup> *City of Ceres Community Redevelopment Agency Five-Year Implementation Plan 2009-10 through 2013-14*, pg. 25

<sup>3</sup> *Downtown Specific Plan*, pg. 70

**Site No. 2**  
**Ceres Museum**  
2920 5<sup>th</sup> Street  
2928 5<sup>th</sup> Street  
APNs: 127-017-034, -035



**A. Permissible Use (HSC 34191.5(c)(2)):**

Site No. 2 is the Ceres Museum and is proposed to be retained by the City of Ceres for future development (i.e., continued use as a government facility) pursuant to HSC 34191.5(c)(2). In this case, the property is currently and entirely used for governmental use, which the Successor Agency believes is fully consistent with the intent of HSC § 34181(a).

**B. Acquisition of Property (HSC 34191.5 (c)(1)(A) and 34191.5(c)(1)(B)):**

The former redevelopment agency purchased the Ceres Museum property on March 30, 2009 for \$374,000. The property's current estimated value ("ECV") is \$1.00.

**C. Site Information (HSC 34191.5(c)(1)(C)):**

The Ceres Museum property consists of two (2) parcels 0.32 acres in size (APNs 127-017-034, -035) located along the City's historical corridor at 2920 and 2928 5<sup>th</sup> Street. The property is zoned

high density residential (R-4) with a land use of downtown commercial residential (DCR) per the City's General Plan. The DCR designation applies to the Downtown core area and allows for a mix of retail, government offices, and entertainment use, and permits residential uses independently or as mixed uses with commercial businesses and offices, and provides for maintenance of historic downtown residential neighborhoods.

**D. Estimated Current Value (HSC 34191.5 (c)(1)(D)):**

To determine an ECV for the Ceres Museum property, in August 2014, a comparable sales analysis was conducted through the National Data Collective. The ECV was determined to be approximately \$104,000. However, based on the property's (i) current use as a non-profit museum; (ii) cost of maintenance; and (iii) inability to generate income from the use of the property, the property has no commercial value. Therefore, the actual value of the Ceres Museum property is \$1.00.

**E. Site Revenues (HSC 34191.5(c)(1)(E)):**

There are no revenues generated from the Ceres Museum property. The Ceres Museum is operated by the Ceres Historical Society. The City does not receive any revenue from the Historical Society or the Museum. The City's general fund subsidizes the annual operating costs for the museum (primarily utilities only), which costs approximately \$8,000 per year.

**F. History of Environmental Contamination ((HSC 34191.5 (c)(1)(F)):**

There is no history of environmental contamination.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC 34191.5 (c)(1)(G)):**

There is no potential for Transit Oriented Development with the Ceres Museum property.

Retention of the Ceres Museum property for government use advances the planning objectives of the City and the Successor Agency to (i) preserve the 5<sup>th</sup> Street Historic corridor; (ii) to supplement the City's ability to host public events; and (iii) preserve and maintain buildings of local historic importance.<sup>4</sup>

**H. History of Previous Development Proposals and Activity (HSC 34191.5 (c)(1)(H)):**

There are no previous development proposals for the Ceres Museum property.

**I. Sale of Property:**

The Ceres Museum property is to be transferred to the City at no cost.

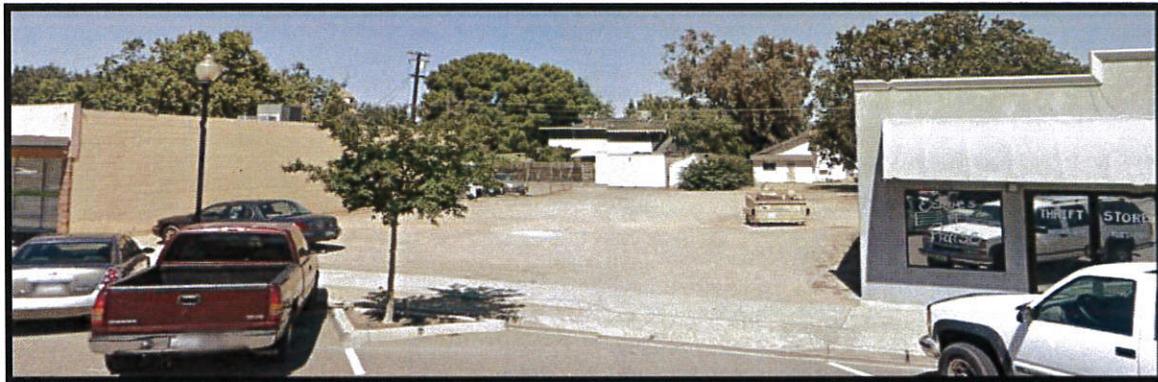
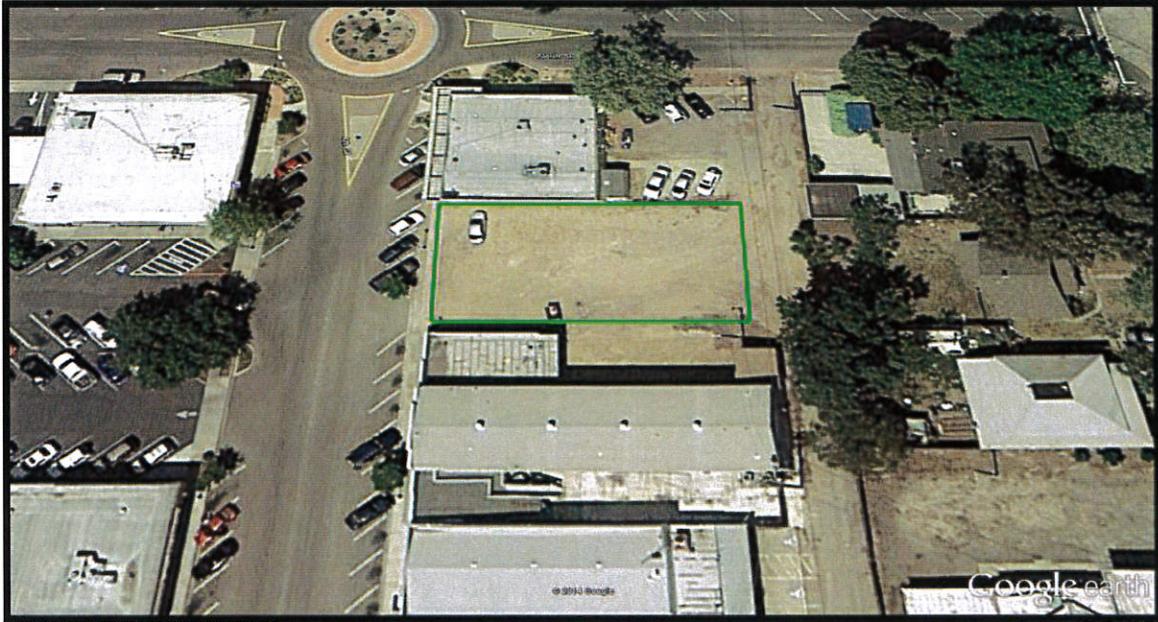
**J. Implementation of the Long-Range Property Management Plan:**

Following the approval of the LRPMP by the DOF, the Successor Agency will transfer the Ceres Museum property to the City of Ceres at no cost. In addition, as a part of this process, the City intends to secure a HSC §34180(f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF.

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<sup>4</sup> City of Ceres Community Redevelopment Agency Five-Year Implementation Plan 2009/2010 through 2013/2014, pg. 25

*Site No. 3*  
*4<sup>th</sup> Street Vacant Commercial Property*  
2912 4<sup>th</sup> Street  
APN: 127-017-016



**A. Permissible Use (HSC §34191.5(c)(2)):**

Site No. 3 is the 4<sup>th</sup> Street Vacant Commercial Property (the “Vacant Commercial Property”) and is proposed to be retained by the City of Ceres for future development pursuant to HSC 34191.5(c)(2).

**B. Acquisition of Property (HSC §34191.5 (c)(1)(A) and §34191.5(c)(1)(B)):**

The Vacant Commercial Property was acquired by the Agency on April 18, 2008 for \$135,000 in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight.

The estimated current value (the “ECV”) of the Vacant Commercial Property is \$79,000.

**C. Site Information (HSC §34191.5(c)(1)(C)):**

The Vacant Commercial Property consists of one (1) 0.16-acre parcel (APN 127-017-016) located at 2912 4<sup>th</sup> Street.

Vacant Commercial Property is zoned community commercial (C-2) with a land use of downtown commercial residential (DCR) per the City's General Plan. The DCR designation applies to the Downtown core area and allows for a mix of retail, government offices, and entertainment use, and permits residential uses independently or as mixed uses with commercial businesses and offices, and provides for maintenance of historic downtown residential neighborhoods. In the City's Downtown Specific Plan, the Vacant Commercial Property's land use designation is Fourth Street Mixed Use District. This designation allows for residential, office, and commercial uses and follows the General Plan's land use designation of C-2.

**D. Estimated Current Value (HSC §34191.5 (c)(1)(D)):**

To determine an ECV for the Vacant Commercial Property, in August 2014, a comparable sales analysis was conducted through the National Data Collective.<sup>5</sup> The ECV was determined to be approximately \$79,000.

Local factors were not taken into consideration in determining the ECV of the Vacant Commercial Property. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. As noted in the LRPMP, the real value of the property cannot be determined without an appraisal.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval.

**E. Site Revenues (HSC §34191.5(c)(1)(E)):**

There are no site revenues generated from the Vacant Commercial Property.

**F. History of Environmental Contamination (HSC §34191.5 (c)(1)(F)):**

There is no history of environmental contamination.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC §34191.5 (c)(1)(G)):**

There is no potential for a TOD in conjunction with Vacant Commercial Property.

Retaining the Vacant Commercial Property advances the planning objectives of the Successor Agency and the City as described in the Five Year Implementation Plan<sup>6</sup> and the Downtown

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<sup>5</sup> [www.NDCdata.com](http://www.NDCdata.com)

<sup>6</sup> *Five Year Implementation Plan 2009-10 through 2013-14*, pages 5, 20, 26

Specific Plan<sup>7</sup> to (i) prepare for development opportunities and downtown revitalization; (ii) facilitate private sector development; (iii) assist in the development of retail, restaurant, and mixed uses along 4<sup>th</sup> Street; (iv) ensure that 4<sup>th</sup> Street serves as the City's main street by functioning as a major activity center and the commercial heart of Downtown; (v) to guide development to prevent land from being purchased and held solely for speculative purposes.

**H. History of Previous Development Proposals and Activity (HSC §34191.5 (c)(1)(H)):**

Google Earth<sup>®</sup> indicates that the Vacant Commercial Property has been vacant since at least 1998. There are no previous or current development proposals or activity.

**I. Sale of Property:**

The City proposes to issue an RFP in accordance with the Successor Agency's policies and procedures for property disposition located in Exhibit "A" for the future sale and development of the Vacant Commercial Property.

The ECV of the Vacant Commercial Property is approximately \$79,000.

The following process was used in determining the *ECV* of the Property:

***Date of estimated current value*** – August 2014

***Value Basis*** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately \$79,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

***Proposed sale date*** – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

***Proposed sale value*** – TBD and subject to a fair market appraisal conducted by a licensed appraiser. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

The transfer of the Vacant Commercial Property to the City will be brought back to the Oversight Board for approval. In the event the City were to determine that it will not retain the Vacant Commercial Property for future development, any sale would be brought back to the Oversight Board for approval.

**J. Implementation of the Long-Range Property Management Plan:**

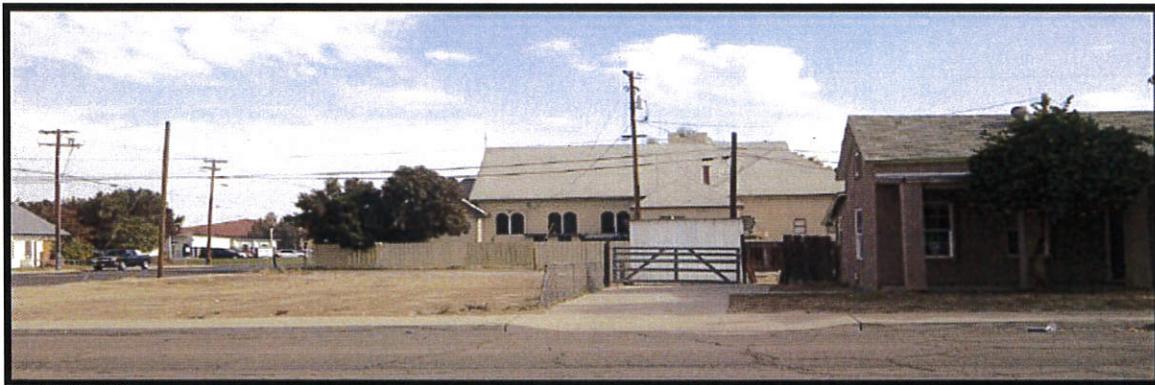
Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

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<sup>7</sup> Downtown Specific Plan, page 36

1. For properties to be retained for future development, implementation will include securing an HSC §34180(f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. Waiting until DOF's approval is received will ensure that the legal and staff time committed to preparing for and processing a Compensation Agreement is not wasted in the event that DOF decides not to approve the LRPMP. The City is concerned that it will not be fruitful to attempt to engage numerous taxing agencies in discussions about proceeds from the sale of properties when the timing of sale is not known and the price has not been determined. Further, this approach will also ensure that the affected taxing entities do not waste their legal and staff time reviewing a Compensation Agreement that would otherwise become mute in the event of a DOF denial. However, if DOF approves the LRPMP, then the City will prepare a Compensation Agreement and diligently seek the approval of the affected taxing entities. If the Compensation Agreement is approved, then the transfer of the property to the City will occur consistent with the provisions of the Compensation Agreement. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then at City's sole discretion: (i) the property's value may be established by an independent appraiser approved by the Oversight Board and the property will be transferred to the City on that basis; or (ii) if the City for any reason determines not to retain the Property for future development, then the property will be sold, thus completely eliminating the need for a Compensation Agreement. If the second option is selected, then the procedure described in Section 2, immediately below, will be followed.
  
2. For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

**Site No. 4**  
**5<sup>th</sup> Street Residential Properties**  
3004 5th Street  
3012 5th Street  
APNs: 127-018-021, -022



**A. Permissible Use (HSC §34191.5(c)(2)):**

Site No. 4 is the 5<sup>th</sup> Street Residential Properties (the “Residential Properties”) and is proposed to be retained by the City of Ceres for future development pursuant to HSC 34191.5(c)(2).

**B. Acquisition of Property (HSC §34191.5 (c)(1)(A) and §34191.5(c)(1)(B)):**

The Residential Properties was acquired by the Agency on November 26, 2008 and April 28, 2008 for a total of \$275,000 in order to meet the revitalization goals of City and the Agency to alleviate the existence and spread of physical and economic blight.

The estimated current value (the “ECV”) of the Residential Properties is \$51,000.

**C. Site Information (HSC §34191.5(c)(1)(C)):**

The Residential Properties consists of two (2) 0.16-acre parcels (APNs: 127-018-021, -022) that total 0.32 acres and are located at 3012 and 3004 5<sup>th</sup> Street.

Residential Properties are located in the Eastern Residential Land Use District of the City's Downtown Specific Plan and are zoned Medium High Density Multiple Family Residential (R-4). R-4 zoning allows for single family residences, townhomes, and multi-family apartments. In addition, the Downtown Specific Plan ensures the maintenance of 5<sup>th</sup> Street historic downtown residential neighborhoods.

**D. Estimated Current Value (HSC §34191.5 (c)(1)(D)):**

To determine an ECV for the Residential Properties, in August 2014, a comparable sales analysis was conducted through the National Data Collective. The ECV was determined to be approximately \$51,000.

Local factors were not taken into consideration in determining the ECV of the Residential Properties. Therefore, the actual value of the Properties may vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

The ECV is only a rough estimate that was obtained from an on-line source where only comparable sales data are available. It is not possible to include environmental issues or any other special or unique factors into simple ECV calculations, as such data are not available from the source. As noted in the LRPMP, the real value of the properties cannot be determined without an appraisal.

The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval.

**E. Site Revenues (HSC §34191.5(c)(1)(E)):**

The Agency leases both parcels of the Residential Properties to the same Tenant on a month-to-month basis for \$300 per month. The original Lease was for the residential unit only and allowed the Tenant to sub-lease the property for the purposes of facilitating the provisions of housing for qualified participants in the Project YES Program, a federally funded program under the Workforce Investment Act. In 2012, the vacant parcel of the Residential Properties was added to the Lease for the exclusive use of the sub-tenants. The Lease expired on July 25, 2014, without any provisions for an extension of the Lease. Therefore, the Residential Properties will continue to be rented to the Tenant on a month-to-month basis for \$300 per month. There is no contractual obligation towards the use of the revenues received. The Agency uses the revenues for property maintenance.

**F. History of Environmental Contamination (HSC §34191.5 (c)(1)(F)):**

There is no history of environmental contamination.

**G. Potential for Transit Oriented Development (TOD) and the Advancement of Planning Objectives of the Successor Agency (HSC §34191.5 (c)(1)(G)):**

There is no potential for a TOD in conjunction with Residential Properties.

Retaining the Residential Properties advances the planning objectives of the Successor Agency and the City as described in the Five Year Implementation Plan<sup>8</sup> and the Downtown Specific Plan<sup>9</sup> to (i) prepare for development opportunities and downtown revitalization; (ii) facilitate private sector development; (iii) assist in the development of retail, restaurant, and mixed uses along 5th Street; (iv) to guide development to prevent land from being purchased and held solely for speculative purposes.

***H. History of Previous Development Proposals and Activity (HSC §34191.5 (c)(1)(H)):***

Google Earth<sup>®</sup> indicates that the northerly parcel of the Residential Properties has been vacant since at least 1995. The existing house on the southerly parcel is currently rented. The current renter is interested in purchasing both parcels.

***I. Sale of Property:***

The City proposes to issue an RFP in accordance with the Successor Agency's policies and procedures for property disposition located in Exhibit "A" for the future sale and development of the Residential Properties.

The ECV of the Residential Properties is approximately \$51,000.

The following process was used in determining the *ECV* of the Properties:

***Date of estimated current value*** – August 2014

***Value Basis*** – The ECV was determined by a comparable sales analysis using the National Data Collective subscription service. The ECV is approximately \$51,000.

Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the Properties may vary greatly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.

***Proposed sale date*** – TBD and subject to the Successor Agency's implementation of its policies and procedures for property disposition as shown in Exhibit "A."

***Proposed sale value*** – TBD and subject to a fair market appraisal conducted by a licensed appraiser. The Successor Agency notes that in the environment of AB 1484, it may not be possible to achieve appraised values. The Successor Agency will be in charge of the process seeking to achieve successful marketing of properties, and will act with reasonable diligence. However, the constraints and environment of AB 1484 militate against maximizing prices. The actual sales prices to be realized will be a function of what a willing buyer is willing to pay under circumstances where there will be no seller financing and dispositions will be subject to Oversight Board approval. There is no reason to think that book values will be realized.

The transfer of the Residential Properties will be brought back to the Oversight Board for approval. In the event the City were to determine that it will not retain the Vacant Commercial Property for future development, any sale would be brought back to the Oversight Board for approval.

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<sup>8</sup> Five Year Implementation Plan 2009-10 through 2013-14, pg. 20

<sup>9</sup> Downtown Specific Plan, page 36

***J. Implementation of the Long-Range Property Management Plan:***

Following the approval of the LRPMP by the DOF, the Successor Agency will implement the LRPMP.

1. For properties to be retained for future development, implementation will include securing an HSC §34180(f)(1) compensation agreement (the "Compensation Agreement") with the affected taxing entities. The City will seek a Compensation Agreement with the affected taxing entities after the LRPMP is approved by DOF. Waiting until DOF's approval is received will ensure that the legal and staff time committed to preparing for and processing a Compensation Agreement is not wasted in the event that DOF decides not to approve the LRPMP. The City is concerned that it will not be fruitful to attempt to engage numerous taxing agencies in discussions about proceeds from the sale of properties when the timing of sale is not known and the price has not been determined. Further, this approach will also ensure that the affected taxing entities do not waste their legal and staff time reviewing a Compensation Agreement that would otherwise become mute in the event of a DOF denial. However, if DOF approves the LRPMP, then prior to the transfer of the property to the City, the City will prepare a Compensation Agreement and diligently seek the approval of the affected taxing entities. If the Compensation Agreement is approved, then the transfer of the property to the City will occur consistent with the provisions of the Compensation Agreement. If for any reason the Compensation Agreement is not approved by all affected taxing entities, then at City's sole discretion: i) the property's value may be established by an independent appraiser approved by the Oversight Board and the property will be transferred to the City on that basis; or ii) if the City for any reason determines not to retain the Property for future development, then the property will be sold, thus completely eliminating the need for a Compensation Agreement. If the second option is selected, then the procedure described in Section 2, immediately below, will be followed.
  
2. For properties to be sold, implementation will include distribution of any land sales proceeds for enforceable obligations and/or distributed as property tax to the taxing entities. Due to the vagaries associated with the sale of land, such as uncertainties concerning the timing of sale and the price that would be realized, it is not feasible to precisely state in the LRPMP how the funds will be used. In that regard, once an agreement is reached with respect to the purchase and sale of a property, the agreement will be presented to the Oversight Board for concurrence. The Oversight Board's approval will be evidenced by a resolution that will be submitted to DOF and, per the HSC, is subject to DOF's review. That resolution will include or refer to a staff report which describes with greater particularity, once more facts are known, how the proceeds of sale will be distributed. As noted in Section I – Introduction of the LRPMP, the LRPMP provides that proceeds of the sale may be used for enforceable obligations and/or distributed as property tax to the taxing entities through the County Auditor-Controller. The need to retain some or all of the proceeds of sale for enforceable obligations will depend on whether there is a short-fall in RPTTF in the ROPS cycle during which the escrow is anticipated to close. If a short-fall were to occur in the RPTTF at that time, then all or a portion of the sale proceeds should be used to fulfill an enforceable obligation with any remaining sale proceeds then distributed as property tax to the taxing entities through the County Auditor-Controller. If there is not a short-fall in RPTTF at the time of close of escrow, then land sale proceeds would be distributed as property tax to the taxing entities through the County Auditor-Controller in a manner described at the time of Oversight Board approval as to a particular property sale. Since it is impossible to foresee when and if a short-fall in the RPTTF may occur, or when the property will be sold, the use of the sale proceeds cannot be specifically determined at this time and, therefore, cannot be stated with greater particularity in the LRPMP. However, it is clear that at the time a sale takes place, the sale will be brought back to the Oversight Board and will be subject to review.

## IV. Property Summary

Site No.	Property Type	HSC 3419.5 (c)(1)(A)				HSC 3419.5 (c)(1)(B)		HSC 3419.5 (c)(1)(C)				HSC 3419.5 (c)(1)(D)		HSC 3419.5 (c)(1)(E)		HSC 3419.5 (c)(1)(F)		HSC 3419.5 (c)(1)(G)		HSC 3419.5 (c)(1)(H)		
		Use	Date Acq'd	Value When Acq'd	Est. Current Value (ECV <sup>1</sup> )	Value Basis	Date of ECV	Sale Value	Sale Date	Purpose Acq'd	Address	APN	Lot Size (ac)	Zone	ECV <sup>1</sup>	Est. of Revenue (Annual)	Contract req'd for use of income / revenue	History Env'n Contamination	TOD	Adv of SA Planning Objectives	Previous develop. proposals / activities	
1.	RP (Fee) City Council Chambers / Community Center Parking Lot	Future Dev	Aug 2008	\$400,000	\$1.00	Current Use	Aug 2014	N/A	N/A	Alleviate Blight	2761 4 <sup>th</sup> St	0.32	C-2	\$1.00	None	None	No	No	No	No	No	No
		Future Dev	Mar 2009	\$374,000	\$1.00	Current Use	Aug 2014	N/A	N/A	Alleviate Blight	2920 5 <sup>th</sup> St 2928 5 <sup>th</sup> St	0.16 0.16	C-2	\$1.00	None	None	No	No	No	No	No	No
3.	RP (Fee) 4 <sup>th</sup> Street Vacant Commercial Property	Future Dev	Apr 2008	\$135,000	\$79,000	Sale Comps	Aug 2014	TBD	TBD	Alleviate Blight	2912 4 <sup>th</sup> St	0.16	C-2	\$79,000	None	None	No	No	No	No	No	No
		Future Dev	Nov 2008 Apr 2008	\$89,000 \$186,000	\$51,000	Sale Comps	Aug 2014	TBD	TBD	Alleviate Blight	3012 5 <sup>th</sup> St 3004 5 <sup>th</sup> St	0.16 0.16	R-4	\$51,000	\$3,600	None	No	No	No	No	No	No

<sup>1</sup>Local factors that may affect land value were not taken into consideration. Therefore, the actual value of the property may vary significantly from the ECV. The ECV is only a planning number and should not be relied upon as a basis for actual value.  
 N/A: Not applicable  
 RP: Real Property

TBD: To Be Determined  
 C-2: Community Commercial  
 R-4: High Medium Density Residential

# Exhibit A – Successor Agency/City Properties Disposition Procedures

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*The following is only a general outline for the disposition of property by the Successor Agency. It is anticipated that the Successor Agency may from time to time adopt policies and procedures that are more specific during the implementation phase of the LRPMP.*

## I. PURCHASE AND SALE PROCEDURES

1. Post notice on Successor Agency website:  
“All persons interested in receiving solicitations for the disposition of Successor Agency property please email [xyz@cityofthefuture.org](mailto:xyz@cityofthefuture.org) with your contact information and **“Purchase and Sale of Successor Agency Property”** in the Subject line.”
2. Successor Agency will provide written solicitations for the sale of its real estate assets, which may be a single parcel or a grouping of parcels (the “Property”). Such formal solicitations will include, but not be limited to:
  - a. APN(s)
  - b. Property location
  - c. Zoning
  - d. Acreage
  - e. Listing Price (The listing price shall either be (i) not less than fair market value under an appraisal procured by the Successor agency or (ii) another amount approved for such purpose by the Oversight Board)
  - f. Purchase Price shall be all cash at close of escrow, no seller financing.
  - g. Deadline to receive offers (prior to selection, offers are confidential)
  - h. Offer submittal guidelines:
    - i. All offers must be in writing (California Association of Realtor forms are acceptable);
    - ii. Successor Agency will provide courtesy to brokers equal to one-half of the customary commission if the ultimate buyer is represented by said real estate broker as buyer’s broker at the time the original offer is submitted.
    - iii. Provided that allowance of brokerage commissions will be subject to Oversight Board approval in each case and paid from the sale proceeds;
    - iv. Approval of each sale may be subject to DOF approval;
    - v. Type of financing identified (i.e., buyer’s cash, buyer’s loan proceeds, etc.);
    - vi. All buyers are to be listed – no silent partners; and
    - vii. Offers will be reviewed for conflict of interest between offeror and Successor Agency/City officials, staff and consultants.
  - i. Some properties for sale consist of multiple parcels. Only offers that include all parcels identified by Successor Agency on a particular site may be accepted, i.e., no less than whole purchases.
3. Method of Solicitations:
  - a. Property posting
  - b. Successor Agency website posting
  - c. Local real estate brokers
  - d. All persons requesting solicitations
  - e. Workshops and/or e-mail notifications
4. All property sales are in an **“AS IS, WHERE IS”** condition.
5. The Successor Agency will be reimbursed from the sale proceeds of the property for any costs related to the appraisal, escrow and title fees (cost of CLTA policy with premium based upon sales price), broker fees, and any other costs associated with the sale.
6. An offer may be rejected if it does not meet the Successor Agency’s price threshold. Acceptance of a purchase and sale offer is subject to approval of the Successor Agency’s Board of Directors.
7. The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the

- Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.
8. The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.
  9. If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

## **II. REQUEST FOR PROPOSAL PROCEDURES**

Costs incurred by the Successor Agency and/or the City in the implementation of these Disposition Procedures shall be treated as an Enforceable Obligation for purposes of the Recognized Obligation Payments Schedule ("ROPS") of the Successor Agency to be recovered from land sales proceeds. The City shall provide the Successor Agency an estimate of such costs at such times and in a form sufficient for the Successor Agency to include such costs on one or more ROPS, as appropriate. Included in such costs are: staff time in the performance of such duties; costs and fees of consultants, attorneys, appraisers, title insurers and escrow; costs and fees in connection with the disposition of property(ies), such as unpaid and outstanding tax liens or judgments and other costs incurred in order to deliver merchantable title. Where possible, the Successor Agency is to recover costs at the time of close of escrow.

### **A) INTENT AND PURPOSE**

A Request for Proposals ("RFP") will be prepared by the Successor Agency and posted to the City's website, and/or sent to developers or parties that have requested such RFPs, and other developers or parties at the Successor Agency's discretion. The number of properties as to which an RFP is requested is subject to the discretion of the Successor Agency.

### **B) PROPOSAL SUBMITTAL**

1. Interested parties may submit a development proposal by the deadline specified in the RFP or other announcement.
2. Proposal requirements may include, but not be limited to, the following:
  - a. The proposed total consideration for the property(ies) and information supporting the offer price;
  - b. Any proposed alterations to the terms and conditions of sale;
  - c. Construction and development pro forma, a detailed site plan, a business/operating plan, developer qualifications, experience and references, a narrative description of the market support for the proposed project, an operating pro forma, as applicable, and an explanation of the economic benefits of the proposed project to the City, other affected taxing agencies and the community;
  - d. The proposed uses are to conform to the requirements, intent, goals, and objectives of the City General Plan/Zoning Ordinance, other applicable development standards, and other applicable federal, state, and local laws, codes and regulations.
  - e. A statement that no financial assistance is being requested from any governmental agency in connection with the proposal, or a statement that financial assistance is being requested from a governmental agency in connection with the proposal, indicating the amount that will be requested, the anticipated timing for consideration of such request, and a description of any discretionary process required by the governmental agency from which assistance will be requested, together with an acknowledgment that conditioning a proposal upon receipt of assistance from a governmental agency may result in the rejection of such proposal;
3. Interested parties to provide such additional information as may be requested in good faith by Successor Agency.
4. Subsequent to review, applicants will be advised regarding the development proposals submitted complying with the requirements of the RFP or whether additional information is required.

**C) PROPOSAL REVIEW**

1. The Successor Agency will review all proposals received and determined by Successor Agency staff to be complete.
2. Among other things, the Successor Agency's review will consider the value of the asset in question being maximized as well as the proposal furthering the objectives of the Successor Agency's General Plan and not negatively impacting property interest of landowners holding property near the asset in question.
3. Nothing in these Procedures prohibits the Successor Agency or the City from requiring information that is in addition to the foregoing or obligates the Successor Agency in selecting any proposal. Neither the City nor the Successor Agency will bear any responsibility for the costs associated with preparing and submitting a proposal.

**D) NEGOTIATING AGREEMENTS**

The Successor Agency may enter into an Exclusive Right to Negotiate Agreement ("ERNA") with a selected project proponent. The purpose of the ERNA is to establish a time period during which the chosen applicant shall have the right to negotiate with the Successor Agency the terms and conditions of a sales and development contract. Therefore, a Disposition and Development Agreement may follow the ERNA if applicable.

**E) ALTERNATIVE METHODS OF DISPOSITION**

The City shall have a right of first refusal in connection with the purchase of property. In the event a submittal is received, such right of first refusal may be exercised by means of the City: (i) notifying the Oversight Board and the party which made an offer (in either order) of the City's intention to acquire the property for monetary consideration in an amount equal to or greater than that offered by the offering party, and (ii) obtaining confirmation of such purchase by the Oversight Board.

The City shall have an option to purchase property based upon values agreed to by the Oversight Board. The option may be exercised as to one or more properties at a time or times of the City's choosing.

If the City determines that it is infeasible to otherwise market and dispose of certain properties, the Successor Agency may auction such property or properties at a time or times consented to by the Oversight Board.

## Exhibit B – Health & Safety Code

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### HSC § 34191.1, reads as follows:

The provisions of this chapter shall apply to a City upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

### HSC § 34191.3, reads as follows:

Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range Properties management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real Properties assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that City.

### HSC § 34191.4, reads as follows:

The following provisions shall apply to any City that has been issued a finding of completion by the Department of Finance:

- (a) All real Properties and interests in real Properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Properties Trust Fund of the City upon approval by the Department of Finance of the long-range Properties management plan submitted by the City pursuant to subdivision (b) of Section 34191.7 unless that Properties is subject to the requirements of any existing enforceable obligation.
- (b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the City and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) If the oversight board finds that the loan is an enforceable obligation, the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund. The loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years at an interest rate not to exceed the interest rate earned by funds deposited into the Local Agency Investment Fund. The annual loan repayments provided for in the recognized obligations payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013-14 fiscal year. Beginning in the 2013-14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012-13 base year. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund and shall be distributed to the Low and Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176.

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and Moderate Income Housing Fund for purposes

of the Supplemental Educational Revenue Augmentation Fund have been paid.

- (c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.
- (2) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds in excess of the amounts needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the City.

(B) If remaining bond proceeds cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation

**HSC §34191.5, reads as follows:**

- (a) There is hereby established a Community Redevelopment Properties Trust Fund, administered by the City, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.
- (b) The City shall prepare a long-range Properties management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the City of the finding of completion.
- (c) The long-range Properties management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. The inventory shall consist of all of the following information:

(A) The date of the acquisition of the Properties and the value of the Properties at that time, and an estimate of the current value of the Properties.

(B) The purpose for which the Properties 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 Properties, 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 Properties' potential for transit-oriented development and the advancement of the planning objectives of the City.

(H) A brief history of previous development proposals and activity, including the rental or lease of Properties.

(2) Address the use or disposition of all of the properties in the trust. Permissible uses include the retention of the Properties for governmental use pursuant to subdivision (a) of Section 34181, the retention of the Properties for future development, the sale of the Properties, or the use of the Properties to fulfill an enforceable obligation. The plan 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 plan directs the use or liquidation of the Properties for a project identified in an approved redevelopment plan, the Properties shall transfer to the city, county, or city and county.

(B) If the plan directs the liquidation of the Properties or the use of revenues generated from the Properties, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as Properties tax to the taxing entities.

(C) Properties shall not be transferred to a City, city, county, or city and county, unless the long-range Properties management plan has been approved by the oversight board and the Department of Finance.

**Note: HSC § 34191.2 does not exist and therefore is not included above.**

## Exhibit C – DOF Finding of Completion

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April 26, 2013

Mr. Bryan Briggs, Manager  
City of Ceres  
2720 Second Street  
Ceres, CA 95307-3292

Dear Mr. Briggs:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Ceres Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY  
Local Government Consultant

cc: Ms. Lauren Klein, County of Stanislaus, Auditor-Controller  
California State Controller's Office

# Exhibit D – Resolution of the Successor Agency

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**RESOLUTION NO. 2014-05(SA) CRA**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CERES IN ITS CAPACITY AS THE SUCCESSOR AGENCY TO THE FORMER CITY OF CERES REDEVELOPMENT AGENCY APPROVING THE REVISED 2013 LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5 AND APPROVING CERTAIN RELATED ACTIONS**

**WHEREAS**, the Redevelopment Agency of the City of Ceres was dissolved February 1, 2012; and

**WHEREAS**, consistent with the provisions of the California Health and Safety Code (the "HSC"), the City Council elected to serve as the Successor Agency to the former City of Ceres Redevelopment Agency (the "Successor Agency"); and

**WHEREAS**, on April 26, 2013, the Successor Agency received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7; and

**WHEREAS**, within six (6) months of the date of the FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan (the "2013 LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

**WHEREAS**, on August 26, 2013, the Successor Agency approved Successor Agency Resolution No. 2013-02 SA-CRA recommending the approval of the 2013 LRPMP; and

**WHEREAS**, on August 26, 2013, the Oversight Board to the Successor Agency of the former City of the Ceres Redevelopment Agency (the "Oversight Board") approved Oversight Board Resolution No. 2013-02 OB-CRA approving the 2013 LRPMP; and

**WHEREAS**, the Successor Agency submitted the 2013 LRPMP to the DOF on October 1, 2013; and

**WHEREAS**, on January 8, 2014, the DOF advised the Successor Agency of several issues that prevented its approval of the LRPMP and requested that the Successor Agency amend its LRPMP in response to DOF's comments and resubmit it for further consideration and

**WHEREAS**, in accordance with HSC § 34191.5, the Successor Agency has prepared its Revised 2013 LRPMP, which is attached as Exhibit "A" to this Resolution, which is responsive to the comments made by DOF; and

**WHEREAS**, subject to approval by the Oversight Board, the Revised 2013 LRPMP will be submitted to the DOF; and

**WHEREAS**, once the Revised 2013 LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

**WHEREAS**, consistent with the applicable provisions of the HSC, it is recommended that the Successor Agency approve the attached Revised 2013 LRPMP; and

**WHEREAS**, all of the prerequisites with respect to the approval of this Resolution have been met.

**NOW, THEREFORE, BE IT RESOLVED** that the Successor Agency to the former City of Ceres Redevelopment Agency hereby finds, resolves, approves, determines, and directs as follows:

- Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.
- Section 2.** The Revised 2013 Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.
- Section 3.** The City Manager, as Executive Director of the Successor Agency, or designee, is hereby authorized to transmit the Revised 2013 Long-Range Property Management Plan attached to this Resolution as Exhibit "A" to the Oversight Board for their review and consideration.
- Section 4.** Subsequent to the approval of the Revised 2013 Long-Range Property Management Plan by the Oversight Board, the City Manager, as Executive Director of the Successor Agency, or designee, is hereby authorized and directed to transmit the Revised 2013 Long-Range Property Management Plan to the California Department of Finance and to take such actions and execute such documents as are necessary to implement the Revised 2013 Long-Range Property Management Plan and to effectuate the intent of this Resolution.
- Section 5.** This Resolution shall take effect upon the date of its adoption.

**PASSED AND ADOPTED** by the Successor Agency to the Ceres Redevelopment Agency at a regular meeting thereof held on the 8th day of September 2014, by the following vote:

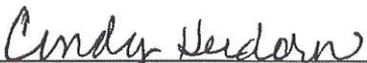
AYES: Board Members Durossette, Kline, Lane, Ryno, Chairperson Vierra

NOES: None

ABSENT: None

  
\_\_\_\_\_  
Chris Vierra, Chairman

ATTEST

  
\_\_\_\_\_  
Cindy Heidorn, CMC, Secretary for the  
Successor Agency

**RESOLUTION NO. 2013-02 SA-CRA**

**RESOLUTION OF THE SUCCESSOR AGENCY FOR THE FORMER CERES REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE PERIOD OF JANUARY 1, 2014 THROUGH JUNE 30, 2014 AND THE LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP) PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, the Ceres Redevelopment Agency (the "Agency") was a Redevelopment Agency organized and existing under the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*; hereinafter, the "CCRL") and pursuant to the CCRL was responsible for the administration of redevelopment activities within certain unincorporated areas with the City of Ceres; and

**WHEREAS**, AB 1X 26 and AB 1X 27 were signed by the Governor of California on June 29, 2011, making certain changes to the Redevelopment Law, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the California Health and Safety Code; and

**WHEREAS**, the California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that AB 1X 26 and AB 1X 27 were unconstitutional; and

**WHEREAS**, on December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding AB 1X 26, invalidating AB 1X 27, and holding that AB 1X 26 may be severed from AB 1X 27 and enforced independently; and

**WHEREAS**, as a result of the Supreme Court's decision, on February 1, 2012, all California redevelopment agencies were dissolved and successor agencies were designated as successor entities to the former redevelopment agencies; and

**WHEREAS**, pursuant to Health and Safety Code § 34169, until successor agencies were authorized, redevelopment agencies continued to make all scheduled payments for enforceable obligations as defined in Health and Safety Code § 34167(a); and

**WHEREAS**, pursuant to Health and Safety Code § 34167, redevelopment agencies shall not make payments unless they were listed in an adopted enforceable obligation payment schedule, other than payments required to meet obligations with respect to bonded indebtedness; and

**WHEREAS**, on August 25, 2011, the Agency adopted Resolution No. 2011-13 CRA approving an original Enforceable Obligation Payment Schedule (the "EOPS"); and

**WHEREAS**, on January 23, 2012, the Agency adopted Resolution No. 2012-01 CRA approving an amended EOPS; and,

**WHEREAS**, prior to March 1, 2012 the Agency prepared a Recognized Obligation Payment Schedule, per the requirements of Health and Safety Code § 34177(1)(3); and,

**WHEREAS**, the Agency prepared a ROPS for the time period of 1/1/12 through 6/30/12 and once approved will be posted to the City Internet Web site; and

**WHEREAS**, the Agency's proposed ROPS, which is consistent with the requirements of Health and Safety Code § 34177(1)(3), is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the Agency's environmental guidelines; and

**WHEREAS**, this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378(b)(5) of the Guidelines; and

**WHEREAS**, pursuant to California Health and Safety Code Section 34191.5(b) the Successor shall prepare and submit a Long Range Property Management Plan no later than six (6) months after the State Department of Finance issues a Finding of Completion for the Successor Agency; and,

**WHEREAS**, the State Department of Finance issued a Finding of Completion to the Ceres Successor Agency on April 23, 2013; and,

**WHEREAS**, the properties being retained by the Successor Agency have been identified and included in an approved redevelopment plan, per HSC 34191.5(c)(2); and,

**WHEREAS**, the properties that are not being retained will be disposed of and the proceeds remitted to the State Department of Finance for distribution to the taxing entities per HSC 34191.5(2)(B); and,

**WHEREAS**, a Long Range Property Management Plan has been prepared and reviewed by the City of Ceres Successor Agency at a regularly scheduled Successor Agency meeting on August 26, 2013; and,

**WHEREAS**, all of the prerequisites with respect to the approval of this Resolution have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Successor Agency of the former Ceres Redevelopment Agency, as follows:

- Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.
- Section 2.** The Agency's ROPS', which is attached hereto as Exhibit "A", is ratified, approved and adopted.
- Section 3.** The Agency's Long Range Property Management Plan, which is attached hereto as Exhibit "B", is ratified, approved and adopted.
- Section 4** The Acting Executive Director, or designee, is hereby authorized and directed to: i) post the ROPS for the period of January 1, 2014 through June 30, 2014 and the LRPMP on the City's website; ii) transmit the ROPS and LRPMP to the OS Board for their review; iii) subsequent to OS Board approval, transmit the ROPS and LRPMP to the County Auditor-Controller, County Administrative Officer, the State Controller and the State Department of Finance; and iv) make ministerial revisions to the ROPS and LRPMP, take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution, and to implement the ROPS and LRPMP on behalf of the Successor Agency, including authorizing and causing such payments and dispositions of real property.
- Section 5.** The Agency determines that this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378(b)(5) of the Guidelines.
- Section 6.** This Resolution shall take effect upon the date of its adoption.

**PASSED AND ADOPTED** by the Successor Agency of the former Ceres Redevelopment Agency at a regular meeting thereof held on the 26th day of August 2013 by the following vote:

AYES: Board Members Durossette, Ingwerson, Kline, Lane

NOES: None

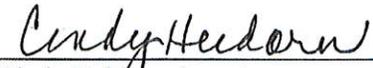
ABSENT: Chairperson Vierra

ABSTAIN: None

APPROVED:

  
\_\_\_\_\_  
Chris Vierra, Chairperson

ATTEST:

  
\_\_\_\_\_  
Cindy Heidorn, Secretary

## Exhibit E – Resolution of the Oversight Board

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**RESOLUTION NO. 2014 - 02 OB SA-CRA**

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE CITY OF CERES REDEVELOPMENT AGENCY APPROVING THE REVISED 2013 LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, the Redevelopment Agency of the City of Ceres was dissolved February 1, 2012; and

**WHEREAS**, the Oversight Board to the Successor Agency of the former City of Ceres Redevelopment Agency (the "Oversight Board") has been established pursuant to Health and Safety Code (the "HSC") § 34179 to assist in the wind-down of the dissolved redevelopment agency; and

**WHEREAS**, on April 26, 2013, the Successor Agency of the former City of Ceres Redevelopment Agency (the "Successor Agency") received its Finding of Completion (the "FOC") from the California Department of Finance (the "DOF") pursuant to HSC § 34179.7; and

**WHEREAS**, within six (6) months of the date of the FOC, HSC § 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan (the "2013 LRPMP") to address the disposition and use of the real property assets held by the Successor Agency; and

**WHEREAS**, on August 26, 2013, the Successor Agency approved Successor Agency Resolution No. 2013-02 SA-CRA recommending the approval of the 2013 LRPMP; and

**WHEREAS**, on August 26, 2013, the Oversight Board approved Oversight Board Resolution No. 2013-02 OB-CRA approving the 2013 LRPMP; and

**WHEREAS**, the Successor Agency submitted the 2013 LRPMP to the DOF on October 1, 2013; and

**WHEREAS**, on February 8, 2014 DOF advised the Successor Agency of several issues that prevented its approval of the LRPMP and requested that the Successor Agency amend its LRPMP in response to DOF's comments and resubmit it for further consideration and

**WHEREAS**, in accordance with HSC § 34191.5, the Successor Agency has prepared its Revised 2013 LRPMP, which is attached as Exhibit "A" to this Resolution, which is responsive to the comments made by DOF; and

**WHEREAS**, the Ceres City Council, acting as the Successor Agency Board, considered and approved this LRPMP at a regular meeting on September 8, 2014; and

**WHEREAS**, subject to approval by the Oversight Board, the Revised 2013 LRPMP will be submitted to the DOF; and

**WHEREAS**, once the Revised 2013 LRPMP has been approved by the DOF, the Successor Agency may act upon its implementation; and

**WHEREAS**, consistent with the applicable provisions of the HSC, it is recommended that the Oversight Board approve the attached Revised 2013 LRPMP; and

**WHEREAS**, all of the prerequisites with respect to the approval of this Resolution have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Oversight Board to the Successor Agency of the former City of the Ceres Redevelopment Agency, as follows:

**Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.

**Section 2.** The Revised 2013 Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

**Section 3.** This Resolution shall take effect upon the date of its adoption.

**PASSED AND ADOPTED** by the Oversight Board to the Successor Agency of the Ceres Redevelopment Agency at a regular meeting held on the 18th day of September, 2014 by the following vote.

**AYES:** Board Members Anderson, Hallam, Hallinan, Lyons, Siegel

**NOES:** None

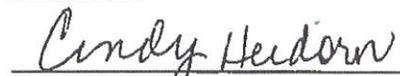
**ABSENT:** Chairperson DeMartini, Board Member Boyd

**ABSTAIN:** None

**APPROVED:**

  
Jim DeMartini, Chairperson  
Mike Lyons, Vice Chair

**ATTEST:**

  
Cindy Heidorn, Secretary

**EXHIBIT "A"**

**SUCCESSOR AGENCY TO THE  
CITY OF CERES REDEVELOPMENT AGENCY  
REVISED 2013 LONG-RANGE PROPERTY MANAGEMENT PLAN  
(See Attachment)**

# LONG RANGE PROPERTY MANAGEMENT PLAN



*Prepared for the:*

## **Successor Agency to the Community Redevelopment Agency of the City of Ceres**

2720 Second Street, Ceres, CA 95307

(209) 538-5756

[www.ci.ceres.ca.us](http://www.ci.ceres.ca.us)

**AUGUST 2013**

*Prepared by:*

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## **2013 LONG RANGE PROPERTY MANAGEMENT PLAN**

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### **CITY COUNCIL / SUCCESSOR AGENCY BOARD**

CHRIS VIERRA, Mayor

KEN LANE, Vice Mayor

MIKE KLINE, Councilmember

BRET DUROSSETTE, Councilmember

ERIC INGWERSON, Councilmember

### **CITY STAFF**

CHIEF ART DE WERK, Acting City Manager/Chief of  
Police  
Director of Public Safety

BRYAN BRIGGS, Redevelopment and Economic  
Development Manager



# 2013 LONG RANGE PROPERTY MANAGEMENT PLAN

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# Introduction

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The City of Ceres (the “City”) is situated in the Central Valley of California, 300 miles north of Los Angeles, 100 miles east of San Francisco, 90 miles south of Sacramento. The City is south of the City of Modesto generally separated by the Tuolumne River. The City is bisected by the State Route 99 Freeway.

## *Former Redevelopment Agency*

The Ceres Community Redevelopment Agency (the “Agency”) was organized (1972) and existing pursuant to the § 33000 *et seq.* of the California Health and Safety Code (the “HSC”) and was responsible for the administration of redevelopment activities within the City. The Redevelopment Plan is summarized as follows:

Plan Chronology and Time Limits		
Plan	Original Project No. 1	Amendment No. 1 Added Territory
<b>Plan Adoption</b>		
Date of Adoption	July 15, 1991	July 8, 2002
Ordinance Number	91-783	2002-913
Number of Years Plan is Effective <sup>1</sup>	41 years	31 years
Base Year of Plan	1990-91	2002-03
Project Area Size by Plan <sup>3</sup>	1,707 acres	810 acres
Total Project Area Size	2,517 acres	
<b>Time Limits</b>		
For Commencement of Eminent Domain	expired	July 8, 2014
For Establishment of Indebtedness <sup>2</sup>	eliminated	July 8, 2022
For Effectiveness of Plan <sup>1</sup>	July 15, 2032	July 8, 2033
For Repayment of Indebtedness <sup>1</sup>	July 15, 2042	July 8, 2048
<b>Financial Limits</b>		
Maximum Lifetime Tax Increment	\$500,000,000	No Limit
Maximum Bonded Debt Outstanding	\$200,000,000	
<sup>1</sup> Ordinance 2009-992, in response to SB 1045, added one year to the date of plan effectiveness and repayment of indebtedness <sup>2</sup> Ordinance 2009-992, in response to SB 211, eliminated the time limit for incurring debt in the Original Project Area. <sup>3</sup> Of the 810 acres in the Added Territory, 680 acres are within the Ceres city limits and 130 acres are located in unincorporated Stanislaus County.		

The Project Area is composed of land and improvements, including, but not limited to shopping centers, commercial developments, public parking lots, public buildings, and warehouse facilities.

## ***Dissolution of Redevelopment Agencies***

Trailer bills ABx1 26 and ABx1 27 were signed by the Governor of California on June 28, 2011, making certain changes to the HSC, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the HSC. The California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that ABx1 26 and ABx1 27 were unconstitutional. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding ABx1 26, invalidating ABx1 27, and holding that ABx1 26 may be severed from ABx1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations under HSC Part 1.85 arising before May 1, 2012 to take effect four months later while leaving the effective dates or deadline for performance of obligations under HSC Part 1.8 unchanged. Consistent with the applicable provisions of the HSC, the City Council elected to serve in the capacity of the Successor Agency to the dissolved Community Redevelopment Agency of the City of Banning, (the "Successor Agency").

Further, on June 27, 2012, the Governor signed budget trailer bill AB 1484 into law, resulting in further procedural and substantive changes to the duties of and procedures to be followed by successor agencies, oversight boards, county auditor-controllers and the California Department of Finance (the "DOF"). This includes, but is not limited to, the manner in which the Successor Agency disposes of real property assets. Specifically, AB 1484 added HSC § 34191.5 that requires the Successor Agency to prepare a Long Range Property Management Plan (the "LRPMP") as a prerequisite to the disposition of real property assets.

### ***Long Range Property Management Plan***

Per the applicable provisions of the HSC, no later than six (6) months after a successor agency receives its Finding of Completion from the DOF (per HSC § 34179.7), the Successor Agency must submit its LRPMP to the Oversight Board and the DOF for approval. The LRPMP must include an inventory (with specified information) about each property, and address the use or disposition of each property. Permitted uses for the property pursuant to AB 1484 include:

1. Retention of the property for governmental use;
2. Retention of the property for future development;
3. Sale of the property; and
4. Use of the property to fulfill an enforceable obligation.

Upon DOF's approval of the LRPMP, the properties are to be placed in a Community Redevelopment Property Trust Fund administered by the Successor Agency in accordance with the approved LRPMP. If the LRPMP plan calls for use or liquidation (sale to obtain revenues) of a property for a project identified in an approved redevelopment plan, that property is to be transferred to the sponsoring community for that purpose. If the LRPMP calls for the liquidation of the property or use of revenues from the property for purposes other than a project identified in a redevelopment plan or other than to fulfill an enforceable obligation, the proceeds from the sale are to be distributed as property taxes to the taxing entities. A general outline of real property disposition procedure is included as Exhibit "A."

This LRPMP was prepared in compliance with those pertinent sections of the HSC that govern the LRPMP's prerequisites, content, and approval process. For ease of review, the pertinent sections of the HSC are included in Exhibit "B."

The Successor Agency received its Finding of Completion from the DOF on April 26, 2013 (Exhibit "C"). The LRPMP was approved by Resolution of the Successor Agency on \_\_\_\_\_, 2013 (Exhibit "D") and by Resolution of the Oversight Board on \_\_\_\_\_, 2013 (Exhibit "E").

### *Inventory of Successor Agency Properties*

The Successor Agency has received the following real property assets from the former Agency:

<i>Summary of Successor Agency Properties</i>				
Site No.	Address	APN <sup>1</sup>	Zoning <sup>2</sup>	Permissible Use
1	2743 4th St	127-016-022	DCR	Government Use
2	2745 4th St	127-016-023	DCR	Government Use
3	2936 5th St	127-017-036	DCR	Government Use
4	2912 4th St	127-017-016	DCR	Sell
5	3004 5th St	127-018-022	DCR	Sell
6	3012 5th St	127-018-021	DCR	Sell

<sup>1</sup> See Exhibit F for assessor parcel maps

<sup>2</sup> See Exhibit G for zoning maps

DCR - Downtown Commercial Residential

## Property to be retained for Government Use

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The three (3) properties shown below are proposed to be retained for Government Use and transferred to the City.



*2743 4<sup>th</sup> Street – APN 127-016-022*

*2745 4<sup>th</sup> Street – APN 127-016-023*

The construction and use of these two (2) properties as an expansion to the City's Community Center parking lot is a governmental purpose in accordance with the definition of a "governmental purpose" per HSC 34181(a) "...constructed and used for a governmental purpose *such as* [or for example] roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings."

Additionally, this parking lot is identified in the Agency's 2009/2010 – 2013/2014 Five-Year Implementation Plan. Therefore, pursuant to HSC 34191.5(c)(2), since this LRPMP directs the use of these two (2) properties for a project identified in an approved redevelopment plan, these properties shall be transferred to the City.

These properties total approximately one-half acre in size and are zoned Downtown Commercial Residential ("DCR"). Copies of the applicable Assessor's Parcel Maps are included within Exhibit "C". At the time of acquisition, the properties were developed with a house and were appraised and purchased during 2009, for a total of \$865,000. The current value of this property is nominal since its use does not generate any revenue and the City is obligated to manage, insure, and maintain this civic parking lot. No revenue is generated from the use of these two (2) properties as a civic parking lot.

In order to construct the parking lot, a lead and asbestos survey was completed for an existing house, the house was subsequently demolished, and any contaminants were properly disposed.

*2936 5<sup>th</sup> Street - APN 127-017-036*

The construction of this property as a public parking lot and public plaza for the City owned Whitmore House Museum is for a governmental purpose in accordance with the definition of a "governmental purpose" per HSC 34181(a) "...used for a governmental purpose *such as* [or for example] roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings."



Additionally, the completion of the master plan for the Whitmore House Museum was identified in the Agency's 2009/2010 – 2013/2014 Five-Year Implementation Plan

which directs the construction and use of this property as a parking lot and public plaza. Therefore, in accordance with HSC 34191.5(c)(2), since this LRPMP directs the use of this property for a project identified in an approved redevelopment plan, the property shall be transferred to the City.

This property is approximately 7,000 sf and includes a 1,068 sf single family residence. Copies of the applicable Assessor's Parcel Maps are included within Exhibit "C". The property was acquired to provide a parking lot and public plaza area for the immediately adjacent Whitmore House Museum. It was appraised and purchased during 2010, for \$92,000 and is zoned DCR.

The house is currently rented on a month-to-month basis for \$300. The revenue from this property is used to maintain the property until the City can develop the parking and public plaza improvements for the Whitmore House Museum. The current value of this property is nominal since its ultimate use as a parking lot and public plaza will not generate any revenue and the City will be obligated to manage, insure, and maintain the property.

The Successor Agency is not aware of any environmental issues with this property.

## Property to be Sold

---

Three (3) properties are proposed to be sold and are identified below. The sale proceeds are to be used to fulfill Successor Agency enforceable obligations.

### *2912 4<sup>th</sup> Street – APN 127-017-016*

This approximately 6,970 sf vacant lot was appraised and purchased during 2008, for \$135,000. To estimate the current value of this vacant lot, several properties in the vicinity were identified for sale, through the use of a commercial real estate database,<sup>1</sup> and their selling price per sf averaged. Based on an average of \$10.38, the estimated current value of this property is \$72,683. Once the LRPMP is approved by DOF, an appraisal will be conducted in accordance with the policies of the City to determine the fair market value of the property.



This property was acquired for the future redevelopment of the City's downtown, but was not part of a Transit-Oriented Development (TOD). No revenue is generated from this property. The Successor Agency is not aware of any environmental issues with this property.

Copies of the applicable Assessor's Parcel Maps are included within Exhibit "C".



### *3004 5<sup>th</sup> Street – APN 127-018-022*

### *3012 5<sup>th</sup> Street – APN 127-018-021*

These two adjacent parcels total approximately one-third of an acre and zoned for commercial use. They were purchased in 2008 and 2012 for \$135,000 and \$34,000 respectively. To estimate the current value of these parcels, several properties in the vicinity were identified for sale, through the use of a commercial real estate database,<sup>2</sup> and their selling price per sf averaged. Based on an average of \$10.38, the estimated current value of this property is \$144,735. Once the LRPMP is approved by DOF, an appraisal will be conducted in accordance with the policies of the City to determine the fair market value of the property.

---

<sup>1</sup> CoStar.com: a comprehensive database of commercial real estate information

<sup>2</sup> Ibid.

This property was acquired for the future redevelopment of the City's downtown, but was not part of a TOD.

Both properties are leased to the same lessee for a total of \$300/month. The revenue generated from the lease is used for administration costs by the Successor Agency. The current lessee has shown interest in purchasing both properties and the Successor Agency wishes to sell both properties to the same buyer.

The property located at 3004 5<sup>th</sup> Street previously contained a single family residence that was demolished during 2008/09. Prior to its demolition, a lead and asbestos survey was completed and any contaminants were properly disposed. The Successor Agency is not aware of any environmental issues with these properties.

Copies of the applicable Assessor's Parcel Maps are included within Exhibit "C".

# Property Summary

## 2013 - Long Term Property Management Plan Per Health & Safety Code 34191.5

Proposed Disposition of Property	Site No. Address						Totals
	1 2743 4 <sup>th</sup> St	2 2745 4 <sup>th</sup> St	3 2936 5 <sup>th</sup> St	4 2912 4 <sup>th</sup> St	5 3004 5 <sup>th</sup> St	6 3012 5 <sup>th</sup> St	
Government Use	X	X	X	X	X	X	
Sell							
Assessor Parcel No.	127-016-022	127-016-023	127-017-036	127-017-016	127-018-022	127-018-021	
Date acquired	2009	2009	2010	2008	2008	2012	
Value when acquired	\$700,000	\$165,000	\$92,000	\$135,000	\$186,000	\$34,000	\$1,312,000
Est. current value	nominal	nominal	nominal	\$72,683	\$72,683	\$72,683	\$217,103
Value Basis	Comps	Comps	Comps	Comps	Comps	Comps	
Date of Current Estimate	December 2012	December 2012	December 2012	December 2012	December 2012	December 2012	
Purpose acquired	Downtown Public Parking	Downtown Public Parking	Museum Parking and Public Plaza	Redev of Downtown	Redev of Downtown	Redev of Downtown	
Building size (sf)	n/a	n/a	1,068	n/a	n/a	989	
Lot size (acre)	0.32	0.16	0.16	0.16	0.16	0.16	1.12 acres
Current zoning*	DCR	DCR	DCR	DCR	DCR	DCR	
Appraised value	\$700,000	\$165,000	\$92,000	\$135,000	\$135,000	\$34,000	
Date appraised	2009	2009	2009	2008	2008	2012	
Proposed Sale Value	n/a	n/a	n/a	TBD by Appraisal	TBD by Appraisal	TBD by Appraisal	
Proposed Sale Date	n/a	n/a	n/a	TBD	TBD	TBD	
Lease/yr	n/a	n/a	n/a	n/a	n/a	n/a	\$3,600
Rent/yr	n/a	n/a	\$3,600	n/a	n/a	n/a	\$3,600
Sales Proceeds	n/a	n/a	n/a	Fulfill EO	Fulfill EO	Fulfill EO	
Contract requirements for disposition of revenue	n/a	n/a	no	n/a	no	no	
Related environ studies	yes	no	no	no	yes	no	
Designated Brownfield	no	no	no	no	no	no	
History of remediation	yes	no	no	no	yes	no	
Potential for TOD	no	no	no	no	no	no	
Sell	no	no	no	no	no	no	
Lease	no	no	no	no	no	no	
Dev Proposals or Activity	no	no	no	no	no	no	

\* 2009 General Plan - Downtown Commercial Residential ("DCR")

# Exhibit A – Successor Agency/City Property Disposition Procedures

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*The following is only a general outline for the Purchase & Sale and Request for Proposals procedures of the Successor Agency for the disposition of real property. Property to be sold will be in accordance with Successor Agency Policies and Procedures and property to be retained for future development will be developed in accordance with City Policies and Procedures. It is anticipated that the Successor Agency will adopt policies and procedures that are more specific during the implementation phase of the LRPMP.*

## I. PURCHASE AND SALE PROCEDURES

These procedures apply only to those properties for which the Successor Agency will sell. These procedures do not apply to those properties that will be retained for future development or to fulfill an enforceable obligation.

1. Post notice on Successor Agency website:  
“All persons interested in receiving solicitations for the disposition of Successor Agency property please email [xyz@cityofthefuture.org](mailto:xyz@cityofthefuture.org) (a newly established email for the disposition of property) with your contact information and **“Purchase and Sale of Successor Agency Property”** in the Subject line.”
2. Successor Agency will provide written solicitations for the sale of its real estate assets, which may be a single parcel or a grouping of parcels (the “Property”). Such formal solicitations will include, but not be limited to:
  - a. APN(s)
  - b. Property location
  - c. Zoning
  - d. Acreage
  - e. Listing Price (The listing price shall either be (i) not less than fair market value under an appraisal procured by the Successor agency or (ii) another amount approved for such purpose by the Oversight Board)
  - f. Purchase Price shall be all cash at close of escrow, no seller financing.
  - g. Deadline to receive offers (prior to selection, offers are confidential)
  - h. Offer submittal guidelines:
    - i. All offers must be in writing (California Association of Realtor forms are acceptable);
    - ii. Successor Agency will provide courtesy to brokers equal to one-half of the customary commission if the ultimate buyer is represented by said real estate broker as buyer’s broker at the time the original offer is submitted.
    - iii. **Provided that allowance of brokerage commissions will be subject to Oversight Board approval in each case;**
    - iv. Approval of each sale may be subject to DOF approval;
    - v. Type of financing identified (i.e., buyer’s cash, buyer’s loan proceeds, etc.);
    - vi. All buyers are to be listed – no silent partners; and
    - vii. Offers will be reviewed for conflict of interest between offeror and Successor Agency/City officials, staff and consultants.
  - i. Some properties for sale consist of multiple parcels. Only offers that include all parcels identified by Successor Agency on a particular site may be accepted, i.e., no less than whole purchases.
3. Method of Solicitations:
  - a. Property posting
  - b. Successor Agency website posting
  - c. Local real estate brokers
  - d. All persons requesting solicitations
  - e. Workshops and/or e-mail notifications
4. All property sales are in an “AS IS, WHERE IS” condition.

5. The Successor Agency will be reimbursed from the sale proceeds of the property for any costs related to the appraisal, escrow and title fees (cost of CLTA policy only), and any other costs associated with the sale.
6. An offer may be rejected if it does not meet the Successor Agency's price threshold. Acceptance of a purchase and sale offer is subject to approval of the Successor Agency's Board of Directors.

## **II. REQUEST FOR PROPOSAL PROCEDURES**

Costs incurred by the Successor Agency and/or the City in the implementation of these Disposition Procedures shall be treated as an Enforceable Obligation for purposes of the Recognized Obligation Payments Schedule ("ROPS") of the Successor Agency to be recovered from land sales proceeds. The City shall provide the Successor Agency an estimate of such costs at such times and in a form sufficient for the Successor Agency to include such costs on one or more ROPS, as appropriate. Included in such costs are: staff time in the performance of such duties; costs and fees of consultants, attorneys, appraisers, title insurers and escrow; costs and fees in connection with the disposition of property(ies), such as unpaid and outstanding tax liens or judgments and other costs incurred in order to deliver merchantable title. Where possible, the Successor Agency is to recover costs at the time of close of escrow.

### **A) INTENT AND PURPOSE**

A Request for Proposals ("RFP") will be prepared by the Successor Agency and posted to the City's website, and/or sent to developers or parties that have requested such RFPs, and other developers or parties at the Successor Agency's discretion. The number of properties as to which an RFP is requested is subject to the discretion of the Successor Agency.

### **B) PROPOSAL SUBMITTAL**

1. Interested parties may submit a development proposal by the deadline specified in the RFP or other announcement.
2. Proposal requirements may include, but not be limited to, the following:
  - a. The proposed total consideration for the property(ies) and information supporting the offer price;
  - b. Any proposed alterations to the terms and conditions of sale;
  - c. Construction and development pro forma, a detailed site plan, a business/operating plan, developer qualifications, experience and references, a narrative description of the market support for the proposed project, an operating pro forma, as applicable, and an explanation of the economic benefits of the proposed project to the City, other affected taxing agencies and the community;
  - d. The proposed uses are to conform to the requirements, intent, goals, and objectives of the City General Plan/Zoning Ordinance, other applicable development standards, and other applicable federal, state and local laws, codes and regulations.
  - e. A statement that no financial assistance is being requested from any governmental agency in connection with the proposal, or a statement that financial assistance is being requested from a governmental agency in connection with the proposal, indicating the amount that will be requested, the anticipated timing for consideration of such request, and a description of any discretionary process required by the governmental agency from which assistance will be requested, together with an acknowledgment that conditioning a proposal upon receipt of assistance from a governmental agency may result in the rejection of such proposal;
3. Interested parties to provide such additional information as may be reasonably requested by Successor Agency.
4. Subsequent to review, applicants will be advised regarding the development proposals submitted complying with the requirements of the RFP or whether additional information is required.

### **C) PROPOSAL REVIEW**

1. The Successor Agency will review all proposals received and determined by Successor Agency staff to be complete.
2. Among other things, the Successor Agency's review will consider the value of the asset in question being maximized as well as the proposal furthering the objectives of the Successor Agency's General Plan.

3. Nothing in these Procedures prohibits the Successor Agency or the City from requiring information that is in addition to the foregoing or obligate the Successor Agency in selecting any proposal. Neither the City nor the Successor Agency will bear any responsibility for the costs associated with preparing and submitting a proposal.

**D) NEGOTIATING AGREEMENTS**

The Successor Agency may enter into an Exclusive Right to Negotiate Agreement ("ERNA") with a selected project proponent. The purpose of the ERNA is to establish a time period during which the chosen applicant shall have the right to negotiate with the Successor Agency the terms and conditions of a sales and development contract. Therefore, a Disposition and Development Agreement may follow the ERNA if applicable.

## Exhibit B – Health & Safety Code

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### HSC § 34191.1, reads as follows:

The provisions of this chapter shall apply to a City upon that agency's receipt of a finding of completion by the Department of Finance pursuant to Section 34179.7.

### HSC § 34191.3, reads as follows:

Notwithstanding Section 34191.1, the requirements specified in subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be suspended, except as those provisions apply to the transfers for governmental use, until the Department of Finance has approved a long-range property management plan pursuant to subdivision (b) of Section 34191.5, at which point the plan shall govern, and supersede all other provisions relating to, the disposition and use of the real property assets of the former redevelopment agency. If the department has not approved a plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to that City.

### HSC § 34191.4, reads as follows:

The following provisions shall apply to any City that has been issued a finding of completion by the Department of Finance:

- (a) All real property and interests in real property identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5 shall be transferred to the Community Redevelopment Property Trust Fund of the City upon approval by the Department of Finance of the long-range property management plan submitted by the City pursuant to subdivision (b) of Section 34191.7 unless that property is subject to the requirements of any existing enforceable obligation.
- (b) (1) Notwithstanding subdivision (d) of Section 34171, upon application by the City and approval by the oversight board, loan agreements entered into between the redevelopment agency and the city, county, or city and county that created by the redevelopment agency shall be deemed to be enforceable obligations provided that the oversight board makes a finding that the loan was for legitimate redevelopment purposes.

(2) If the oversight board finds that the loan is an enforceable obligation, the accumulated interest on the remaining principal amount of the loan shall be recalculated from origination at the interest rate earned by funds deposited into the Local Agency Investment Fund. The loan shall be repaid to the city, county, or city and county in accordance with a defined schedule over a reasonable term of years at an interest rate not to exceed the interest rate earned by funds deposited into the Local Agency Investment Fund. The annual loan repayments provided for in the recognized obligations payment schedules shall be subject to all of the following limitations:

(A) Loan repayments shall not be made prior to the 2013-14 fiscal year. Beginning in the 2013-14 fiscal year, the maximum repayment amount authorized each fiscal year for repayments made pursuant to this subdivision and paragraph (7) of subdivision (e) of Section 34176 combined shall be equal to one-half of the increase between the amount distributed to the taxing entities pursuant to paragraph (4) of subdivision (a) of Section 34183 in that fiscal year and the amount distributed to taxing entities pursuant to that paragraph in the 2012-13 base year. Loan or deferral repayments made pursuant to this subdivision shall be second in priority to amounts to be repaid pursuant to paragraph (7) of subdivision (e) of Section 34176.

(B) Repayments received by the city, county or city and county that formed the redevelopment agency shall first be used to retire any outstanding amounts borrowed and owed to the Low and Moderate Income Housing Fund of the former redevelopment agency for purposes of the Supplemental Educational Revenue Augmentation Fund and shall be distributed to the Low and Moderate Income Housing Asset Fund established by subdivision (d) of Section 34176.

(C) Twenty percent of any loan repayment shall be deducted from the loan repayment amount and shall be transferred to the Low and Moderate Income Housing Asset Fund, after all outstanding loans from the Low and Moderate Income Housing Fund for purposes

of the Supplemental Educational Revenue Augmentation Fund have been paid.

- (c) (1) Bond proceeds derived from bonds issued on or before December 31, 2010, shall be used for the purposes for which the bonds were sold.
- (2) (A) Notwithstanding Section 34177.3 or any other conflicting provision of law, bond proceeds in excess of the amounts needed to satisfy approved enforceable obligations shall thereafter be expended in a manner consistent with the original bond covenants. Enforceable obligations may be satisfied by the creation of reserves for projects that are the subject of the enforceable obligation and that are consistent with the contractual obligations for those projects, or by expending funds to complete the projects. An expenditure made pursuant to this paragraph shall constitute the creation of excess bond proceeds obligations to be paid from the excess proceeds. Excess bond proceeds obligations shall be listed separately on the Recognized Obligation Payment Schedule submitted by the City.

(B) If remaining bond proceeds cannot be spent in a manner consistent with the bond covenants pursuant to subparagraph (A), the proceeds shall be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation

**HSC §34191.5, reads as follows:**

(a) There is hereby established a Community Redevelopment Property Trust Fund, administered by the City, to serve as the repository of the former redevelopment agency's real properties identified in subparagraph (C) of paragraph (5) of subdivision (c) of Section 34179.5.

(b) The City shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the City of the finding of completion.

(c) The long-range property management plan shall do all of the following:

(1) Include an inventory of all properties in the trust. 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 City.

(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 trust. Permissible uses include the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation. The plan 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 plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.

(B) If the plan 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 subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.

(C) Property shall not be transferred to a City, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

**Note:** HSC § 34191.2 does not exist and therefore is not included above.

## Exhibit C – DOF Finding of Completion

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April 26, 2013

Mr. Bryan Briggs, Manager  
City of Ceres  
2720 Second Street  
Ceres, CA 95307-3292

Dear Mr. Briggs:

Subject: Request for a Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Ceres Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).
- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

STEVE SZALAY  
Local Government Consultant

cc: Ms. Lauren Klein, County of Stanislaus, Auditor-Controller  
California State Controller's Office

## Exhibit D – Resolution of the Successor Agency

**RESOLUTION NO. 2013-02 SA-CRA**

**RESOLUTION OF THE SUCCESSOR AGENCY FOR THE FORMER CERES REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE PERIOD OF JANUARY 1, 2014 THROUGH JUNE 30, 2014 AND THE LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP) PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, the Ceres Redevelopment Agency (the "Agency") was a Redevelopment Agency organized and existing under the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*; hereinafter, the "CCRL") and pursuant to the CCRL was responsible for the administration of redevelopment activities within certain unincorporated areas with the City of Ceres; and

**WHEREAS**, AB 1X 26 and AB 1X 27 were signed by the Governor of California on June 29, 2011, making certain changes to the Redevelopment Law, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the California Health and Safety Code; and

**WHEREAS**, the California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that AB 1X 26 and AB 1X 27 were unconstitutional; and

**WHEREAS**, on December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding AB 1X 26, invalidating AB 1X 27, and holding that AB 1X 26 may be severed from AB 1X 27 and enforced independently; and

**WHEREAS**, as a result of the Supreme Court's decision, on February 1, 2012, all California redevelopment agencies were dissolved and successor agencies were designated as successor entities to the former redevelopment agencies; and

**WHEREAS**, pursuant to Health and Safety Code § 34169, until successor agencies were authorized, redevelopment agencies continued to make all scheduled payments for enforceable obligations as defined in Health and Safety Code § 34167(a); and

**WHEREAS**, pursuant to Health and Safety Code § 34167, redevelopment agencies shall not make payments unless they were listed in an adopted enforceable obligation payment schedule, other than payments required to meet obligations with respect to bonded indebtedness; and

**WHEREAS**, on August 25, 2011, the Agency adopted Resolution No. 2011-13 CRA approving an original Enforceable Obligation Payment Schedule (the "EOPS"); and

**WHEREAS**, on January 23, 2012, the Agency adopted Resolution No. 2012-01 CRA approving an amended EOPS; and,

**WHEREAS**, prior to March 1, 2012 the Agency prepared a Recognized Obligation Payment Schedule, per the requirements of Health and Safety Code § 34177(1)(3); and,

**WHEREAS**, the Agency prepared a ROPS for the time period of 1/1/12 through 6/30/12 and once approved will be posted to the City Internet Web site; and

**WHEREAS**, the Agency's proposed ROPS, which is consistent with the requirements of Health and Safety Code § 34177(1)(3), is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the Agency's environmental guidelines; and

**WHEREAS**, this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378(b)(5) of the Guidelines; and

**WHEREAS**, pursuant to California Health and Safety Code Section 34191.5(b) the Successor shall prepare and submit a Long Range Property Management Plan no later than six (6) months after the State Department of Finance issues a Finding of Completion for the Successor Agency; and,

**WHEREAS**, the State Department of Finance issued a Finding of Completion to the Ceres Successor Agency on April 23, 2013; and,

**WHEREAS**, the properties being retained by the Successor Agency have been identified and included in an approved redevelopment plan, per HSC 34191.5(c)(2); and,

**WHEREAS**, the properties that are not being retained will be disposed of and the proceeds remitted to the State Department of Finance for distribution to the taxing entities per HSC 34191.5(2)(B); and,

**WHEREAS**, a Long Range Property Management Plan has been prepared and reviewed by the City of Ceres Successor Agency at a regularly scheduled Successor Agency meeting on August 26, 2013; and,

**WHEREAS**, all of the prerequisites with respect to the approval of this Resolution have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Successor Agency of the former Ceres Redevelopment Agency, as follows:

- Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.
- Section 2.** The Agency's ROPS', which is attached hereto as Exhibit "A", is ratified, approved and adopted.
- Section 3.** The Agency's Long Range Property Management Plan, which is attached hereto as Exhibit "B", is ratified, approved and adopted.
- Section 4** The Acting Executive Director, or designee, is hereby authorized and directed to: i) post the ROPS for the period of January 1, 2014 through June 30, 2014 and the LRPMP on the City's website; ii) transmit the ROPS and LRPMP to the OS Board for their review; iii) subsequent to OS Board approval, transmit the ROPS and LRPMP to the County Auditor-Controller, County Administrative Officer, the State Controller and the State Department of Finance; and iv) make ministerial revisions to the ROPS and LRPMP, take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution, and to implement the ROPS and LRPMP on behalf of the Successor Agency, including authorizing and causing such payments and dispositions of real property.
- Section 5.** The Agency determines that this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378(b)(5) of the Guidelines.
- Section 6.** This Resolution shall take effect upon the date of its adoption.

**PASSED AND ADOPTED** by the Successor Agency of the former Ceres Redevelopment Agency at a regular meeting thereof held on the 26th day of August 2013 by the following vote:

**AYES:** Board Members Durossette, Ingwerson, Kline, Lane

**NOES:** None

**ABSENT:** Chairperson Vierra

**ABSTAIN:** None

**APPROVED:**

  
Chris Vierra, Chairperson

**ATTEST:**

  
Cindy Heidorn, Secretary

## Exhibit E – Resolution of the Oversight Board

RESOLUTION NO. 2013- 02 OB-CRA

**RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE FORMER CERES REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE PERIOD OF JANUARY 1, 2014 THROUGH JUNE 30, 2014 AND THE LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP) PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5**

WHEREAS, the Ceres Redevelopment Agency (the "Agency") was a Redevelopment Agency organized and existing under the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*; hereinafter, the "CCRL") and pursuant to the CCRL was responsible for the administration of redevelopment activities within certain unincorporated areas with the City of Ceres; and

WHEREAS, AB 1X 26 and AB 1X 27 were signed by the Governor of California on June 29, 2011, making certain changes to the Redevelopment Law, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the California Health and Safety Code; and

WHEREAS, the California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that AB 1X 26 and AB 1X 27 were unconstitutional; and

WHEREAS, on December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding AB 1X 26, invalidating AB 1X 27, and holding that AB 1X 26 may be severed from AB 1X 27 and enforced independently; and

WHEREAS, as a result of the Supreme Court's decision, on February 1, 2012, all California redevelopment agencies were dissolved and successor agencies were designated as successor entities to the former redevelopment agencies; and

WHEREAS, pursuant to Health and Safety Code § 34169, until successor agencies were authorized, redevelopment agencies continued to make all scheduled payments for enforceable obligations as defined in Health and Safety Code § 34167(a); and

WHEREAS, pursuant to Health and Safety Code § 34167, redevelopment agencies shall not make payments unless they were listed in an adopted enforceable obligation payment schedule, other than payments required to meet obligations with respect to bonded indebtedness; and

WHEREAS, on August 25, 2011, the Agency adopted Resolution No. 2011-13 CRA approving an original Enforceable Obligation Payment Schedule (the "EOPS"); and

WHEREAS, on January 23, 2012, the Agency adopted Resolution No. 2012-01 CRA approving an amended EOPS; and,

WHEREAS, prior to March 1, 2012 the Agency prepared a Recognized Obligation Payment Schedule, per the requirements of Health and Safety Code § 34177(1)(3); and,

WHEREAS, the Agency prepared a ROPS for the time period of 1/1/12 through 6/30/12 and once approved will be posted to the City Internet Web site; and

WHEREAS, the Agency's proposed ROPS, which is consistent with the requirements of Health and Safety Code § 34177(1)(3), is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the Agency's environmental guidelines; and

**WHEREAS**, this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378(b)(5) of the Guidelines; and

**WHEREAS**, pursuant to California Health and Safety Code Section 34191.5(b) the Successor shall prepare and submit a Long Range Property Management Plan no later than six (6) months after the State Department of Finance issues a Finding of Completion for the Successor Agency; and,

**WHEREAS**, the State Department of Finance issued a Finding of Completion to the Ceres Successor Agency on April 23, 2013; and,

**WHEREAS**, the properties being retained by the Successor Agency have been identified and included in an approved redevelopment plan, per HSC 34191.5(c)(2); and,

**WHEREAS**, the properties that are not being retained will be disposed of and the proceeds remitted to the State Department of Finance for distribution to the taxing entities per HSC 34191.5(2)(B); and,

**WHEREAS**, a Long Range Property Management Plan has been prepared and reviewed by the Oversight Board to the City of Ceres Successor Agency at a special Successor Agency meeting on August 28, 2013; and,

**WHEREAS**, all of the prerequisites with respect to the approval of this Resolution have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Oversight Board to the Successor Agency of the former Ceres Redevelopment Agency, as follows:

- Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.
- Section 2.** The Agency's ROPS', which is attached hereto as Exhibit "A", is ratified, approved and adopted.
- Section 3.** The Agency's Long Range Property Management Plan, which is attached hereto as Exhibit "B", is ratified, approved and adopted.
- Section 4** The Acting Executive Director, or designee, is hereby authorized and directed to: i) post the ROPS for the period of January 1, 2014 through June 30, 2014 and the LRPMP on the City's website; ii) transmit the ROPS and LRPMP to the OS Board for their review; iii) subsequent to OS Board approval, transmit the ROPS and LRPMP to the County Auditor-Controller, County Administrative Officer, the State Controller and the State Department of Finance; and iv) make ministerial revisions to the ROPS and LRPMP, take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution, and to implement the ROPS and LRPMP on behalf of the Successor Agency, including authorizing and causing such payments and dispositions of real property.
- Section 5.** The Agency determines that this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378(b)(5) of the Guidelines.

Section 6. This Resolution shall take effect upon the date of its adoption.

**PASSED AND ADOPTED** by the Oversight Board to the Successor Agency of the former City of Ceres Redevelopment Agency at a regular meeting thereof held on the 26th day of August 2013 by the following vote:

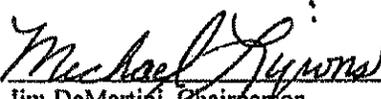
AYES: Boardmembers Boyd, Briggs, Lyons, Siegel

NOES: Boardmember Anderson

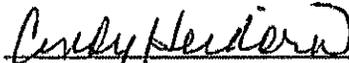
ABSENT: Boardmember Hallinan, Chairperson DeMartini

ABSTAIN: None

APPROVED:

  
\_\_\_\_\_  
Jim DeMartini, Chairperson

ATTEST:

  
\_\_\_\_\_  
Cindy Heidorn, Secretary

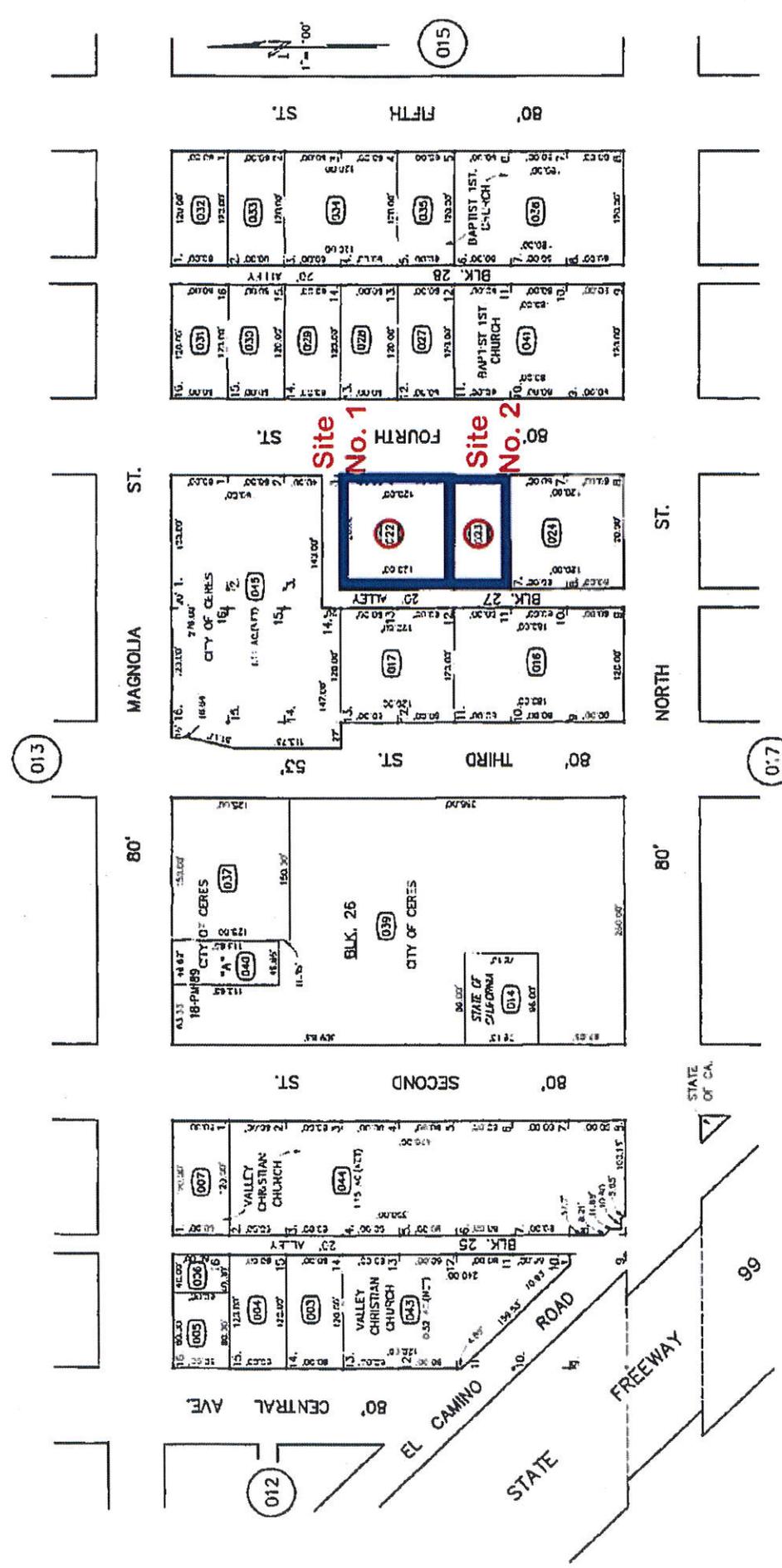
## Exhibit F – Assessor Parcel Maps

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POR. NW. 1/4 SECTION 14 T.4S. R.9E. M.D.B.& M.  
 CITY OF CERES - BLKS. 25-28 (11M01)  
 RE-SUBDV. OF BLKS. 26 & 27 CITY OF CERES (16M65)

001 058 127 -- 016

THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



Stanislaus  
 County  
 Assessor  
 69

FROM: 177-008  
 DRAWN: 05-08-67  
 REVISED: 09-10-97 K... 04 0' 06 (V) MR

127 - 016

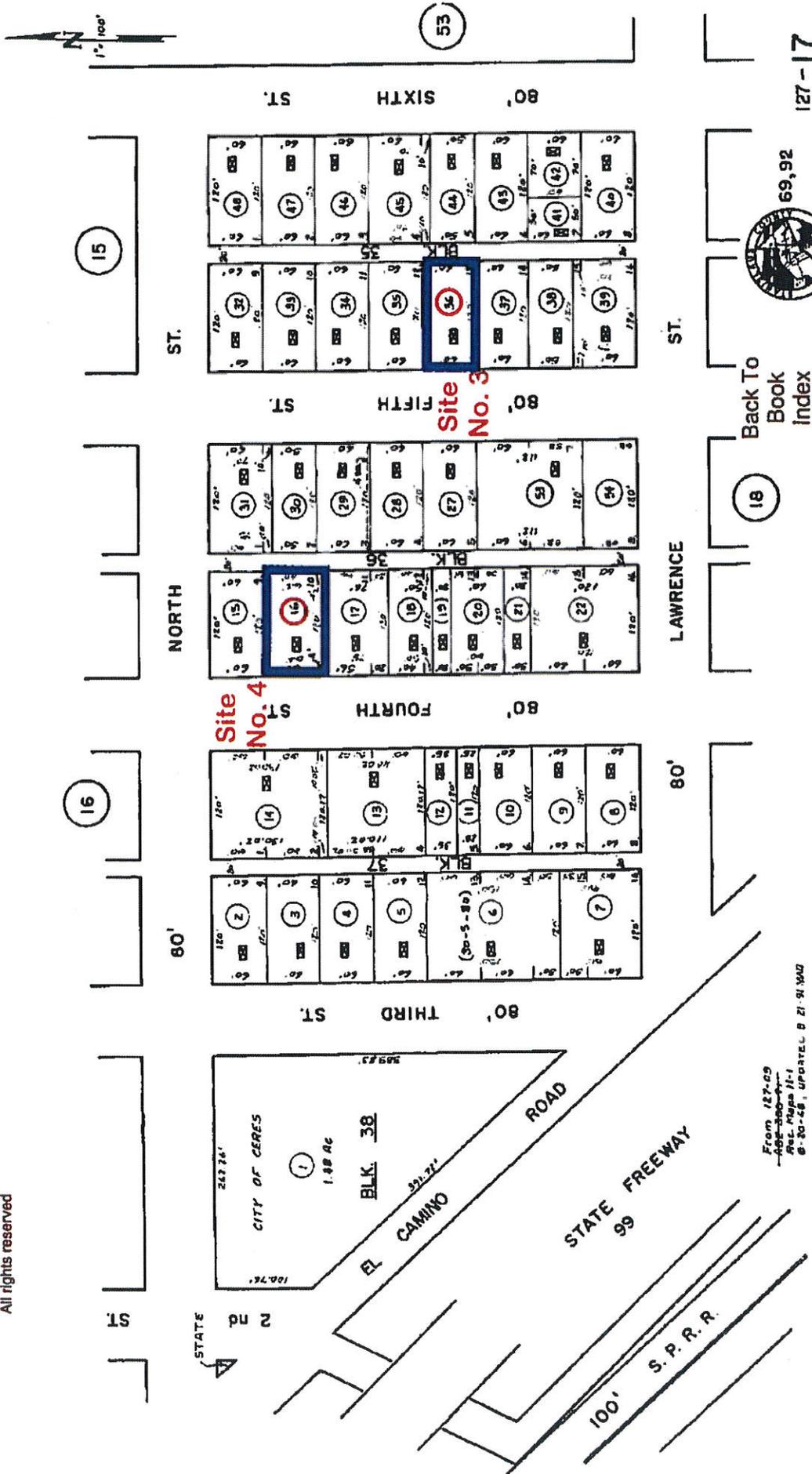
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POR. NW 1/4 SECTION 14 T. 4 S. R. 9 E. M. D. B. & M.

CITY OF CERES - BLKS. 35-38

THIS MAP FOR ASSESSMENT PURPOSES ONLY

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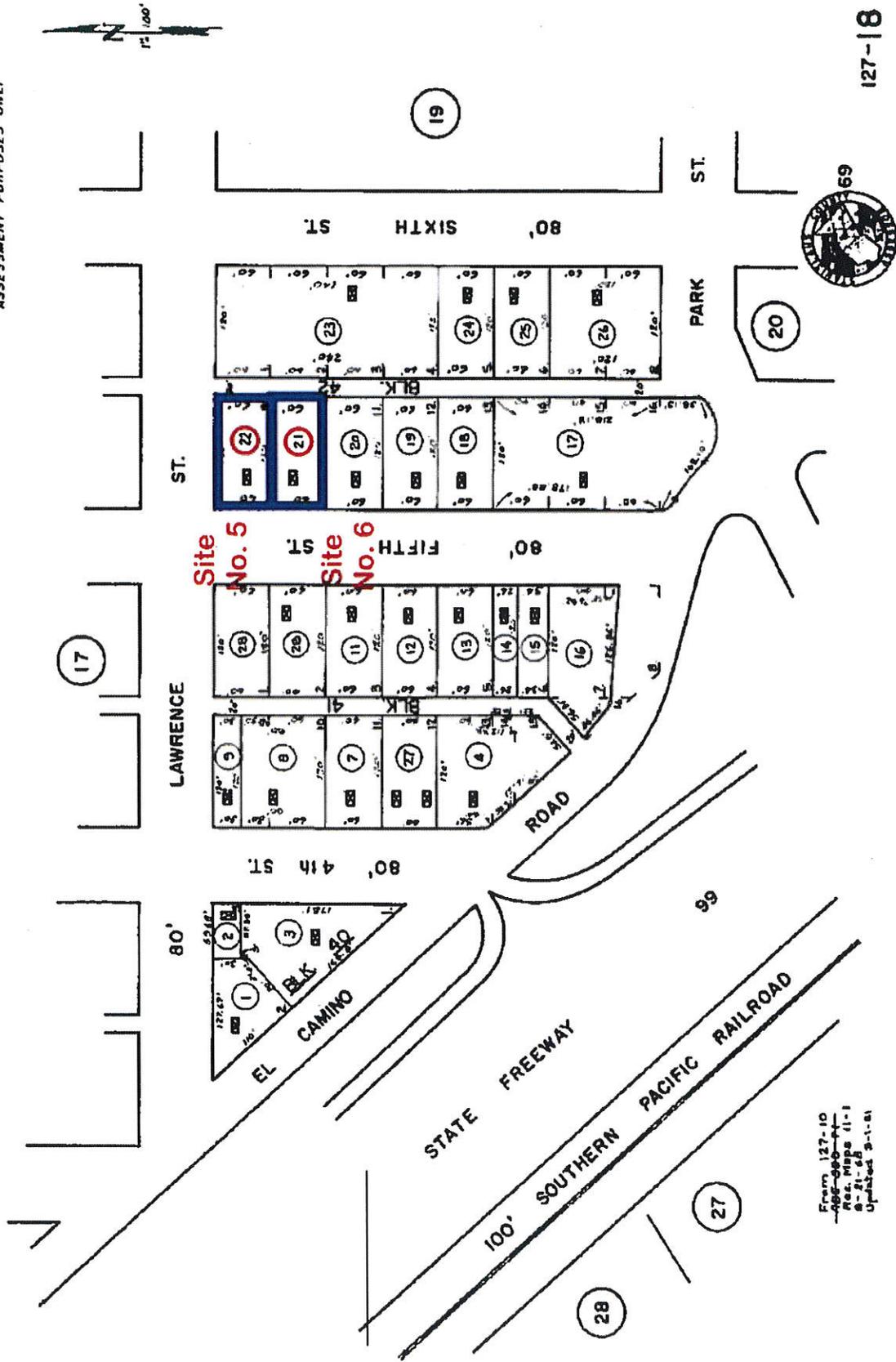
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Back To Book Index

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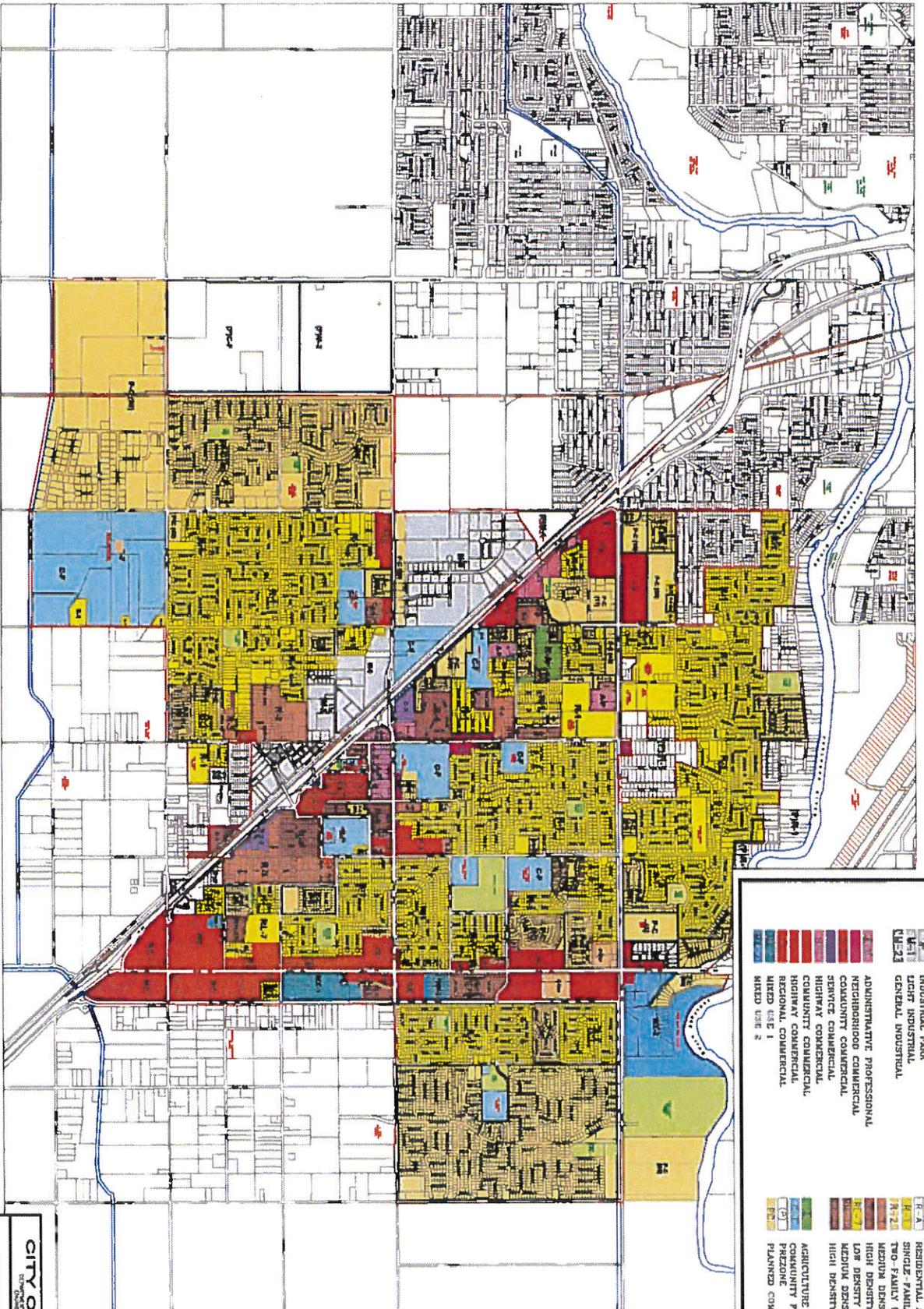
THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



From 127-10  
Assessment  
Map 11-1  
8-21-08 9-1-08  
Updated

## Exhibit G – Zoning Information

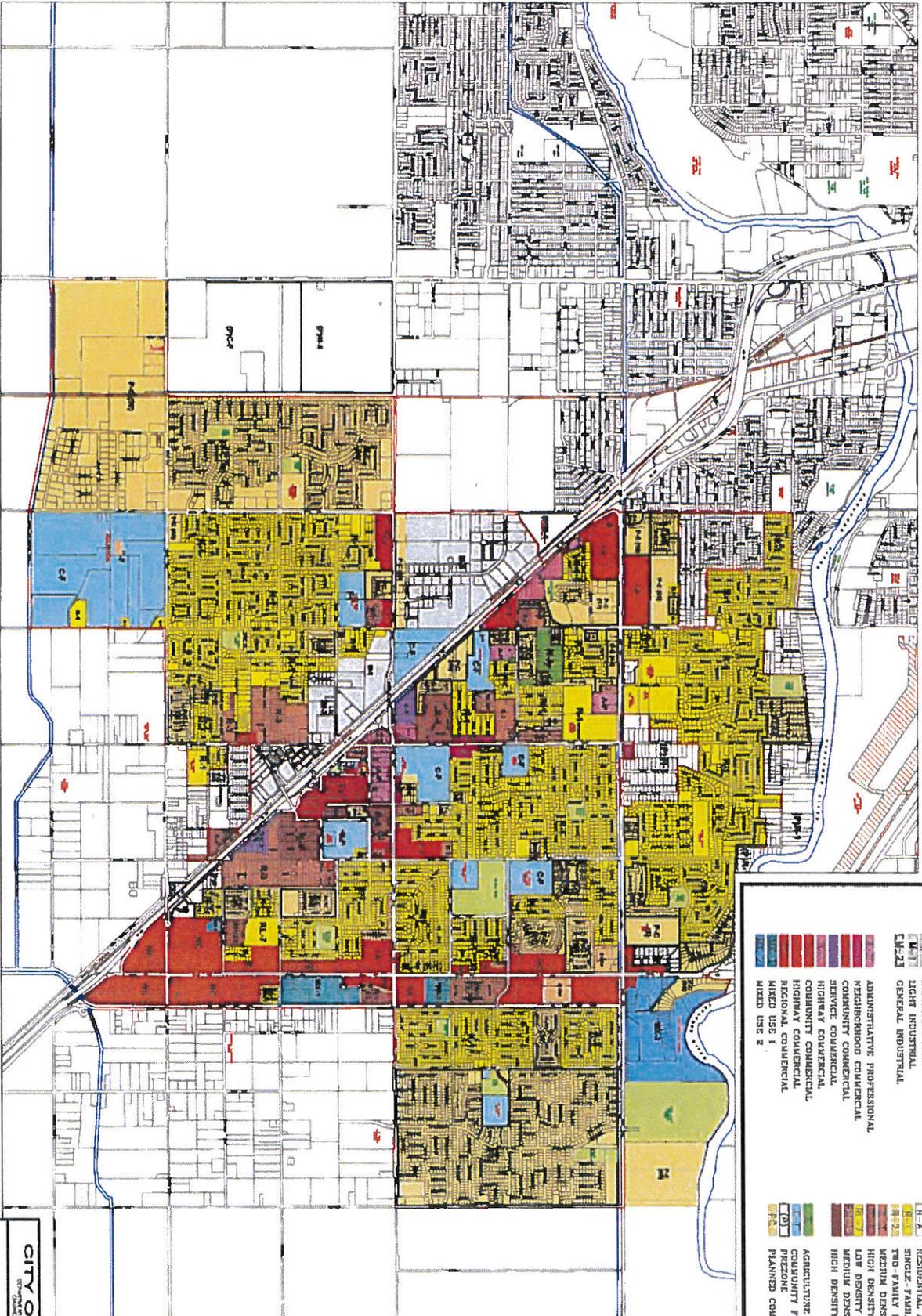
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- |  |                             |  |                            |
|--|-----------------------------|--|----------------------------|
|  | INDUSTRIAL PARK             |  | RESIDENTIAL AGRICULTURE    |
|  | LIGHT INDUSTRIAL            |  | SINGLE-FAMILY RESIDENTIAL  |
|  | GENERAL INDUSTRIAL          |  | TWO-FAMILY RESIDENTIAL     |
|  | ADMINISTRATIVE PROFESSIONAL |  | MEDIUM DENSITY RESIDENTIAL |
|  | NEIGHBORHOOD COMMERCIAL     |  | HIGH DENSITY RESIDENTIAL   |
|  | COMMUNITY COMMERCIAL        |  | LOW DENSITY RESIDENTIAL    |
|  | SEVICE COMMERCIAL           |  | MEDIUM DENSITY RESIDENTIAL |
|  | HIGHWAY COMMERCIAL          |  | HIGH DENSITY RESIDENTIAL   |
|  | COMMUNITY COMMERCIAL        |  | AGRICULTURE                |
|  | HIGHWAY COMMERCIAL          |  | COMMUNITY FACILITIES       |
|  | REGIONAL COMMERCIAL         |  | MEZZONE                    |
|  | MIXED USE 1                 |  | PLANNED COMMUNITY          |
|  | MIXED USE 2                 |  |                            |

DATE	BY	APPROVED BY

**CITY OF CERES**  
 2009 ZONING MAP



- |  |                              |  |                            |
|--|------------------------------|--|----------------------------|
|  | INDUSTRIAL PARK              |  | RESIDENTIAL AGRICULTURE    |
|  | LIGHT INDUSTRIAL             |  | SINGLE-FAMILY RESIDENTIAL  |
|  | GENERAL INDUSTRIAL           |  | TWO-FAMILY RESIDENTIAL     |
|  | ADMINISTRATIVE, PROFESSIONAL |  | MEDIUM DENSITY RESIDENTIAL |
|  | NEIGHBORHOOD COMMERCIAL      |  | HIGH DENSITY RESIDENTIAL   |
|  | COMMUNITY COMMERCIAL         |  | LOW DENSITY RESIDENTIAL    |
|  | SERVICE COMMERCIAL           |  | MEDIUM DENSITY RESIDENTIAL |
|  | HIGHWAY COMMERCIAL           |  | HIGH DENSITY RESIDENTIAL   |
|  | COMMUNITY COMMERCIAL         |  | AGRICULTURE                |
|  | HIGHWAY COMMERCIAL           |  | COMMUNITY FACILITIES       |
|  | REGIONAL COMMERCIAL          |  | PREZONE                    |
|  | MIXED USE 1                  |  | PLANNED COMMUNITY          |
|  | MIXED USE 2                  |  |                            |

**CITY OF CERES**  
 2009 ZONING MAP  
 PREPARED BY: [Name]  
 DATE: [Date]

**RESOLUTION NO. 2013-02 OB-CRA**

**RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY FOR THE FORMER CERES REDEVELOPMENT AGENCY APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE PERIOD OF JANUARY 1, 2014 THROUGH JUNE 30, 2014 AND THE LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP) PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, the Ceres Redevelopment Agency (the "Agency") was a Redevelopment Agency organized and existing under the California Community Redevelopment Law (Health and Safety Code § 33000, *et seq.*; hereinafter, the "CCRL") and pursuant to the CCRL was responsible for the administration of redevelopment activities within certain unincorporated areas with the City of Ceres; and

**WHEREAS**, AB 1X 26 and AB 1X 27 were signed by the Governor of California on June 29, 2011, making certain changes to the Redevelopment Law, including adding Part 1.8 (commencing with § 34161) ("Part 1.8") and Part 1.85 (commencing with § 34170) ("Part 1.85") to Division 24 of the California Health and Safety Code; and

**WHEREAS**, the California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that AB 1X 26 and AB 1X 27 were unconstitutional; and

**WHEREAS**, on December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case largely upholding AB 1X 26, invalidating AB 1X 27, and holding that AB 1X 26 may be severed from AB 1X 27 and enforced independently; and

**WHEREAS**, as a result of the Supreme Court's decision, on February 1, 2012, all California redevelopment agencies were dissolved and successor agencies were designated as successor entities to the former redevelopment agencies; and

**WHEREAS**, pursuant to Health and Safety Code § 34169, until successor agencies were authorized, redevelopment agencies continued to make all scheduled payments for enforceable obligations as defined in Health and Safety Code § 34167(a); and

**WHEREAS**, pursuant to Health and Safety Code § 34167, redevelopment agencies shall not make payments unless they were listed in an adopted enforceable obligation payment schedule, other than payments required to meet obligations with respect to bonded indebtedness; and

**WHEREAS**, on August 25, 2011, the Agency adopted Resolution No. 2011-13 CRA approving an original Enforceable Obligation Payment Schedule (the "EOPS"); and

**WHEREAS**, on January 23, 2012, the Agency adopted Resolution No. 2012-01 CRA approving an amended EOPS; and,

**WHEREAS**, prior to March 1, 2012 the Agency prepared a Recognized Obligation Payment Schedule, per the requirements of Health and Safety Code § 34177(1)(3); and,

**WHEREAS**, the Agency prepared a ROPS for the time period of 1/1/12 through 6/30/12 and once approved will be posted to the City Internet Web site; and

**WHEREAS**, the Agency's proposed ROPS, which is consistent with the requirements of Health and Safety Code § 34177(1)(3), is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the "Guidelines"), and the Agency's environmental guidelines; and

**WHEREAS**, this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378(b)(5) of the Guidelines; and

**WHEREAS**, pursuant to California Health and Safety Code Section 34191.5(b) the Successor shall prepare and submit a Long Range Property Management Plan no later than six (6) months after the State Department of Finance issues a Finding of Completion for the Successor Agency; and,

**WHEREAS**, the State Department of Finance issued a Finding of Completion to the Ceres Successor Agency on April 23, 2013; and,

**WHEREAS**, the properties being retained by the Successor Agency have been identified and included in an approved redevelopment plan, per HSC 34191.5(c)(2); and,

**WHEREAS**, the properties that are not being retained will be disposed of and the proceeds remitted to the State Department of Finance for distribution to the taxing entities per HSC 34191.5(2)(B); and,

**WHEREAS**, a Long Range Property Management Plan has been prepared and reviewed by the Oversight Board to the City of Ceres Successor Agency at a special Successor Agency meeting on August 28, 2013; and,

**WHEREAS**, all of the prerequisites with respect to the approval of this Resolution have been met.

**NOW, THEREFORE, BE IT RESOLVED** by the Oversight Board to the Successor Agency of the former Ceres Redevelopment Agency, as follows:

**Section 1.** The foregoing recitals are true and correct and are a substantive part of this Resolution.

**Section 2.** The Agency's ROPS', which is attached hereto as Exhibit "A", is ratified, approved and adopted.

**Section 3.** The Agency's Long Range Property Management Plan, which is attached hereto as Exhibit "B", is ratified, approved and adopted.

**Section 4** The Acting Executive Director, or designee, is hereby authorized and directed to: i) post the ROPS for the period of January 1, 2014 through June 30, 2014 and the LRPMP on the City's website; ii) transmit the ROPS and LRPMP to the OS Board for their review; iii) subsequent to OS Board approval, transmit the ROPS and LRPMP to the County Auditor-Controller, County Administrative Officer, the State Controller and the State Department of Finance; and iv) make ministerial revisions to the ROPS and LRPMP, take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution, and to implement the ROPS and LRPMP on behalf of the Successor Agency, including authorizing and causing such payments and dispositions of real property.

**Section 5.** The Agency determines that this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines § 15378, because this Resolution is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per § 15378(b)(5) of the Guidelines.

**Section 6.** This Resolution shall take effect upon the date of its adoption.

**PASSED AND ADOPTED** by the Oversight Board to the Successor Agency of the former City of Ceres Redevelopment Agency at a regular meeting thereof held on the 26th day of August 2013 by the following vote:

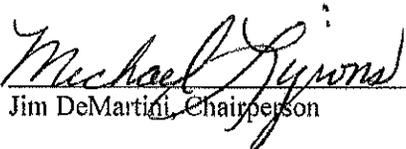
AYES: Boardmembers Boyd, Briggs, Lyons, Siegel

NOES: Boardmember Anderson

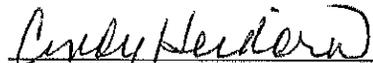
ABSENT: Boardmember Hallinan, Chairperson DeMartini

ABSTAIN: None

APPROVED:

  
Jim DeMartini, Chairperson

ATTEST:

  
Cindy Heidorn, Secretary



## LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

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**Instructions:** Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

[Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov)

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to [Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov).

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Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

### GENERAL INFORMATION:

Agency Name: *CERES REDEVELOPMENT AGENCY*

Date Finding of Completion Received: *APRIL 26, 2013*

Date Oversight Board Approved LRPMP: *AUGUST 26, 2013*

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### Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes  No

For each property the plan includes the purpose for which the property was acquired.

Yes  No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes  No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes  No

For each property the plan includes 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.

Yes  No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes  No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes  No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes  No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 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.

Yes  No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes  No

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## ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

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**Agency Contact Information**

Name: BRYAN BRIGGS

Title: REDevelopment AND Economic Development  
MANAGER

Phone: (209) 538-5756

Email: bryan.briggs@ci.ceres.ca.us

Date: Oct. 8, 2013

Name: Sheila Cumberland

Title: Deputy City Manager - Director of Finance

Phone: (209) 538-5756

Email: sheila.cumberland@ci.ceres.ca.us

Date: Oct 8, 2013

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**Department of Finance Local Government Unit Use Only**

DETERMINATION ON LRPMP:  APPROVED  DENIED

APPROVED/DENIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVAL OR DENIAL LETTER PROVIDED:  YES DATE AGENCY NOTIFIED: \_\_\_\_\_