

**REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN
(Pursuant to Health and Safety Code Section 34191.5)**

Chowchilla Successor Agency

September 2015

Introduction and Executive Summary

Procedural Background

The former Chowchilla Redevelopment Agency (the "Former RDA") was dissolved on February 1, 2012, pursuant to ABx1 26 (as amended by AB 1484, the "Redevelopment Dissolution Statutes"). The Redevelopment Dissolution Statutes govern the dissolution of the Former RDA, which includes the disposition of its former real property (excluding housing assets as such term is defined in Health and Safety Code Section 34176).

Upon receipt of the finding of completion under Health and Safety Code Section 34191.5(b), the Chowchilla Successor Agency (the "Successor Agency"), successor in interest of the Former RDA under Health and Safety Code Section 34173, was entitled to and prepared a Long-Range Property Management Plan (the "Initial LRPMP") in connection with the disposition of the real property assets of Former RDA (excluding "housing assets" as defined in Health and Safety Code Section 34176). The Successor Agency obtained a "finding of completion" from DOF on April 26, 2013, pursuant to Health and Safety Code Section 34179.7, indicating that the Successor Agency has satisfactorily made a series of required payments of Former RDA funds in accordance with the Redevelopment Dissolution Statutes.

The Initial LRPMP was approved by the Successor Agency's Oversight Board (the "Oversight Board") on October 24, 2013 and submitted to the California Department of Finance (the "DOF") on October 25, 2013. By letter of March 21, 2014, the DOF specified various revisions that are required to the Initial LRPMP before the DOF would be prepared to approve the Successor Agency's Initial LRPMP. Those revisions included adding various public use properties that the Oversight Board had requested be transferred to the City pursuant to Health and Safety Code Sections 34177(e), 34191.3 and 34181(a); but which the DOF instead required to be placed on the LRPMP.

This document constitutes the revised Long-Range Property Management Plan (the "Revised LRPMP") of the Successor Agency, prepared in accordance with Health and Safety Code Section 34191.5, and addressing the revisions specified by the DOF. The Revised LRPMP will be presented for consideration of approval by the Oversight Board and the DOF. Upon such approval, this Revised LRPMP will serve as the official Long-Range Property Management Plan of the Successor Agency pursuant to the Redevelopment Dissolution Act, with particular reference to Health and Safety Code Section 34191.5, and no subsequent or future approvals will be required from the Oversight Board or the DOF for the transfer of the properties pursuant to this Revised LRPMP.

Organization of the Revised LRPMP

Part I of this Revised LRPMP contains a summary of the previous transfers made by the Successor Agency, and approved by the Oversight Board, which are reaffirmed under this Revised LRPMP and sets forth the parameters that will govern the disposition and use of the Properties (defined in Part II below) prescribed under this Revised LRPMP.

In accordance with Health and Safety Code Section 34191.5(c), Part II of this Revised LRPMP contains summary sheets for each of the Properties setting forth the information required under Health and Safety Code Section 34191.5(c)(1) and summarizing the directed designated use and disposition for each of the Properties.

Accompanying this Revised LRPMP is the information checklist required by the DOF (Appendix A) and the DOF Tracking Worksheet (Appendix B).

PART I: SUMMARY OF PREVIOUS TRANSFERS AND PARAMETERS FOR FUTURE TRANSFERS

This Part I contains a summary of the previous transfers made by the Successor Agency, and approved by the Oversight Board, which are reaffirmed under this Revised LRPMP. Part I further sets forth the parameters that will govern the disposition and use of the Properties prescribed in Part II of this Revised LRPMP.

A. Previous Transfers

Disposition of Housing Assets. At the time of its dissolution on February 1, 2012, and in accordance with Health and Safety Code Section 34176(b)(2), the Former RDA transferred ownership of the Former RDA's "housing assets" to the City of Chowchilla (the "City"). The transferred housing assets were listed in the "Housing Asset Transfer List" prepared in accordance with Section 34176(a)(2) and approved by the California Department of Finance (the "DOF"). This Revised LRPMP reaffirms and ratifies the transfer of the housing assets to the City as described in the Housing Asset Transfer List without the need for additional approvals from the Oversight Board or the DOF.

Disposition of Governmental Use Properties. Under Health and Safety Code Sections 34177(e), 34191.3 and 34181(a) the Oversight Board is authorized to approve and direct the disposition, by the Successor Agency to the City of Chowchilla (the "City"), of governmental purpose properties constructed and used for roads, school buildings, parks and open space, police and fire stations, libraries, and local agency administrative buildings and other governmental purposes.

The Successor Agency requested the Oversight Board to direct the transfer of the public owned, operated, and maintained governmental use properties located in the City. Through the adoption of Oversight Board Resolution 07-13, the Oversight Board ratified the disposition of specified governmental use properties previously conveyed by the Former RDA to the City and approved the future transfer of specified governmental use properties from the Successor Agency to the City. By letter dated March 21, 2014, the DOF approved only the transfer of the Corporation Yard Parcels, property located in the City of Chowchilla identified as Assessor's Parcel Nos. 001-240-003, 001-240-007, 001-240-008, 001-240-010 and 001-240-014, publicly owned, operated, and maintained area dedicated for use as a municipal corporation maintenance yard. The DOF noted that the balance of the properties were required to be placed on this Revised LRPMP.

This document reaffirms and ratifies the transfer of the Corporation Yard Parcels from the Successor Agency to the City as authorized pursuant to Health and Safety Code Sections 34177(e), 34191.3 and 34181(a) pursuant to Resolution 07-13 without the need for additional approvals from the Oversight Board or the DOF. This Revised LRPMP is scheduled for consideration by the Successor Agency's Oversight Board on ~~September 10, 2015~~ and, if approved by the Oversight Board, will be transmitted to the DOF for its approval in accordance with Health and Safety Code Section 34191.5(b).

B. Parameters for Transfers Pursuant to Revised LRPMP

The Successor Agency is now responsible for disposition of the Properties in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Section 34191.1, 34191.3, 34191.4(a), and 34191.5.

Property Uses/Disposition. Health and Safety Code Section 34191.5 authorizes four categories for disposition of a successor agency's property, as summarized in Table 1, below:

Table 1: Permitted Uses/Disposition of Successor Agency Real Property Under a LRPMP (Health and Safety Code Section 34191.5)

Plan Category	Use/Disposition Purpose of Property	Property Transferee
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan	Host Community (City of Chowchilla)
Other Liquidation	Distribution of Sale Proceeds as Property Taxes to Affected Taxing Entities	Approved Purchase

Part II of this Revised LRPMP contains the proposed designated use and disposition for each of the Properties.

Compensation Agreements.

The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities pursuant to Health and Safety Code Section 34180(f) are not required in connection with the disposition of the Successor Agency's Properties to the City under authority of Health and Safety Code Section 34191.5(c)(2)(A) for use or further disposition by the City as governmental use properties or for projects identified in the Former RDA's approved redevelopment plans.

However, the City and the Successor Agency will enter into a compensation agreement pursuant to Health and Safety Code Section 34180(f) (the "Compensation Agreement") with the affected taxing entities (the "Taxing Entities") specifying that the Net Proceeds (as further defined and

described below), of the City's use of the Properties and any further disposition by the City to third parties of the Properties, will be remitted to the County Auditor-Controller for distribution to all of the Taxing Entities on a pro-rata basis in proportion to each Taxing Entity's respective share of the property tax base.

Transfer of the properties by the Successor Agency to the City in accordance with this Revised LRPMP is conditioned upon full execution of a Compensation Agreement by the City, the Successor Agency and the Taxing Entities, to the extent applicable. As will be further set forth in the Compensation Agreement, the Net Proceeds to be remitted by the City for distribution to the Taxing Entities will consist generally of the following:

- So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.
- Upon disposition of a property by the County to a private development entity, the Net Proceeds will consist of the sale proceeds, if any, received by the County with respect to the property minus the documented costs to the City of the improvement, operation, maintenance and disposition of the property.

Notwithstanding the foregoing or any other provision of this Revised LRPMP, no Compensation Agreement will be required, and the City may retain any proceeds from the use or disposition of the Properties, if a court order, legislation or DOF policy reverses the DOF's directive regarding the need for a Compensation Agreement (a "Reversal"). In the event of a Reversal that occurs prior to the full execution of the Compensation Agreement, the properties will be transferred to as directed under this LRPMP without the condition of or need for such full execution. If a Reversal occurs after the full execution of the Compensation Agreement, the Compensation Agreement will provide that it can be terminated by any party. Upon such termination, any Net Proceeds received by the City after such termination, may be retained by the City and are directed pursuant to this Revised LRPMP to be used by the City to pay costs of one or more projects identified in the approved redevelopment plans.

Enforceable Obligations. One of the Properties are directed under this Revised LRPMP to be owned and retained by the City to fulfill enforceable obligation. The City will be required to one of the Properties in accordance with the specified terms of the enforceable obligation. If in the future, any of the Properties retained to fulfill an enforceable obligation are no longer required to fulfill the enforceable obligation, the City may retain the property for public use, sell the property for private development for projects identified in the Former RDA's approved redevelopment plan, or liquidate the Properties with the consent of the Successor Agency and its Oversight Board.

Retention for Public Use. Eight of the Properties are directed under this Revised LRPMP to be transferred to or retained by the City for the development or continued use and operation by the City of a governmental use identified in the Former RDA's approved redevelopment plans. At this time, it is anticipated that any lease rental income, use fee income, or other income that may

be obtained by the City from such City-retained Properties will be far exceeded by the costs to the City of improving, operating and maintaining such Properties as governmental use properties, with the result that any Net Proceeds are considered unlikely. If in the future any of the properties retained for public use is to be sold by the City for private development for projects identified in the Former RDA's approved redevelopment plans, the Properties will be transferred following the procedures described directly below.

Transfer for Projects in an Approved Redevelopment Plan. If in the future any of the Properties retained for public use is to be sold by the City for private development for projects identified in the Former RDA's approved redevelopment plans, the Properties will be sold in the manner prescribed below.

Transfers, for private development for a projects identified in the Former RDA's approved redevelopment plan, by the City will be made to a selected development entity in accordance with the terms of a property conveyance agreement approved by the City Council acting in accordance with the requirements of Chapter 2 of Part 4 of Division 1 of Title 5 of the California Government Code (commencing with Government Code Section 52201).

In accordance with Government Code Section 52201(b), the purchase price or lease payments to be paid by the selected developer of each such Property under a property conveyance agreement will equal not less than either the fair market value of the Property at its highest and best use or the fair reuse value of the Property at the use and with the covenants and conditions and the development costs authorized pursuant to the property conveyance agreement, as determined by formal action of the City Council.

The amount of any Net Proceeds from the sale of each of these Properties by the City will depend on the purchase price or lease payments determined in accordance with the statutory requirements cited above, and the counterbalancing documented costs incurred by the City in connection with the improvement, operation, maintenance, and disposition of the Property.

Liquidation. One of the Properties under this Revised LRPMP is designated for liquidation. That property and in the future if any of the Properties retained for public use is to be liquidated by the Successor Agency, the Properties will be liquidated in the manner prescribed below. For the Properties to be liquidated, the Successor Agency will either list the Properties for sale for the appraised value or the highest offer received or place the Properties for auction, and the proceeds of the sale minus the documented costs to the City for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or will be sent to the County Auditor-Controller for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).

Not Surplus Property. Because the City is obligated to dispose of the Properties in accordance with this Revised LRPMP and to satisfy goals, objectives and purposes of the City's General Plan, the Former RDA's approved redevelopment plans, and the Redevelopment Dissolution Statutes, the Properties are not "surplus" property of the City and are not subject to the

disposition requirements and procedures of the Surplus Lands Act (Government Code Section 54220 *et seq.*).

Instead, disposition of the Properties in accordance with this Revised LRPMP constitutes a "common benefit" that may take place under authority of Government Code Section 37350 and/or other disposition authority deemed appropriate by the City. The provisions of the California Environmental Quality Act and Government Code Section 65402(a) regarding General Plan conformance will apply to the disposition by the City of each Property

Part II: LRPMP Property Information Inventory and Proposed Uses

As a result of the disposition of assets described above, the remaining properties that transferred to the ownership of the Successor Agency or the City in connection with the dissolution of the Former RDA that are thereby subject to the Revised LRPMP, consists of the Former RDA properties listed below (herein collectively referred to as the "Properties").

The Former RDA transferred the properties listed below to the City in March 2011, by determination letter issued on March 21, 2014, the DOF required that these "Transferred Governmental Use Parcels" be addressed in this Revised LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. APN 002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023, publicly owned, operated, and maintained areas dedicated for use as a storm drain pond (the "Storm Drain Parcels");
2. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-240-005 and 002-240-006, publicly owned, operated, and maintained areas dedicated for use as a waste treatment plan (the "Waste Treatment Plant Parcels");
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-280-027, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "S. Chowchilla Right of Way Parcel");
4. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-175-002, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Front Avenue Right of Way Parcel");
5. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-041-007, a publicly owned, operated, and maintained area dedicated for use as a youth center (the "Youth Center Parcel");
6. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-067, a publicly owned, operated, and maintained area dedicated for use as a water basin, water well and water tank (the "Water Tank Parcel");

Upon the dissolution of the Former Agency on February 1, 2012, pursuant to Health and Safety Code Section 34175(b), the Former RDA properties listed below, which shall herein after be collectively referred to as the "Retained Governmental Use Parcels," were retained by the Successor Agency, by determination letter issued on March 21, 2014, the DOF required that these "Retained Governmental Use Parcels" be addressed in this Revised LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-064, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 1 ");
2. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-066, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 2 "). This parcel will no longer be retained for Government Use, and is intended to be liquidated by this revised LRPMP; and
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-063, a publicly owned, operated, and maintained area dedicated for use as a water canal (the "Berenda Canal Parcel").

The Former RDA transferred the property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-250-053 (the "Liquidation Parcel") to the City, by determination letter issued on March 21, 2014, the DOF required that the "Liquidation Parcel" be addressed in this Revised LRPMP.

Table 2 below summarizes the designated use and disposition for the Properties under Health and Safety Code Section 34191.5(c)(2).

Table 2: Summary of LRPMP List of Properties and Designated Use/Disposition

No.	APN	Referenced as:	Recommended Use
1.	002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023	"Storm Drain Parcels"	Governmental Use
2.	002-240-005 and 002-240-006	"Waste Treatment Plant Parcels"	Governmental Use
3.	002-280-027	"S. Chowchilla Right of Way Parcel"	Governmental Use
4.	002-175-002	"Front Avenue Right of Way Parcel"	Governmental Use
5.	002-041-007	"Youth Center Parcel"	Governmental Use
6.	002-250-067	"Water Tank Parcel"	Governmental Use
7.	002-250-064	"Right of Way Parcel 1 "	Governmental Use
8.	002-250-065	"Remnant Parcel"	Governmental Use
9.	002-250-066	"Right of Way Parcel 2 "	Other Liquidation
10.	002-250-063	"Berenda Canal Parcel"	Governmental Use
11.	002-250-053	"Liquidation Parcel"	Other Liquidation

The Property Inventory Sheets below, provide the required information for the Properties required to be transferred pursuant to this Revised LRPMP. The Inventory Sheets also address the specific LRPMP requirements listed in Health and Safety Code Section 34191.5(c)(1).

Table 3: Property Inventory Sheet for Storm Drain Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023
Lot Size	_____ acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	
Current Use	
Purpose of acquisition	This property was acquired to for storm drain.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the Storm Drain Parcels to the City as a governmental use property for the continued use and operation of storm drain retainage. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 4: Property Inventory Sheet for Waste Treatment Plan Parcels

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-240-005 and 002-240-006
Lot Size	_____ acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	
Current Use	
Purpose of acquisition	This property was acquired to provide an area for waste treatment ponds.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the Waste Treatment Plant Parcels to the City as a governmental use property for the continued use and operation of sewer treatment ponds. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 5: Property Inventory Sheet for S. Chowchilla Right of Way Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-280-027
Lot Size	_____ acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	
Current Use	
Purpose of acquisition	This property was acquired for right of way purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the S. Chowchilla Right of Way Parcel to the City as a governmental use property for the use and operation of a public right of way. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 6: Property Inventory Sheet for Front Avenue Right of Way Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-175-002
Lot Size	_____ acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	
Current Use	
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the Front Avenue Right of Way Parcel to the City as a governmental use property the use and operation of a public right of way. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 7: Property Inventory Sheet for Youth Center Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-041-007
Lot Size	_____ acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	
Current Use	
Purpose of acquisition	This property was acquired for operation of a youth center.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the Youth Center Parcel to the City as a governmental use property for use as a youth center or other public use. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 8: Property Inventory Sheet for Water Tank Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-067
Lot Size	3.58 acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	
Current Use	
Purpose of acquisition	This property was acquired to house a water tank.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency desires to ratify the transfer of the Water Tank Parcel to the City as a governmental use property to house a water tank and appurtenant public improvements. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 9: Property Inventory Sheet for Right of Way Parcel 1

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-064
Lot Size	2.66 acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	
Current Use	
Purpose of acquisition	This property was acquired for right of way purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency will transfer Municipal Lot 2 to the City as a governmental use property for the use and operation of a public right of way. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property as a public improvement.	

Table 10: Property Inventory Sheet for Remnant Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-065
Lot Size	.60 acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	
Current Use	
Purpose of acquisition	This property was acquired for public uses.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency will transfer the Remnant Parcel to the City as a governmental use property for the continued use and operation for the public uses. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.	

Table 11: Property Inventory Sheet for Right of Way Parcel 2

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-066
Lot Size	.2 acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	Light industrial
Current Use	Vacant land
Purpose of acquisition	This property was acquired for right of way purposes.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	\$1.00 per square foot
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	
Potential for transit oriented development	
Reuse potential/advancement of planning objectives	
Recommended Action	
The Successor Agency proposes to allow the City to liquidate the property by listing the Right of Way Parcel 2 for sale for the appraised value or the highest offer received or to place the Right of Way Parcel 2 for auction, and the proceeds of the sale minus the documented costs to the City for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or will be sent to the County Auditor-Controller for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B) .	

Table 12: Property Inventory Sheet for Berenda Canal Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-063
Lot Size	5.19 acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	
Current Use	
Purpose of acquisition	This property was acquired for a water canal.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Not applicable.
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency will transfer the Berenda Canal Parcel to the City as a governmental use property for the use and operation of a canal or other public use. So long as a property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the property minus the documented costs to the City of improvement, operation and maintenance of the property.	

Table 13: Property Inventory Sheet for Liquidation Parcel

[Insert Site Map or Photo]	
Property Background and Description (§34191.5(c)(1)(B)-(C))	
APN	002-250-053
Lot Size	26.28 acres
Acquisition Date	
Purchase Price/Value	
Current Zoning	Light industrial
Current Use	Vacant land
Purpose of acquisition	This property was acquired to provide public parking.
Estimate of Current Property Value (§34191.5(c)(1)(A))	
Estimated Current Value	
Date of Estimated Current Value	
Value Basis	
Proposed Sale Value	Not applicable.
Proposed Sale Date	Not applicable.
Revenue Generated by Property	
Lease or rental income for the private use of property	No lease or rental revenue is being generated.
Contractual Requirements	Not applicable.
History of Environmental Contamination/Remediation	
History of contamination/remediation	
Disposition Plan	
History of previous development proposals	Current proposal to use the site as a light industrial development [fill in details of proposal]
Potential for transit oriented development	Not applicable.
Reuse potential/advancement of planning objectives	Not applicable.
Recommended Action	
The Successor Agency proposes to allow the City to liquidate the property by listing the Liquidation Parcel for sale for the appraised value or the highest offer received or to place the Liquidation Parcel for auction, and the proceeds of the sale minus the documented costs to the City for transferring the property will be retained to fulfill enforceable obligations on approved recognized obligation payment schedules or will be sent to the County Auditor-Controller for distribution as property tax to the affected taxing entities, in accordance with the terms of Health and Safety Code Section 34191.5(c)(2)(B).	

APPENDIX A
LRPMP CHECKLIST

APPENDIX B
DOF TRACKING WORKSHEET

RDA SUCCESSOR AGENCY OVERSIGHT BOARD RESOLUTION # 06-15

RESOLUTION OF THE RDA SUCCESSOR AGENCY OVERSIGHT BOARD OF THE CITY OF CHOWCHILLA APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to ABx1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Law"), the Chowchilla Redevelopment Agency (the "Former RDA") was dissolved as of February 1, 2012, and the City of Chowchilla, acting in a separate limited capacity and known as the Successor Agency of the Chowchilla Redevelopment Agency, has elected to serve as the successor agency (the "Successor Agency") of the Former RDA; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), as added by the Dissolution Law, the Successor Agency is a separate legal entity from the City of Chowchilla (the "City"); and

WHEREAS, the City Council (the "City Council") of the City serves in a separate capacity as the governing board of the Successor Agency and also serves as the governing body of the City; and

WHEREAS, the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Former RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health and Safety Code Section 34179; and

WHEREAS, on April 26, 2013, the Successor Agency received a "Finding of Completion" from the California Department of Finance (the "DOF") pursuant to Health and Safety Code Section 34179.7, confirming that the Successor Agency had made specified required payments under the Dissolution Law; and

WHEREAS, the Former RDA transferred the properties listed below to the City in March 2011, by determination letter issued on March 21, 2014, the DOF required that these "Transferred Governmental Use Parcels" be addressed in the LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. APN 002-310-011, 002-310-013, 002-310 015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023, publicly owned, operated, and maintained areas dedicated for use as a storm drain pond (the "Storm Drain Parcels");
2. Property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-240-005 and 002-240-006, publicly owned, operated, and maintained areas dedicated for use as a waste treatment plan (the "Waste Treatment Plant Parcels");
3. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-280-027, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "S. Chowchilla Right of Way Parcel");
4. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-175-002, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Front Avenue Right of Way Parcel");

5. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-041-007, a publicly owned, operated, and maintained area dedicated for use as a youth center (the "Youth Center Parcel");
6. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-067, a publicly owned, operated, and maintained area dedicated for use as a water basin, water well and water tank (the "Water Tank Parcel"); and

WHEREAS, upon the dissolution of the Former Agency on February 1, 2012, pursuant to Health and Safety Code Section 34175(b), the Former RDA properties listed below, which shall herein after be collectively referred to as the "Retained Governmental Use Parcels," were retained by the Successor Agency, by determination letter issued on March 21, 2014, the DOF required that these "Retained Governmental Use Parcels" be addressed in the LRPMP:

1. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-064, a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 1 ");
2. Property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-063, a publicly owned, operated, and maintained area dedicated for use as a water canal (the "Berenda Canal Parcel"); and

WHEREAS, the Former RDA transferred the property located in the City of Chowchilla identified as Assessor's Parcel Nos. 002-250-053 (the "Liquidation Parcel") to the City, by determination letter issued on March 21, 2014, the DOF required that the "Liquidation Parcel" be addressed in the LRPMP; and

WHEREAS, the Former RDA transferred the property located in the City of Chowchilla identified as Assessor's Parcel No. 002-250-066, previously identified as a publicly owned, operated, and maintained area dedicated for use as a public right of way (the "Right of Way Parcel 2 ") will be liquidated as addressed in the LRPMP; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency is entitled to prepare and submit a Long-Range Property Management Plan (the "LRPMP") to the Oversight Board and the DOF no later than six months following the issuance by the DOF of the Finding of Completion; and

WHEREAS, in compliance with that requirement, the Successor Agency prepared an initial LRPMP (the "Initial LRPMP"), the Oversight Board approved the Initial LRPMP on October 24, 2013, and the Successor Agency submitted the Initial LRPMP to the DOF for its approval on October 25, 2013.

WHEREAS, by letter of March 21, 2014, the DOF specified various revisions that are required to the Initial LRPMP before the DOF would be prepared to approve the Successor Agency's Initial LRPMP. Those revisions included addressing the disposition of the Transferred Governmental Use Parcels, the Retained Governmental Use Parcels, and the Liquidation Parcel in the LRPMP and providing more information on the enforceable obligation related to the Greenhills Parcel; and

WHEREAS, to satisfy the DOF's request, the Successor Agency has prepared a revised LRPMP (the "Revised LRPMP"), in the form on file with the City Clerk; and

WHEREAS, as fully set forth in the LRPMP, the LRPMP provides for the disposition of the properties in the following method:

1. With respect to the Transferred Governmental Use Parcels, the Successor Agency proposes to ratify the transfer to the City so that the City may continue to own, operate and maintain the Transferred Governmental Use Parcels for the public purposes described in the Revised LRPMP and as summarized below;
2. With respect to the Retained Governmental Use Parcels, the Successor Agency proposes to transfer the Retained Governmental Use Parcels to the City so that the City may continue to own, operate and maintain the Retained Governmental Use Parcels for the public purposes described in the Revised LRPMP and as summarized below; and
3. With respect to the Liquidation Parcel and Right of Way Parcel 2 , the Successor Agency proposes to offer these properties for sale in the manner described in the Revised LRPMP;

WHEREAS, through the approval of the Revised LRPMP, it is the understanding of the City Council that:

1. The Revised LRPMP, amends, restates, replaces and supersedes in its entirety the Initial LRPMP;
2. As a result, subject to the further approvals of the Revised LRPMP by the DOF, the official long-range property management plan of the Successor Agency pursuant to Health and Safety Code Section 34191.5(c) shall consist of the Revised LRPMP;
3. The City Council expressly acknowledges and agrees that the City will use the Transferred Governmental Use Parcels and the Retained Governmental Use Parcels for the following public uses, consistent with the Revised LRPMP:

Parcel	Designated Public Use
Storm Drain Parcel	The City will own, operate, and maintain the property as a storm drain pond.
Waste Treatment Plant Parcels	The City will own, operate, and maintain the property for waste water overflow and future expansion of the water treatment plant.
S. Chowchilla Right of Way Parcel	The City will own, operate, and maintain the property as a public right of way (sidewalk).
Front Avenue Right of Way Parcel	The City will own, operate, and maintain the property as a public right of way (sidewalk).
Youth Center Parcel	The City will own, operate, and maintain the property as a youth/community center.
Water Tank Parcel	The City will own, operate, and maintain the property for the placement of water basin, water well or water tank.
Right of Way Parcel 1	The City will own, operate, and maintain the property as a public right of way (public sidewalk)
Berenda Canal Parcel	The City will own, operate, and maintain the property for use as a water canal.

WHEREAS, the staff report (the "Staff Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

WHEREAS, approval of the LRPMP and the disposition of the properties pursuant to the terms of the Revised LRPMP is exempt from the requirements of the California Environmental Quality Act and the applicable state and local implementing guidelines ("CEQA") pursuant to State CEQA Guidelines Section 15061(b)(3); and

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that, for the reasons set forth above, the City Council finds and determines that approval of the Revised LRPMP is exempt from the requirements of CEQA, and the Successor Agency Executive Director, or the Executive Director's designee, is authorized to file the appropriate notice of exemption with respect to the approval of the Revised LRPMP in accordance with CEQA.

BE IT FURTHER RESOLVED pursuant to Health and Safety Code Section 34191.5(b) the Oversight Board approved the Revised LRPMP, establishing the Revised LRPMP. The City Council hereby approves the Revised LRPMP and hereby accepts the responsibilities of implementing the terms of the Revised LRPMP and further agrees and acknowledges that the City will use the Retained Governmental Use Parcels and the Transferred Governmental Use Parcels for the governmental/public uses identified in the LRPMP as summarized in this Resolution;

BE IT FURTHER RESOLVED that, upon approval by the DOF of the Revised LRPMP, establishing the Revised LRPMP, the City Council directs the City Manager, or the City Manager's designee, acting on behalf of the City, to use the properties and any disposition proceeds in accordance with the Revised LRPMP and to take any action and execute any documents as may be necessary to implement the acceptance and use of the Properties and any disposition proceeds in accordance with the terms approved in the Revised LRPMP and this Resolution, including but not limited to a compensation agreement.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

PASSED AND ADOPTED by the RDA Successor Agency Oversight Board of the City of Chowchilla, California, at a special meeting held on the 10th day of September, 2015 by the following vote to wit:

AYES: 6 – Cox, Haworth, Allison, Farinelli, Green, Manfredi

NOES: 0

ABSENT: 0

ABSTAIN: 0

APPROVED:


Stell Manfredi, Board Chair

ATTEST:


Joann McClendon
Board Clerk

CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF MADERA) ss.
CITY OF CHOWCHILLA)

I, Joann McClendon, Board Clerk of the Chowchilla RDA Successor Agency Oversight Board do hereby certify the foregoing **Successor Agency Oversight Board Resolution 06-15**, *Approving the Revised Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5*, was duly passed and adopted at a Special Meeting of the Chowchilla RDA Successor Agency Oversight Board held on September 10, 2015.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Dated: September 10, 2015




Joann McClendon
Board Clerk

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Address or Description	APN	Property Type	HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			Date of Estimated Current Value	Estimated Current Value Basis	SALE OF PROPERTY (If applicable)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		SC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	Other Property	
				Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value			Proposed Sale Value	Proposed Sale Date		Purpose for which property was acquired	Lot Size				Current Zoning	Estimate of Current Parcel Value			Annual Estimate of Income/Revenue
1	Storm Drain Parcels	002-310-011, 002-310-013, 002-310-015, 002-310-017, 002-310-019, 002-310-021, and 002-310-023	Other	Governmental Use		Continued use for storm drain purposes	Oct-08	63,300	292,436	2/20/15	Agency Estimate	n/a	n/a	Public use	6.33 Acres									
2	Waste Treatment Plant Parcels	002-240-005 and 002-240-006	Other	Governmental Use		Continued use for waste treatment	Aug-06	38,400	480,690	2/20/15	Agency Estimate	n/a	n/a	Public use	3.83 Acres			0	No	No	No	No	No	No
3	S Chowchilla Right of Way Parcel	002-280-027	Roadway/Walkway	Governmental Use		Future right of way	May-06	6,981	6,981	2/20/15	Agency Estimate	n/a	n/a	Public use	4.15 Acres			0	No	No	No	No	No	No
4	Front Avenue Right of Way Parcel	002-175-002	Roadway/Walkway	Governmental Use		Future right of way	1995	309,668	1	2/20/15	Agency Estimate	n/a	n/a	Public use	3.3 Acres			0	No	No	No	No	No	No
5	Youth Center Parcel	002-041-007	Public Building	Governmental Use		Public buidling	May-09	225,000	0	2/20/15	Agency Estimate	n/a	n/a	Public use	0.48 Acres			0	No	No	No	No	No	No
6	Water Tank Parcel	002-250-067	Other	Governmental Use		Public improvement	Jul-09	35,800	7,972	2/20/15	Agency Estimate	n/a	n/a	Public use	3.58 Acres	light industrial		0	No	No	No	No	No	No
7	Right of Way Parcel 1	002-250-064	Roadway/Walkway	Governmental Use		Future right of way	Jul-09	93,085	1	2/20/15	Agency Estimate	n/a	n/a	Public use	2.66 Acres	light industrial		0	No	No	No	No	No	No
8	Remnant Parcel	002-250-065	Other	Governmental Use		Public use	Jul-09	20,997	1	2/20/15	Agency Estimate	n/a	n/a	Public use	0.6 Acres	light industrial		0	No	No	No	No	No	No
9	Right of Way Parcel 2	002-250-066	Roadway/Walkway	Sale of Property	Fulfill an Enforceable Obligation	Future right of way	Jul-09	6,999	1	2/20/15	Agency Estimate	n/a	n/a	Public use	0.2 Acres	light industrial		0	No	No	No	No	No	No
10	Berenda Canal Parcel	002-250-083	Other	Governmental Use		Public improvement	Jul-09	181,621	1	2/20/15	Agency Estimate	n/a	n/a	Public use	5.19 Acres	light industrial		0	No	No	No	No	No	No
11	Liquidation Parcel	002-250-053	Vacant Lot/Land	Sale of Property	Fulfill an Enforceable Obligation	light industrial use	Sep-06	262,800	1	2/20/15	Agency Estimate	FMV or Highest Offer	Upon approval of LRPMP	Redevelopment	26.28 Acres	light industrial		0	No	No	No	No	No	Yes