

RESOLUTION NO. OB 2015-05

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY APPROVING THE REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMINING THAT APPROVAL OF THE LONG-RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITALS:

A. Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Coachella Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency (the "Successor Agency") by operation of law.

B. Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties and interest in real property of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7.

C. Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on April 12, 2013.

D. The Successor Agency has prepared and submitted to the Oversight Board the long-range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the disposition and use of the real properties and interest in real property of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

E. Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF.

F. The Revised LRPMP has been prepared in consultation with the State Department of Finance and, and pursuant to Health and Safety Code Section 34181(f), the public was

provided with at least ten days' notice of the date of the meeting at which the Oversight Board considered approval of the LRPMP at a public meeting on September 26, 2013.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COACHELLA REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

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

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the Revised LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

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PASSED, APPROVED AND ADOPTED this 22nd day of December, 2015, by the Oversight Board for the Successor Agency to the Coachella Redevelopment Agency.

AYES: Board Member Hernandez, Board Member Lisa Howell, Board Member Lucrecio, Vice Chair De La Cruz and Chairman Aguilar.

NOES: None.

ABSENT: Board Member Fromm.

ABSTAIN: None.


John Aguilar, Chair

ATTEST:


Andrea Carranza, Secretary

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss
CITY OF COACHELLA)

I, Andrea Carranza, Secretary of the Oversight Board for the Successor Agency to the Coachella Redevelopment Agency, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. OB-2015-05 adopted at a regular meeting therefore duly held and convened on the 22nd day of December, 2015.


Andrea Carranza, Secretary

EXHIBIT A
Long-Range Property Management Plan

Amended Long-Range
Property Management
Plan



PROPERTIES TRANSFERRED FROM THE FORMER CDC TO THE SUCCESSOR AGENCY

ASSET	ADDRESS NUMBER	ASSESSOR PARCEL	PAGE
Property 1	86-874 Industrial Way	763-131-020	3
Property 2	86-812 Industrial Way	763-131-021	4
Property 3	86-770 Industrial Way	763-131-022	5
Property 4	No Site Address	763-131-052	6
Property 5	86-889 Avenue 52	763-131-017	7
Property 6	86-789 Avenue 52	763-131-016	8
Property 7	86-709 Avenue 52	763-131-015	9
Property 8	No Site Address	763-131-001	10
Property 9	86-351 Avenue 52	763-131-002	11
Property 10	86-918 Avenue 52	763-131-019	12
Property 11	86-969 Avenue 52	763-131-018	13
Property 12	1609 4 th Street	778-042-009	14
Property 13	1609 4 th Street	778-042-010	15
Property 14	1308 6 th Street	778-093-005	16
Property 15	6 th Street	778-110-001	17
Property 16	Frederick South of Avenue 51	768-210-002	18
Property 17	Frederick South of Avenue 51	768-210-005	19
Property 18	51-877 Hernandez Street	763-412-030	20
Property 19	1130 4th Street	778-080-005	21
Property 20	No Site Address	778-071-005	22
Property 21	Douma and Damascus	768-222-004	23
Property 22	1561 7th Street	778-103-011	24
Property 23	85-350 Bagdad Avenue	778-120-003	25
Property 24	811 Palm Avenue	778-091-001	26



PROPERTY 1

86-874 Industrial Way, Coachella CA 92236
APN: 763-131-020



This is the 1st of three (3) contiguous vacant parcels (Property Nos. 1, 2 and 3) that were subdivided by the Coachella Redevelopment Agency (RDA) as part of Parcel Map No. 25095, which recorded on August 13, 1990 for governmental relocation sites. The parcels are zoned MH (Heavy Manufacturing) and are located on the north side of Industrial Way east of Enterprise Way. The RDA plan included relocating existing industrial uses in Downtown Coachella to remove blight and health and safety issues in the Downtown area as well as locate a transit-oriented development (TOD) on the parcels. The local transit authority, SunLine Transit Agency, has plans to develop a fleet maintenance yard on these parcels.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 2

86-812 Industrial Way, Coachella CA 92236
APN: 763-131-021



This is the 2nd of three (3) contiguous vacant parcels (Property Nos. 1, 2 and 3) that were subdivided by the Coachella Redevelopment Agency (RDA) as part of Parcel Map No. 25095, which recorded on August 13, 1990 for governmental relocation sites. The parcels are zoned MH (Heavy Manufacturing) and are located on the north side of Industrial Way east of Enterprise Way. The RDA plan included relocating existing industrial uses in Downtown Coachella to remove blight and health and safety issues in the Downtown area as well as locate a transit-oriented development (TOD) on the parcels. The local transit authority, SunLine Transit Agency, has plans to develop a fleet maintenance yard on these parcels.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 3

86-770 Industrial Way, Coachella CA 92236
APN: 763-131-022

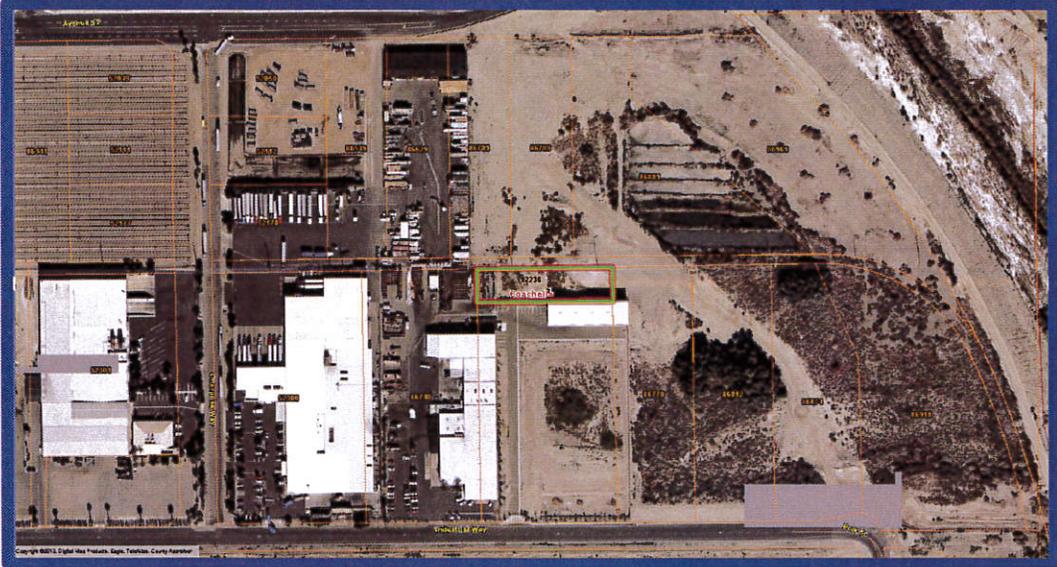


This is the 3rd of three (3) contiguous vacant parcels (Property Nos. 1, 2 and 3) that were subdivided by the Coachella Redevelopment Agency (RDA) as part of Parcel Map No. 25095, which recorded on August 13, 1990 for governmental relocation sites. The parcels are zoned MH (Heavy Manufacturing) and are located on the north side of Industrial Way east of Enterprise Way. The RDA plan included relocating existing industrial uses in Downtown Coachella to remove blight and health and safety issues in the Downtown area as well as locate a transit-oriented development (TOD) on the parcels. The local transit authority, SunLine Transit Agency, has plans to develop a fleet maintenance yard on these parcels.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 4

No Site Address, Coachella CA 92236
APN: 763-131-052



This parcel is zoned MH (Heavy Manufacturing) and has no access (landlocked) to streets or utilities.

The permissible use for this parcel is Sale of Property. This is proposed to be a sale at market value. Agency proceeds from the asset being sold shall be distributed as property tax to the taxing entities.

PROPERTY 5

86-889 Industrial Way, Coachella CA 92236
APN: 763-131-017



This 3.58 acre parcel is zoned MH (Heavy Manufacturing) with access from an undeveloped Avenue 52 right-of-way. This parcel was subdivided by the Coachella Redevelopment Agency (RDA) as part of Parcel Map No. 25095, which recorded on August 13, 1990 for governmental relocation sites. The property is improved and used by the City as part of the City sewage system or “agricultural wash water” percolation ponds. The City maintains a water drain line along the south side of Avenue 52 and along the east side of the railroad, north of Avenue 52 which generally serves the local agricultural businesses who tie into the City Sewer system of holding ponds. The City will continue to use these percolation ponds as part of the sewage system and the City’s waste water treatment plan to meet State standards.

The permissible use for this parcel is Sale of Property. This is proposed to be a sale at market value. Agency proceeds from the asset being sold shall be distributed as property tax to the taxing entities.

PROPERTY 6

86-789 Avenue 52, Coachella CA 92236
APN: 763-131-016



This is the 1st of two (2) vacant parcels (Property Nos. 6 and 7) that were subdivided by the Coachella Redevelopment Agency (RDA) as part of Parcel Map No. 25095, which recorded on August 13, 1990 for governmental relocation sites. The parcels are zoned MH (Heavy Manufacturing) and are located on an Avenue 52 right-of-way. The City has plans to develop the City's corporate yard facility on these lots and plans to build a city park and trailhead facility for the Coachella Valley Link with the Regional Trail which runs along the adjoining Whitewater Channel.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 7

86-709 Avenue 52, Coachella CA 92236
APN: 763-131-015



This is the 2nd of two (2) vacant parcels (Property Nos. 6 and 7) that were subdivided by the Coachella Redevelopment Agency (RDA) as part of Parcel Map No. 25095, which recorded on August 13, 1990 for governmental relocation sites. The parcels are zoned MH (Heavy Manufacturing) and are located on an Avenue 52 right-of-way. The City has plans to develop the City's corporate yard facility on these parcels and plans to build a city park and trailhead facility for the Coachella Valley Link with the Regional Trail which runs along the adjoining Whitewater Channel.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 8

No Site Address, Coachella CA 92236
APN: 763-131-001



This parcel is improved as a sewer lift station by the Coachella Sanitary District as support infrastructure for the “agricultural wash water” percolation ponds site (Lot No. 5). The zoning is MH (Heavy Manufacturing) and the parcel is located on the south side of the Avenue 52.

The permissible use for this parcel is Sale of Property. This is proposed to be a sale at market value. Agency proceeds from the asset being sold shall be distributed as property tax to the taxing entities.

PROPERTY 9

86-351 Avenue 52, Coachella CA 92236
APN: 763-131-002



This parcel is the electrical substation for the Imperial Irrigation District. The parcel is under a land lease. The substation is undergoing expansion with two new circuits to provide for the electrical service demands of agricultural industry in the vicinity. This site supports the economic development expansion in Coachella. A copy of the land lease agreement has been provided to State D.O.F. staff.

The permissible use for this parcel is retention for Governmental Use. The Successor Agency would transfer title to the City and retain the existing use and it should be dedicated to the Imperial Irrigation District for governmental purposes.



PROPERTY 10

86-918 Avenue 52, Coachella CA 92236
APN: 763-131-019



This undeveloped parcel was subdivided by the Coachella Redevelopment Agency (RDA) as part of Parcel Map No. 25095, which recorded on August 13, 1990 for governmental relocation sites. The parcel is zoned MH (Heavy Manufacturing).

The permissible use for this parcel is Sale of Property. This is proposed to be a sale at market value. Agency proceeds from the asset being sold shall be distributed as property tax to the taxing entities.

PROPERTY 11

86-969 Avenue 52, Coachella CA 92236
APN: 763-131-018



This lot was originally subdivided by the Coachella Redevelopment Agency (RDA) as part of Parcel Map No. 25095, which recorded on August 13, 1990 for governmental relocation sites. The parcel is zoned MH (Heavy Manufacturing) located between the Agricultural Ponds and abuts the Whitewater Channel on the east side. The site was historically used as a local dump site, for solid wastes. Given its strategic location it can be used as part of the City's sewage system and holding ponds as well as a trail head for the Coachella Valley Link Project, a funded Regional Trail and Electrical Vehicle roadway that will run along the Whitewater Channel.

The permissible use for this parcel is Sale of Property. This is proposed to be a sale at market value. Agency proceeds from the asset being sold shall be distributed as property tax to the taxing entities.

PROPERTY 12

1609 4th Street, Coachella CA 92236
APN: 778-042-009



This is the 1st of two (2) vacant parcels (Property Nos. 12 and 13) located in the Civic Center area, at the northeast corner of 4th and Vine Streets across from Veterans Park. The City has identified the parcels as overflow parking to serve and support Veterans Park. The zoning for these parcels is R-S (Single Family Residential), however, the General Plan would support park-related uses and medium-high density residential uses. There is a California Housing and Community Development Parks Grant for a park and an amphitheater and these parcels would be developed as part of that project.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 13

1609 4th Street, Coachella CA 92236
APN: 778-042-010



This is the 2nd of two (2) vacant parcels (Property Nos. 12 and 13) located in the Civic Center area, at the northeast corner of 4th and Vine Streets across from Veterans Park. The City has identified the parcels as overflow parking to serve and support Veterans Park. The zoning for these parcels is R-S (Single Family Residential), however, the General Plan would support park-related uses and medium-high density residential uses. There is a California Housing and Community Development Parks Grant for a park and an amphitheater and these parcels would be developed as part of that project.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.



PROPERTY 14

1308 6th Street, Coachella CA 92236
APN: 778-093-005



This is the 1st of two (2) contiguous vacant parcels (Property Nos. 14 and 15) that are located on 6th Street. The zoning is C-G (General Commercial) and the General Plan supports “Commercial and High Density Residential Mixed Use”.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 15

6th Street, Coachella CA 92236
APN: 778-110-001



This is the 2nd of two (2) contiguous vacant parcels (Property Nos. 14 and 15) that are located on 6th Street. The zoning is C-G (General Commercial) and the General Plan supports “Commercial and High Density Residential Mixed Use”.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 16

Frederick South of Avenue 51, Coachella CA
92236
APN: 768-210-002



This is the 1st of two (2) parcels (Property Nos. 16 and 17) that are contiguous to each other and are part of a developed park site, located on the east side of Frederick Street, south of Avenue 51. Both of these parcels were previously deeded to the City of Coachella as part of a City Park expansion project. They are developed with soccer fields and off-street parking that serves the park.

The permissible use for these parcels is the retention and continued use of the parcels for Governmental Use as part of the City's Park and Recreation facilities. The Successor Agency will transfer title to the City as part of the City's Park and Recreation facilities.

PROPERTY 17

Frederick South of Avenue 51, Coachella CA 92236
APN: 768-210-005

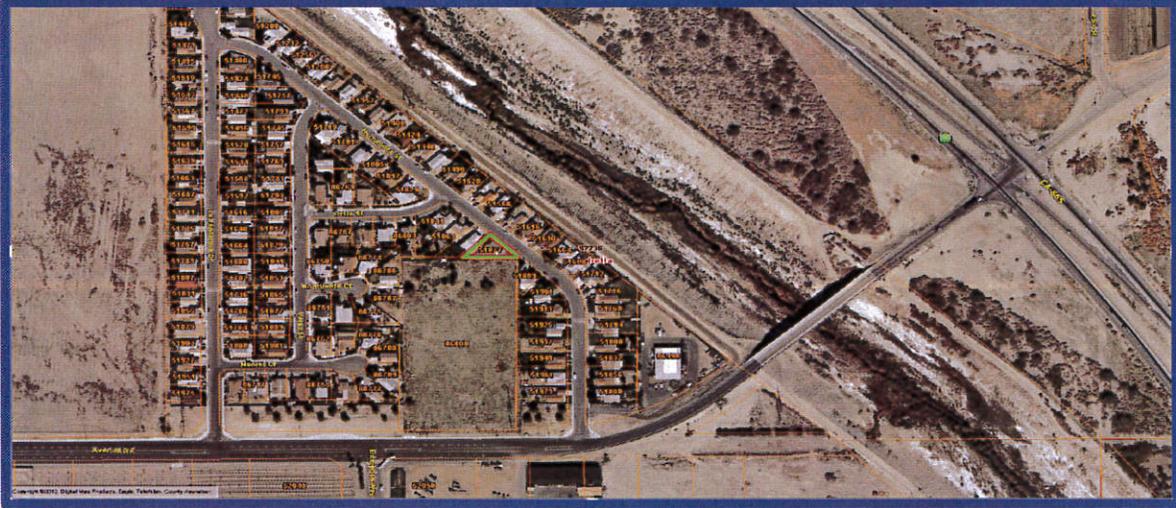


This is the 2nd of two (2) parcels (Property Nos. 16 and 17) that are contiguous to each other and are part of a developed park site, located on the east side of Frederick Street, south of Avenue 51. Both of these parcels were previously deeded to the City of Coachella as part of a City Park expansion project. They are developed with soccer fields and off-street parking that serves the park.

The permissible use for these parcels is the retention and continued use of the parcels for Governmental Use as part of the City's Park and Recreation facilities. The Successor Agency will transfer title to the City as part of the City's Park and Recreation facilities.

PROPERTY 18

51-877 Hernandez Street, Coachella CA 92236
APN: 763-412-030



This parcel is a triangular shaped lot that is 6,534 square feet in size and is zoned R-O (Single Family Residential - Affordable Housing Overlay). It is located in a residential neighborhood and could accommodate a new residence along Hernandez Street. However, the lot was previously identified as having potential for secondary access to a large vacant lot to the south that fronts on Avenue 52 which is designated for high-density residential uses.

The permissible use for this parcel is Sale of Property. This is proposed to be a sale at market value. Agency proceeds from the asset being sold shall be distributed as property tax to the taxing entities.

PROPERTY 19

1130 4th Street, Coachella CA 92236
APN: 778-080-005



This is the 1st of two (2) vacant parcels (Property Nos. 19 and 20) that are located on Harrison Street between 4th and 6th Streets. Both parcels were part of the former RDA's land assemblage for a future park and they are currently in escrow to be sold for the development of a regional Department of Social Services office for a Riverside County project.

Although the parcels are under contract, the Department of Finance did not approve the sale by a letter dated November 30, 2012.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 20

No Site Address, Coachella CA 92236
APN: 778-071-005



This is the 2nd of two (2) vacant parcels (Property Nos. 19 and 20) that are located on Harrison Street between 4th and 6th Streets. Both parcels were part of the former RDA's land assemblage for a future park and they are currently in escrow to be sold for the development of a regional Department of Social Services office for a Riverside County project.

Although the parcels are under contract, the Department of Finance did not approve the sale by a letter dated November 30, 2012.

The permissible use for these parcels is Sale of Property. These are proposed to be sales at market value. Agency proceeds from the assets being sold shall be distributed as property tax to the taxing entities.

PROPERTY 21

Douma and Damascus, Coachella CA 92236
APN: 768-222-004



This vacant parcel is located at the southeast corner of Damascus Avenue and Douma Street, adjacent to the City’s Bagdouma Park. The zoning is R-S (Single Family Residential). The site is identified as parking for the public park.

The permissible use for this parcel is Sale of Property. This is proposed to be a sale at market value. Agency proceeds from the asset being sold shall be distributed as property tax to the taxing entities.

PROPERTY 22

1561 7th Street, Coachella CA 92236
APN: 778-103-011



This parcel is developed with a parking lot that serves the Civic Center (City Hall, City Library, and Senior Center). It is a government purpose lot because it serves existing City buildings. The zoning is C-G (General Commercial).

The permissible use for this parcel is the retention and continued use of the parcel for Governmental Use as part of the City’s Downtown Parking Facilities and Plan. Due to the recently enacted HSC Section 34181 (a) amendment that includes “parking facilities and lots dedicated solely to public parking,” this parcel qualifies as an asset that the Successor Agency transfer to the City without needing to go through the Long-Range Property Management Plan.

PROPERTY 23

85-350 Bagdad Avenue, Coachella CA 92236
APN: 778-120-003



This lot is developed with a “Boys and Girls Club” and should be deeded to the organization. The zoning is R-M (Residential Multiple Family). Public recreation is allowed in all zones through a Conditional Use Permit.

The permissible use for this parcel is the retention and continued use of the parcel for Governmental Use.

PROPERTY 24

811 Palm Avenue, Coachella CA 92236
APN: 778-091-001



This vacant parcel is a substandard lot adjacent to the Fire Station loading area on the south side of 4th Street. It was originally acquired to use as temporary parking for the Fire Station and its only viable use is for expansion of the Fire Station. The zoning is R-M (Residential Multiple Family).

The permissible use for this parcel is Sale of Property. This is proposed to be a sale at market value. Agency proceeds from the asset being sold shall be distributed as property tax to the taxing entities.