

RESOLUTION NO. OSB-15

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER COTATI COMMUNITY REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN AND AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO MAKE EDITS AS REQUIRED BY THE DEPARTMENT OF FINANCE IN ACCORDANCE WITH THE AGENCY'S PRIORITIES

WHEREAS, on January 31, 2012, State law dissolved Redevelopment Agencies; and

WHEREAS, new Successor Agencies were authorized to continue the obligations of the former Agencies and to appropriately dispose of former Agency assets; and

WHEREAS, dissolution law requires the preparation of a Long Range Property Management Plan (Plan) to detail the real property assets of former agencies and to articulate a detailed Plan for the disposition of those assets; and

WHEREAS, ROPS 15-16 B obligated funds to prepare such a Plan for the assets of the former Cotati Community Redevelopment Agency; and

WHEREAS, such a Plan has been developed in accordance with State dissolution law requirements; and

WHEREAS, the action of adopting the Plan does not constitute a project as defined by California Environmental Quality Act Guidelines Section 15378; therefore, no further environmental review is required; and

NOW THEREFORE BE IT RESOLVED THAT the Oversight Board to the Successor Agency of the former Cotati Community Redevelopment Agency approves the Plan for forwarding to the State Department of Finance for review and approval; and

BE IT FURTHER RESOLVED THAT the Oversight Board authorizes the Successor Agency Executive Director to make edits to the Plan as required by the Department of Finance in accordance with the priorities detailed in the Plan, staff report and meeting proceedings.

IT IS HEREBY CERTIFIED that the foregoing resolution was duly adopted at a regular joint meeting of the City Council of the City of Cotati and the Successor Agency to the Former Cotati Community Redevelopment Agency held on the 9th day of December, 2015 by the following vote, to wit:

RESULT: ADOPTED [4 TO 0]

MOVER: David Rabbitt, Member (Board of Supervisors/County Rep.)

SECONDER: James Cerreta, Member (County Superintendent of Schools)

AYES: James Cerreta, Susan Harvey, Lisa Moore, David Rabbitt

ABSTAIN: Vicki Parker

ABSENT: Keenan Foster, Kate Jolley

Approved: _____

Mayor/Chair

Attest: _____

Tami Taylor, City Clerk

Approved as to form: _____

City Attorney

FA FRASER & ASSOCIATES

Redevelopment and Financial Consulting

225 Holmfirth Court
Roseville CA 95661

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Long Range Property Management Plan

Successor Agency to the Cotati Community Redevelopment Agency

Cotati Redevelopment Project Area

December 2015

I. BACKGROUND

Pursuant to Health and Safety Code sections 34177(e) and 34181(a) a successor agency is required to dispose of all assets and properties of a former redevelopment agency that were purchased with tax increment revenues. This document addresses Section 34191.4(a) and 34191.5 (a) of Assembly Bill 1484 (AB 1484) and Section 34181 (a) (1 and 2) of Senate Bill 107 and related requirements for preparation of a Long Range Property Management Plan (“Plan”) related to the real property assets of the former Redevelopment Agency of the City of Cotati (“Former Agency”), which have been transferred to the Successor Agency to the Cotati Community Redevelopment Agency (“Agency” or “Successor Agency”). The Plan identifies existing Agency real property assets (e.g. land, buildings, etc.) and sets forth a strategy for the appropriate retention and disposition of such assets in accordance with the provisions of AB 1484 and SB 107, including recommended actions to be undertaken by the Oversight Board to position the subject assets for disposition in a logical and systematic manner so as to enhance the disposition value of the subject assets.

II. SUMMARY OF PROPOSED REAL PROPERTY ASSET RETENTION AND DISPOSITION ACTIONS

This Long Range Property Management Plan (Plan) sets forth a proposed strategy and plan for retention and disposition of certain identified Agency-owned real property assets within the City of Cotati, California and identified in Table 1 below.

A. Transfer of Real Property for Government Use

The proposed disposition plan objective for fifteen of the properties listed in Table 1 below is to transfer those to the City of Cotati for continued Government Use. Such a transfer is consistent with the current use of the properties and will continue to serve the facility needs of the City and further upgrade the quality of services provided by the City. Such a transfer is also consistent with Section 34181(a) of AB 1484 as amended by SB 107. These properties were constructed for use as parks and park facilities, police or fire stations, and administrative buildings and shall be transferred by the Successor Agency to the City, which will retain the property and assets for ongoing governmental use. These are identified as properties 1-14 and 16 in Table 1 below.

TABLE 1

B. Disposition (Sale) and Private Development

This Plan proposes that property 15 be positioned for disposition (sale) for private development pursuant to Section 34191.5(c) (2) and (2) (b) of AB 1484. This property is one of five parcels that resulted from re-mapping of a parcel acquired for the purposes of blight removal, accommodation of commuter and spillover parking needs and facilitation of infrastructure and services related to the light rail system currently under construction and associated intermodal transit facility. The remaining parcel will be disposed of through traditional marketing practices. It will be sold at fair market value and proceeds will be distributed as property tax to the local taxing agencies.

III. DESCRIPTION REAL PROPERTY ASSETS

Health & Safety Code sections 34177(e) and 34181(a) require that the Successor Agency designate each of the Former Agency-owned real property assets by one of the following categories: 1) Retention for government use; 2) Sale of the property; 3) Retention for future use; 4) Use of Property to fulfill an enforceable obligation. Included as Attachment A is a property data table describing the real property assets held by the Successor Agency. Attachment B consists of parcel maps of the Properties. Attachment A includes the following information, which is further described in this section.

1. Date of purchase, value of property (estimated) at time of purchase;
2. Purpose of the property acquisition;
3. Parcel data including address, size, zoning, General Plan designation;
4. Estimate of the current value or appraised value;
5. Estimate of revenue generated from use of property and contractual requirements (e.g. lease, etc.);
6. Any history of environmental contamination and / or remediation;
7. Development potential / planning objectives; and
8. Any previous development proposals, rental or lease agreements, other contracts.

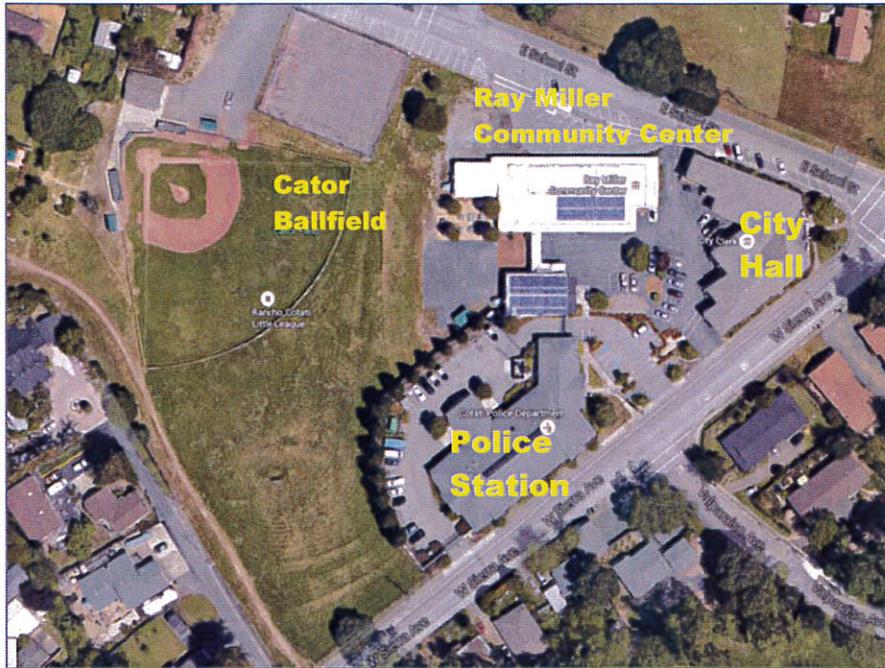
Property Proposed for Government Use			
Prop No.	APN	Address	Existing Use / Proposed Use
1	144-250-010-000	320 E. School Street	Currently Improved as a public park with sports fields (Fig. 1)
2	144-250-013-000	351 W. Sierra Ave.	Currently Improved as a public park with sports fields (Fig. 1)
3	144-250-017-000	203 W. Sierra Avenue	Currently Constructed Police Station (Fig. 1)
4		216 E. School Road	Currently Constructed Community Center (Fig. 1)
5	144-180-054-000	8734 Gravenstein Way Between 8733 and 8904 Gravenstein Way	Currently Improved as a public park and open space next to creek. (Fig.2)
6	144-180-055-000		Currently Improved as a public park (Fig.2)
7	144-264-001-000	8220 La Plaza	Currently Improved as a public park (Fig.3)
8	144-265-001-000	8110 La Plaza	Currently Improved as a public park (Fig.3)
9	144-275-001-000	86 La Plaza	Currently Constructed Community Center (Fig.3)
10	144-276-001-001	8138 La Plaza / 1 E. Cotati	Currently Constructed Fire Station (Fig. 3)
11	144-277-001-000	8167 La Plaza	Currently Improved as a public park (Fig.#3)
12	144-272-007-000	80 George Street	Unimproved Vacant / Proposed Surface Parking to serve park and downtown business district.(Fig.3)
13	144-320-025-000	970 E. Cotati Ave	Currently Constructed as a Train Station (Fig.4)
14	144-320-029-000	Widened ROW in front of 970 E. Cotati Avenue	Remnant Parcel -Bus Turnout (Fig.4)
16	144-320-028-000	Vacant Parcel immediately southeast of park and ride south of 970 E. Cotati Avenue	Vacant remnant parcel adjacent to intermodal train station and County Park and Ride / Future road and parking. (Fig.4)
Property Proposed for Disposition			
Prop No.	APN	Address	Existing Use / Proposed Use
15	144-320-026-000	950 E. Cotati Ave	Vacant parcel adjacent to intermodal train station/ Future Development (Fig.4)

Property Numbers 1 -- 4

- Site #1 320 E. School Street – Civic Center Park / Cator Ball Fields**
APN # 144-250-010-000 / 94,089 S.F.
- Site #2 351 W. Sierra Ave. – Civic Center Park/Ball Fields**
APN# 144-250-013-000 / 69,260 S.F.
- Site #3 203 W. Sierra Ave – Cotati Police Station**
APN# 144-250-017-000 / 120,226 S.F.
- Site #4 216 E. School Street – Ray Miller Community Center / Cotati Room**
APN# 144-250-017-000 / 120,226 S.F.

These properties are all located adjacent to Cotati City Hall (Figure 1) and the properties are currently operated and maintained by the City of Cotati. Cotati City Hall was originally the Cotati School, built in 1921. When the school moved next door in 1971, the former school building became City Hall and the Cotati Police Department. The school ultimately moved again and the property was acquired by the former Agency in 1996. The Cotati School became the Ray Miller Community Center and in 2003, a new police facility was built next door to City Hall on property identified as Site #3 and Site #4. The new Police facility provided much needed holding and evidence facilities when it opened in October 2003. The land adjacent to the Police Station was vacant property that was acquired at the same time and developed into Civic Center Park. The park consists of open space configured into a baseball field (Cator Field), basketball courts, barbeque and picnic tables, and parking. The facilities are open to the public and the ballfields are used by the Rancho Cotati Little League. The Community Center consists of several classrooms and a multi-purpose room which serve as the basis for the City's recreation activities, including a teen center and a computer lab for seniors. The classrooms are used by a number of non-profit organizations including Alcoholics and Narcotics Anonymous and can be rented for events. It is currently estimated that expenses and property maintenance exceed the annual revenue generated. The proposed disposition plan objective for these properties is to transfer the ownership to the City of Cotati for continued government use, consistent with the properties' current use.

Figure 1



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Property Numbers 5 and 6

Site #5 8734 Gravenstein Way – Public Park –Open Space

APN #144-180-054-000 / 15,245 S.F.

Site #6 8734 Gravenstein Way – Public Park –Open Space

APN #144-180-055-000 / 42,072 S.F.

These properties were acquired in 2001 as part of a larger project relating to the adjacent creek and the construction of a neighboring housing project. The remaining parcels next to the creek were not large enough for additional housing units so were developed as park and open space uses. They provide needed open space for the surrounding neighborhoods which have relatively small private yards. They are maintained by the City. Falletti Park (Figure 2) contains a small playground, barbeque area and picnic tables and walking path. The proposed disposition plan objective for these properties is to transfer the ownership to the City of Cotati for continued Government Use and is consistent with the current use of the properties.

Figure 2



Property Numbers 7 -- 12

- Site #7 8220 La Plaza – Public Park/Open Space**
APN #144-264-001-000 / 6,534 S.F.
- Site #8 8110 La Plaza – Public Park/Open Space**
APN #144-265-001-000 / 7,405 S.F.
- Site #9 86 La Plaza – Public Park/Open Space**
APN #144-275-001-000 / 17,860 S.F.
- Site #10 8139 La Plaza / 1 E. Cotati – Regional Fire Station**
APN #144-276-001-000 / 15,246 S.F.
- Site #11 8167 La Plaza – Public Park/Open Space**
APN #144-277-001-000 / 6,534 S.F.
- Site #12 80 George Street – Future Public Parking**
APN #144-272-007-000 / 14,810 S.F.

Sites 7 through 11 constitute the City’s historic landmarked hexagonal square. What is now the City of Cotati was originally laid out as a town site by Dr. Thomas Page in 1897. Page was the fourth owner of the 17,000 acre Rancho Cotate land grant, purchasing it in 1849. Page hired Newton Smyth to lay out a new town on Rancho lands in order to sell lots to settlers. Smyth designed the town site around a six-sided hexagonal square. The outer ring streets are named for each of Page’s six sons -- William, George, Arthur, Charles, Henry and Olof and cross streets radiate from the center akin to spokes of a wheel. At the center of the square is La Plaza Park. Cotati’s unique hexagonal town square is one of only two in the United States and was granted California Historical Landmark No. 879 in March 1975. The Plaza is also eligible for federal historic designation. The landmark plaque is located in the southeast plaza section adjacent to Old Redwood Highway, next to the memorial rose garden and flag pole.

Sites 7 through 11 are the four quadrants of the hexagonal town square and are, therefore, an integral part of the City’s history and identity. (See Figure 3.) The properties host a variety of community events throughout the year and contain numerous monuments and markers important to the City’s traditions and history. The town’s name is taken from a fictional chief of the local band of Coast Miwok. A statue of “Chief Kotate” (Figure 3)

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was designed and sculpted in 1980 by the late artist Vito Paulekas. It sits in the southwest section of La Plaza Park adjacent to West Sierra Avenue. The statue was officially dedicated by the Cotati City Council in 1990. In 1991, the City Council voted to adopt the La Plaza Specific Plan which kicked-off a series of enhancements to the City's downtown including new bus shelters, sidewalks and seating benches. During this period, La Plaza Park was remodeled extensively with a new bandstand and a new playground structure. Then, in 2009, the City adopted the Downtown Specific Plan to further refine the downtown vision and identify needed updates of land use regulations, financing and implementation tools. The Downtown Specific Plan established regulations to assist in the creation of a vibrant downtown commercial core to provide both community members and visitors with goods, services and entertainment. Much denser development of housing and retail uses is envisioned in the Plan, with three-story mixed use buildings being the predominant form. With the increased intensity of new development, minimal area will be available for visitor parking. Site 12 was acquired and was intended to provide needed parking for the downtown business district. This site will allow for public parking close to activity areas without changing the vision or traffic flow of the six-sided Plaza site. The vision of the adopted Downtown Specific Plan is a reunified La Plaza Park/town plaza with vehicle traffic circulating around the center of the "hub" on La Plaza Avenue. (See Figure 4.) Site 9 includes a small community building currently leased to the local Lions Club for \$1 per year and the adjacent Site 10 is the Rancho Adobe Fire Protection District station. Site 9 was originally leased to the Lion's Club in 1969, stipulated to be used only for youth and senior activities. The original lease term was one year with year to year extensions unless terminated. Either party may terminate the lease with 180 days' notice. The facilities consist of a small building with three minimalist meeting/activity rooms and associated parking. The building is in disrepair, with a need for significant upgrades. Should the lease terminate, the property would not be leased to another party due to the vision of a reunified open space detailed in the adopted Downtown Specific Plan. Site 11 is the memorial rose garden and surrounding open space.

The proposed disposition plan objective for these properties is to transfer the ownership to the City of Cotati for continued government use, consistent with their current and proposed uses. Sites 7 through 11 have continually been held in public ownership

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since the original plat which formed the town site. The sites have no development potential due to their Park and Open Space zoning within the Downtown Specific Plan and the restrictions of the historic landmark status.

Figure 3

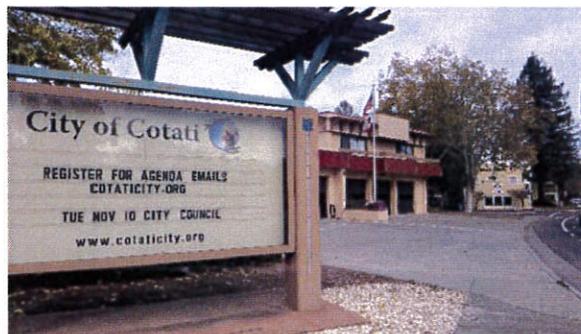
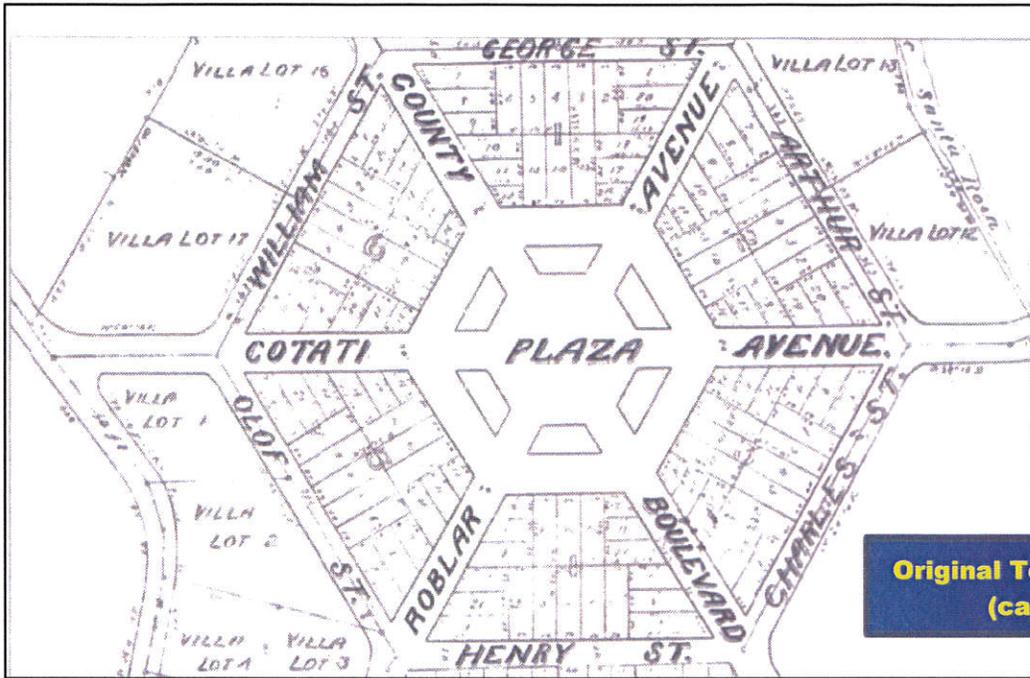
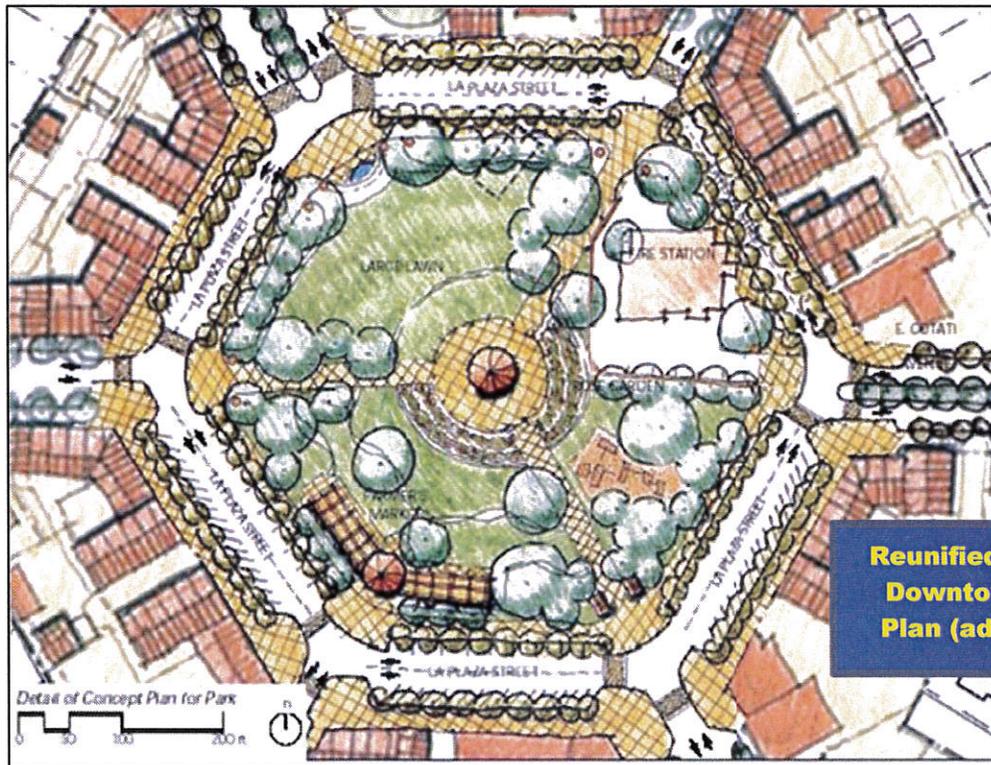


Figure 4



**Original Town Site Plat
(ca 1897)**



**Reunified Town Plaza
Downtown Specific
Plan (adopted 2009)**

Property Numbers 13 – 16

Site #13 970 E. Cotati Avenue – Train Station

APN # 144-320-025-000 / 12,632 S.F.

Site #14 No Address – Remnant Parcel/Bus Turnout

APN# 144-320-029-000 / 3,049 S.F.

Site #15 950 E. Cotati Avenue – Vacant Parcel / Future Development

APN# 144-320-026-000 / 18,295 S.F.

**Site #16 No Address - Vacant Remnant Parcel / Road Connection & Public
Parking, APN# 144-320-028-000 / 27,443 S.F. (gross)**

The properties were acquired to assist in implementation as part of the Intermodal Transit Center anchored by Sonoma Marin Area Rail Transit or SMART. The City and the Former Agency partnered with Sonoma County Transit, and SMART) to build a station next to the service tracks, a Park & Ride facility and associated bus and train infrastructure. The facilities serve City residents and visitors, along with students, faculty and staff of Sonoma State University. The Cotati station is one of several stops on the Sonoma County portion of the SMART service area. The properties were purchased in 2001 and housed an abandoned warehouse that was demolished to make way for the construction of a new depot, parking and retail space. The train depot opened April 7, 2015. Sonoma County Transit purchased part of the original development site to construct a Park and Ride facility which is also complete. The original parcels that were purchased were re-mapped to facilitate the intermodal plans and a new map approved (see Attachment B page 5). The proposed disposition for Site 13 (the train station) and Site 14 (the remnant parcel developed as a bus turnout in front of the train station) is to transfer the ownership to the City of Cotati for continued government use.

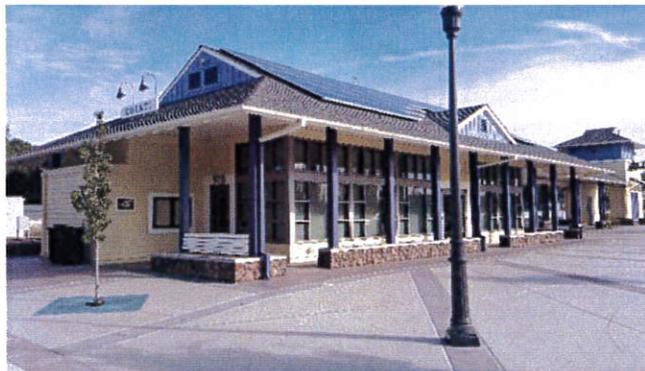
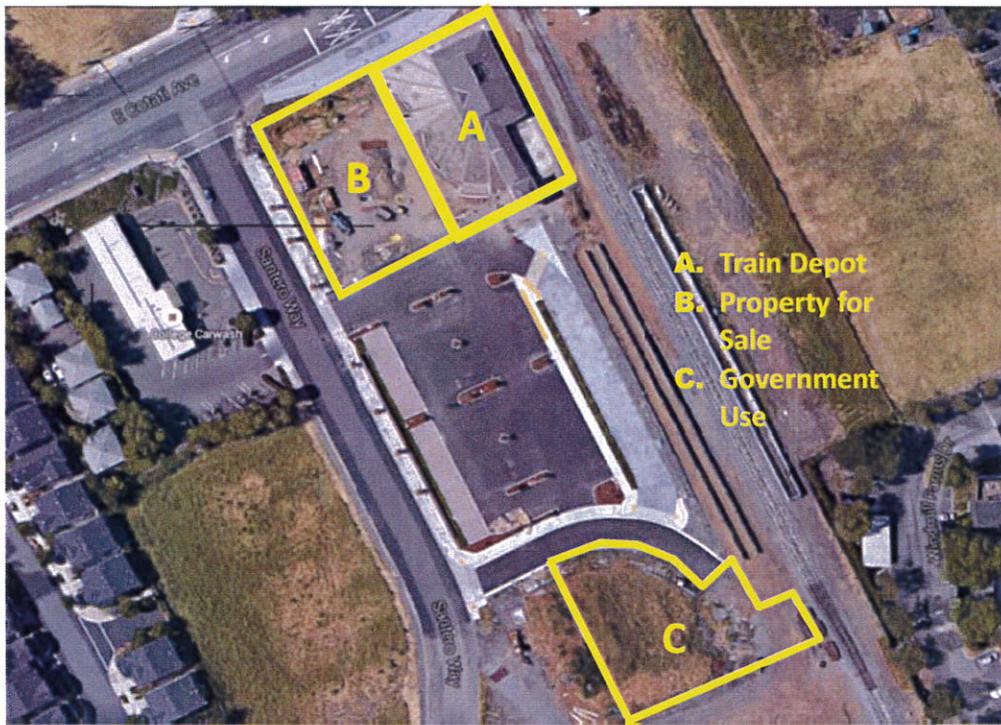
Site 16 was originally intended to be a development site, however, construction of the intermodal facilities and partial implementation of the Santero Way Specific Plan which governs zoning and development of the privately owned, adjacent parcels to the west and south, have resulted in the property being unusable for development. The parcel was mapped as 27,443 square feet, but emergency vehicle access (fire) requirements for an access road secondary to Santero Way, have resulted in the need for a 34-foot wide

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roadway across the parcel. This emergency access road results in a loss of approximately 7,295 square feet and bifurcation of the property. The resulting developable area of the property is approximately 12,540 square feet and unusable for future development. (See Figure 5.) In addition, parking standards of the governing Santero Way Specific Plan were greatly reduced over a typical residential neighborhood standard in order to fulfil the Plan's vision for transit oriented development. Unfortunately, a parking and emergency access problem on Santero Way has resulted from the neighborhood to the south which was built in 2005/6. The City intends to remedy these conditions by constructing additional parking adjacent to the future secondary access roadway which, unlike the transit district's park and ride facility, will be available for neighborhood parking.

The remaining property, Site 15, will be positioned for future development as commercial or mixed-use residential/commercial development associated with future commuter rail travel consistent with the Santero Way Specific Plan. The specific plan area designated as a Priority Development Area (PDA) in the Sustainable Communities Strategy adopted by the Association of Bay Area Governments. The Successor Agency will market the site for disposition and development consistent with the Plan's goals.

Figure 5



IV. RETENTION AND DISPOSITION STRATEGY AND PLAN

A. Categories of Property and Asset Disposition

1. Retention of Real Property Asset for Government (Public) Use

The plan proposes that Properties Sites 1-14 and 16 (identified in Table 1 above) be transferred to the City of Cotati. The sites were acquired by the Former Agency, and have been continually dedicated to government uses.

2. Disposition (Sale) of Real Property

The Plan proposes that Property 15 be positioned for future disposition by the Successor Agency and Oversight Board. The LRPMP disposition plan objective is to market the property and ensure that future development takes place based on adopted City Plans and regulations.

B. Estimated Value and Disposition of Proceeds for Identified Real Property Assets

1. Estimated Value of Property and Distribution of Proceeds

The Agency has estimated a range of potential market value of the subject Property based on a preliminary review of real estate market conditions in the City. The estimated range of value (low and high) is based on preliminary information obtained from discussions with commercial real estate brokers with a working knowledge of the City and Sonoma County real estate market. The value estimate is only intended to provide an “order-of-magnitude” estimate of potential value and is not intended to present appraised market value or broker’s opinion of market value. Based on this, each of the Property’s market value is estimated to be in the range of \$11.75 to \$19.63 per square foot, with the high range for properties with no development impediments. Table 2 summarizes the range of values for the Property. The Agency will negotiate the best price that is obtainable and consistent with its adopted Plans. The proceeds generated from the disposition will be distributed to Sonoma County for allocation to the applicable taxing entities in accordance with the provisions of AB 1484.

Table 2 – Estimated Market Value of Remaining Real Property Assets

Property No	Address	APN No.	Property Size SF	Estimated Range of Value	
Proposed Property for Disposition				\$11.75/S.F.	\$19.63/S.F
15	950 E. Cotati Ave	144-320-026	18,295	\$214,966	\$359,130

C. Approach and Process for Disposition of Real Property Assets

Property No. 15 is planned to be offered for sale through a Request for Proposals and Offer (RFPO) process. The Successor Agency and Oversight Board will prepare and implement a RFPO process for selection of a private developer to acquire and develop the Property consistent with the adopted regulations of the City. The intent of the RFPO process would be to select the most qualified business and development partner related to disposition and development of the Property and respective business offers which provide the highest and most certain economic value and return from the disposition. Subsequent to selection of a private developer the Agency will work cooperatively with the private developer to negotiate the terms and conditions for disposition. These provisions would be negotiated during an exclusive negotiation period, and would be embodied in a purchase and sale agreement between the Successor Agency and the selected private developer.

1. Marketing and Outreach

The goal of a proposed marketing effort is to attract high-quality development which will add to the existing neighborhood quality and increase surrounding property values. Written marketing information for the preliminary outreach effort would include a description of the Property and the City, general land use provisions, and information available from applicable studies.

The primary focus of the marketing efforts should be to attract local and regional real estate development companies that have qualifications, experience and successful track records in development and operation of high-quality commercial / mixed use development. The Agency contact local developers or local property owners who may have an interest in developing the Property. A preliminary outreach effort related to marketing of the site will include: 1) meeting with various real estate trade and business

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organizations; 2) distributing the subject RFPO to identified real estate development; companies, architects, engineers, other consultants; 3) posting the RFPO on the City web page; and 3) placing advertisements related to the RFPO in the appropriate local and / or regional newspapers.

In accordance with SB 107, it is anticipated that compensation agreements will be a condition of Oversight Board approval of this Long Range Property Management Plan. If agreements are required, they will be developed and executed prior to the transfer of Property #15 for future development.

Attachment A

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)		
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds
Properties Proposed for Transfer for Government Use					
1	320 E. School Street	144-250-010-000	Park/Open Space	Governmental Use	N/A
2	351 W. Sierra Ave.	144-250-013-000	Park/Open Space	Governmental Use	N/A
3	203 W. Sierra Avenue	144-250-017-000	Police/Fire Station	Governmental Use	N/A
4	216 E. School Road		Public Building	Governmental Use	N/A
5	8734 Gravenstein Way (between 8904 and 8733 Gravenstein Way)	144-180-054-000	Park/Open Space	Governmental Use	N/A
6		144-180-055-000	Park/Open Space	Governmental Use	N/A
7	8220 La Plaza	144-264-001-000	Park/Open Space	Governmental Use	N/A
8	8110 La Plaza	144-265-001-000	Park/Open Space	Governmental Use	N/A
9	86 La Plaza	144-275-001-000	Park/Open Space	Governmental Use	N/A
10	8139 La Plaza/ 1 E. Cotati	144-276-001-000	Police/Fire Station	Governmental Use	N/A
11	8167 La Plaza	144-277-001-000	Park/Open Space	Governmental Use	N/A
12	80 George Street	144-272-007-000	Parking Lot/Structure	Governmental Use	N/A
13	970 E. Cotati Ave	144-320-025-000	Public Building	Governmental Use	N/A
14	Widened ROW in front of 970 E. Cotati Avenue	144-320-029-000	Roadway/Walkway	Governmental Use	N/A
16	Vacant parcel immediately southeast of current park & ride lot at southeast corner of E. Cotati Avenue & Santero Way	144-320-028-000	Parking Lot/Structure	Governmental Use	N/A
Property Proposed for Deposition					
15	950 E. Cotati Ave	144-320-028-000	Mixed-Use	Sale of Property	Distribute to Taxing Entities

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPE

Property Va

No.	Address or Description	APN	HSC 34191.5 (c)(1)(A)			Date of Estimated Current Value	Estimated Current Value Basis	SALE OF PROPERTY (If applicable)		Property Value
			Acquisition Date	Value at Time of Acquisition	Estimated Current Value			Proposed Sale Value	Proposed Sale Date	
Properties Proposed for Transfer for Government Use										
1	320 E. School Street	144-250-010-000	04/04/1996	37129	0	Dec 2015	Agency Estimate	N/A	N/A	
2	351 W. Sierra Ave.	144-250-013-000	04/04/1996	27138	0	Dec 2015	Agency Estimate	N/A	N/A	
3	203 W. Sierra Avenue	144-250-017-000	04/04/1996	46888	0	Dec 2015	Agency Estimate	N/A	N/A	
4	216 E. School Road		04/04/1997	0	0	Dec 2015	Agency Estimate	N/A	N/A	
5	8734 Gravenstein Way (between 8904 and 8733 Gravenstein Way)	144-180-054-000	11/21/2001	75000	0	Dec 2015	Agency Estimate	N/A	N/A	
6		144-180-055-000	11/21/2001	210000	0	Dec 2015	Agency Estimate	N/A	N/A	
7	8220 La Plaza	144-264-001-000	11/21/2002	35000	0	Dec 2015	Agency Estimate	N/A	N/A	
8	8110 La Plaza	144-265-001-000	11/21/2003	35000	0	Dec 2015	Agency Estimate	N/A	N/A	
9	86 La Plaza	144-275-001-000	11/21/2001	60000	0	Dec 2015	Agency Estimate	N/A	N/A	
10	8139 La Plaza/ 1 E. Cotati	144-276-001-000	11/21/2002	735000	0	Dec 2015	Agency Estimate	N/A	N/A	
11	8167 La Plaza	144-277-001-000	11/21/2004	30000	0	Dec 2015	Agency Estimate	N/A	N/A	
12	80 George Street	144-272-007-000	11/21/2001	150000	150000	Dec 2015	Agency Estimate	N/A	N/A	
13	970 E. Cotati Ave	144-320-025-000	3/16/2001	66476	0	May 2010	Appraised	N/A	N/A	
14	Widened ROW in front of 970 E. Cotati Avenue	144-320-029-000	3/16/2001	16065	0	May 2010	Appraised	N/A	N/A	
16	Vacant parcel immediately southeast of current park & ride lot at southeast corner of E. Cotati Avenue & Santero Way	144-320-028-000	3/16/2001	430580	106752	May 2010	Appraised	N/A	N/A	
Property Proposed for Deposition										
15	950 E. Cotati Ave	144-320-028-000	3/16/2001	287048	287048	May 2010	Appraised	350,000	2017	

Attachment A
City of Cotati Successor Agency
Sonoma County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPE

HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)			
No.	Address or Description	APN	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	
Properties Proposed for Transfer for Government Use									
1	320 E. School Street	144-250-010-000	City Park - Open Space	94,089	Square Feet	Open Space - Recreation	0	0	No
2	351 W. Sierra Ave.	144-250-013-000	City Park - Open Space	60,260	Square Feet	Open Space - Recreation	0	0	No
3	203 W. Sierra Avenue	144-250-017-000	City Police Station	120,226	Square Feet	Public Facility District	0	0	No
4	216 E. School Road		City Community Center		Square Feet	Public Facility District	0	0	No
5	8734 Gravenstein Way (between 8904 and 8733 Gravenstein Way)	144-180-054-000	City Park - Open Space	15,245	Square Feet	Open Space - Recreation	0	0	No
6		144-180-055-000	City Park - Open Space	42,072	Square Feet	Open Space - Recreation	0	0	No
7	8220 La Plaza	144-264-001-000	City Park - Open Space	6,534	Square Feet	Open Space - Recreation	0	0	No
8	8110 La Plaza	144-265-001-000	City Park - Open Space	7,405	Square Feet	Open Space - Recreation	0	0	No
9	86 La Plaza	144-275-001-000	City Park - Open Space	17,860	Square Feet	Open Space - Recreation	0	0	No
10	8139 La Plaza/ 1 E. Cotati	144-276-001-000	City Park - Open Space	15,246	Square Feet	Open Space - Recreation	0	0	No
11	8167 La Plaza	144-277-001-000	City Park - Open Space	6,534	Square Feet	Open Space - Recreation	0	0	No
12	80 George Street	144-272-007-000	Future Public Parking	14,810	Square Feet	NM-Neighborhood Medium Density	150,000	0	No
13	970 E. Cotati Ave	144-320-025-000	Intermodal Facility (Train Station)	12,632	Square Feet	SPSW - Specific Plan Santero Way	0	0	No
14	Widened ROW in front of 970 E. Cotati Avenue	144-320-029-000	Intermodal Facility	3,049	Square Feet	SPSW - Specific Plan Santero Way	0	0	No
16	Vacant parcel immediately southeast of current park & ride lot at southeast corner of E. Cotati Avenue & Santero Way	144-320-028-000	Intermodal Facility	27,443	Square Feet	SPSW - Specific Plan Santero Way	196,752	-	No
Property Proposed for Deposition									
15	950 E. Cotati Ave	144-320-026-000	Intermodal Facility	18,295	Square Feet	SPSW - Specific Plan Santero Way	350,000	-	No

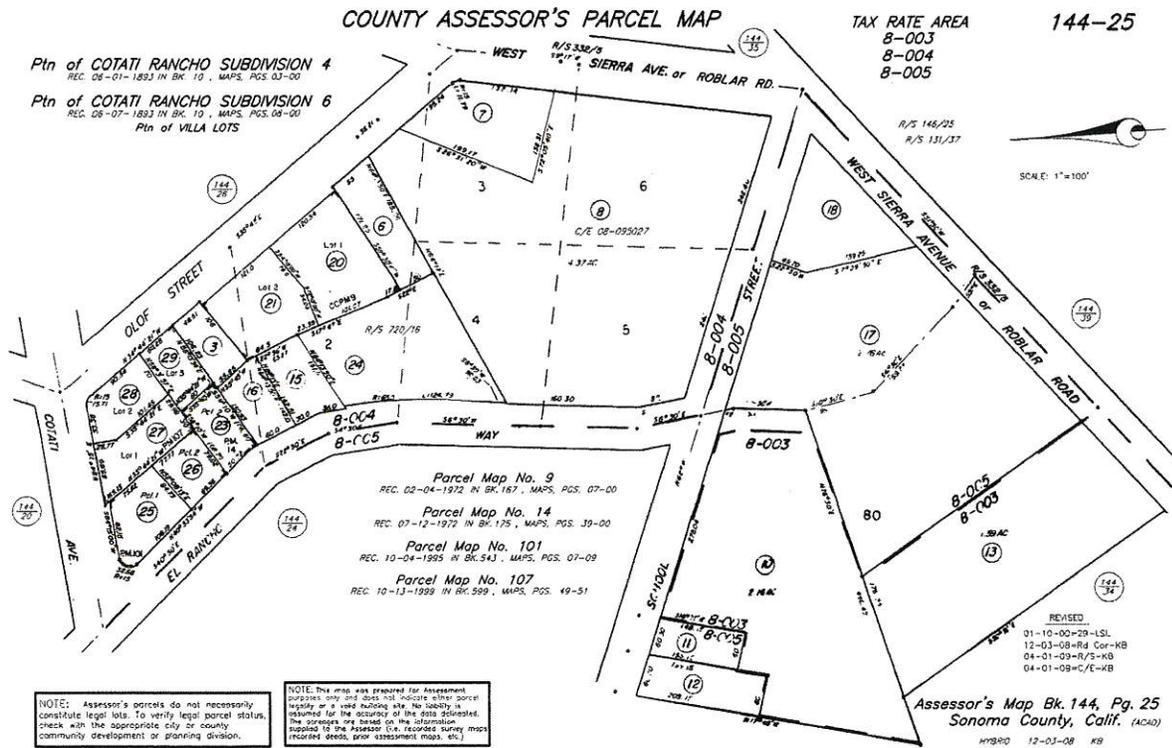
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPE

Other Propre

No.	Address or Description	APN	HSC 34191.5 (c)(1)(C)	HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
				environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
Properties Proposed for Transfer for Government Use								
1	320 E. School Street	144-250-010-000	No	No	Yes	No		
2	351 W. Sierra Ave.	144-250-013-000	No	No	Yes	No		
3	203 W. Sierra Avenue	144-250-017-000	No	No	Yes	No		
4	218 E. School Road		No	No	Yes	No		
5	8734 Gravenstein Way (between 8904 and 8733 Gravenstein Way)	144-180-054-000	No	No	Yes	No		
6		144-180-055-000	No	No	Yes	No		
7	8220 La Plaza	144-284-001-000	No	No	Yes	No		
8	8110 La Plaza	144-285-001-000	No	No	Yes	No		
9	86 La Plaza	144-275-001-000	No	No	Yes	No		
10	8139 La Plaza/ 1 E. Cotati	144-276-001-000	No	No	Yes	No		
11	8187 La Plaza	144-277-001-000	No	No	Yes	No		
12	80 George Street	144-272-007-000	No	No	Yes	No		
13	970 E. Cotati Ave	144-320-025-000	No	No	Yes	No		
14	Widened ROW in front of 970 E. Cotati Avenue	144-320-029-000	No	No	Yes	No		
16	Vacant parcel immediately southeast of current park & ride lot at southeast corner of E. Cotati Avenue & Santero Way	144-320-028-000	No	No	Yes	No		
Property Proposed for Deposition								
15	950 E. Cotati Ave	144-320-026-000	No	Yes	Yes	Yes		

Attachment B

Attachment B (page 1 of 5)
 City of Cotati Successor Agency Long Range Property Management Plan
 Sonoma County



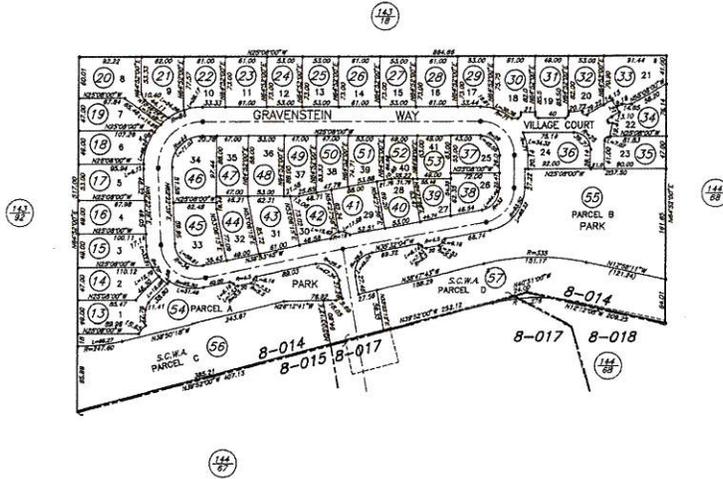
- Site #1 -Parcel # 144-250-010 -320 E. School Street – Public Park/Ball Fields
- Site #2 -Parcel # 144-250-013 -351 W. Sierra Ave. – Public Park/Ball Fields
- Site #3 -Parcel # 144-250-017 -203 W. Sierra Ave – Cotati Police Station
- Site #4 -Parcel # 144-250-017 -216 E. School Street – Ray Miller Community Center / Cotati Room

Attachment B (page 2 of 5)
 City of Cotati Successor Agency Long Range Property Management Plan
 Sonoma County

COUNTY ASSESSOR'S PARCEL MAP

THE VILLAGE
 REC. 7-20-93 IN BK. 511, MAPS, PGS. 20-23

TAX RATE AREA 144-18
 8-014
 8-017
 8-018

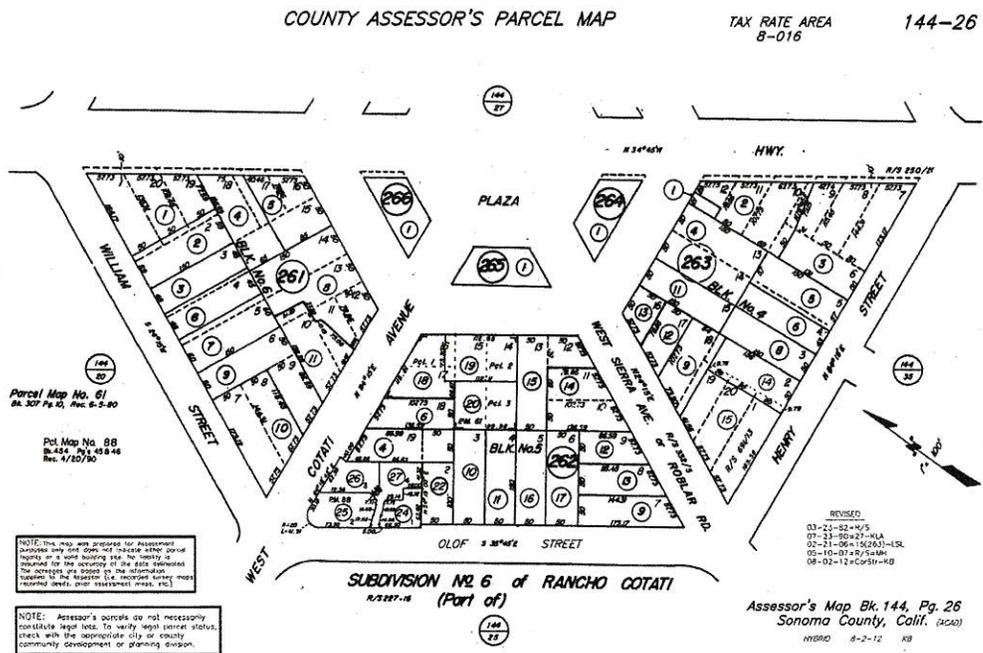


NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Assessor's Map Bk. 144, Pg. 18
 Sonoma County, Calif. (LCL) (JCS)
 BSK/KEY 12-30-93 LF/JF

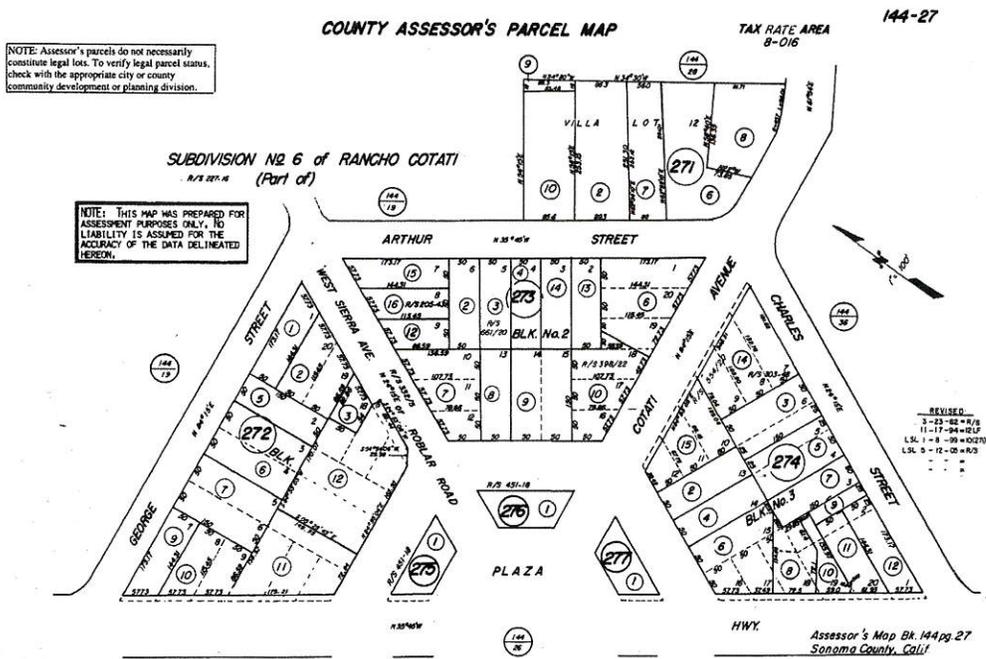
- Site #5 -Parcel # 144-180-054 -8734 Gravenstein Way – Open Space Recreation
- Site #6 -Parcel # 144-180-055 -8734 Gravenstein Way – Open Space Recreation

City of Cotati Successor Agency Long Range Property Management Plan
 Sonoma County



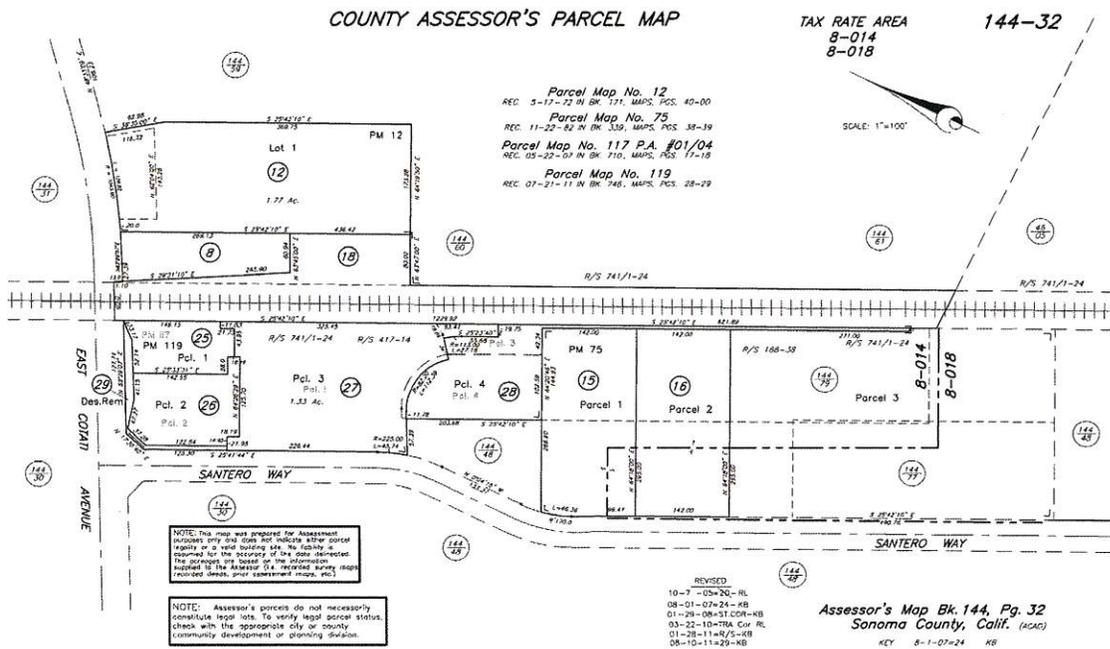
- Site #7 -Parcel # 144-264-001 -8220 La Plaza – La Plaza Park (Demonstration Garden)
- Site #8 -Parcel # 144-265-001 -8110 La Plaza – La Plaza Park (Main Park with Band Stand and Restrooms)

Attachment B (page 4 of 5)
 City of Cotati Successor Agency Long Range Property Management Plan
 Sonoma County



- Site #9 -Parcel # 144-275-001 - 86 La Plaza - Lyons/Scout Hut Community Building
- Site #10-Parcel # 144-276-001 -1 E. Cotati Ave – Rancho Adobe Fire Station
- Site #11-Parcel # 144-277-001 -8139 La Plaza – La Plaza Park (Statue of Chief Cotati)
- Site #12-Parcel # 144-272-007 -80 George Street – Future City Parking

Attachment B (page 5 of 5)
 City of Cotati Successor Agency Long Range Property Management Plan
 Sonoma County



- Site #13-Parcel # 144-320-025 -970 E. Cotati Ave– Train Station
- Site #14-Parcel # 144-320-029 -No Address– Remnant Parcel –Bus Turnout
- Site #15-Parcel # 144-320-026 -950 E. Cotati Ave – Future Development Site
- Site #16-Parcel # 144-320-028 - No Address – Future Development Site

RESOLUTION NO. 2015 – 79

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COTATI DESIGNATING
FUTURE GOVERNMENTAL USES ON CERTAIN FORMER COTATI
REDEVELOPMENT AGENCY OWNED PROPERTIES IN THE CITY IDENTIFIED AS
APN: 144-272-007 AND 144-320-028**

WHEREAS, on January 31, 2012, State law dissolved Redevelopment Agencies; and

WHEREAS, new Successor Agencies were authorized to continue the obligations of the former Agencies and to appropriately dispose of former Agency assets; and

WHEREAS, dissolution law requires the preparation of a Long Range Property Management Plan to detail the real property assets of former agencies and to articulate a detailed Plan for the disposition of those assets; and

WHEREAS, such a Plan has been developed in accordance with State dissolution law requirements; and

WHEREAS, the Plan identifies sixteen properties which were acquired by the former Cotati Community Redevelopment Agency for various governmental uses of community-wide benefit; and

WHEREAS, two properties were acquired for planned governmental uses but those uses were not implemented prior to the state-wide dissolution of redevelopment and the properties remain vacant and undeveloped; and

WHEREAS, prior to approving the Long Range Property Management Plan, the State Department of Finance has requested assurance on behalf of the applicable taxing entities that the properties will be developed with planned governmental uses; and

WHEREAS, the property identified as 80 George Street (also identified as APN 144-272-007) was acquired for the purpose of providing public parking to support the City's downtown commercial core; and

WHEREAS, the property identified as APN 144-320-028 and described as the currently vacant lot southeast of the Sonoma County Transit park and ride and immediately west of the railroad right-of-way, was acquired as part of the original, larger parcel that was subdivided and developed with the park and ride and train depot, and will be developed with an access road and parking to support spillover commuter and general use parking needs; and

WHEREAS, all future improvement to the two sites will undergo appropriate environmental analysis and the action of clarifying future governmental uses of former redevelopment agency owned property does not constitute a project as defined by California Environmental Quality Act Guidelines Section 15378 and no further environmental review is required; and

NOW THEREFORE BE IT RESOLVED THAT the City Council of the City of Cotati hereby affirms that the subject properties will be developed in accordance with the planned government uses detailed in this resolution.

IT IS HEREBY CERTIFIED that the foregoing resolution was duly adopted at a regular joint meeting of the City Council of the City of Cotati and the Successor Agency to the Former Cotati Community Redevelopment Agency held on the 8th day of December, 2015 by the following vote, to wit:

RESULT: ADOPTED [UNANIMOUS]

AYES: Skillman, Moore, Dell'Osso, Harvey, Landman

Approved: _____

Wendy Gill
Mayor/Chair

Attest: _____

Tami Taylor, City Clerk

Approved as to form:

Rolindaize Donoghue

City Attorney