

RESOLUTION NO. OB-2014-64

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF MOORPARK, CALIFORNIA, FOR THE REGULAR MEETING OF JULY 15, 2014, APPROVING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, as authorized by applicable law, the City of Moorpark has elected to serve as the Successor Agency of the Redevelopment Agency of the City of Moorpark (the "Successor Agency"); and

WHEREAS, on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Redevelopment Agency of the City of Moorpark (the "Agency") transferred to the control of the Successor Agency by operation of law; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plans to address the disposition and use of the real property of the former Agency, which must be submitted to the Oversight Board to 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; and

WHEREAS, pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on March 25, 2013; and

WHEREAS, the Successor Agency approved the long-range property management plan ("Plan") on July 17, 2013, and submitted the Plan to the Oversight Board the in accordance with Health and Safety Code Section 34191.5; and

WHEREAS, pursuant to Health and Safety Code Section 34180 (j), at the same time the Successor Agency submitted the Plan to the Oversight Board, the Successor Agency submitted the Plan to the County Administrative Officer, the County Auditor-Controller, the State Controller, and DOF; and

WHEREAS, the Oversight Board approved the Plan as item number 7A on its August 20, 2013, agenda; and

WHEREAS, the Oversight Board finds that the Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5; and

WHEREAS, the Successor Agency submitted the Plan to DOF on September 13, 2013; and

WHEREAS, on May 28, 2014, DOF requested certain changes to be made to the Plan and added that the City must enter into compensation agreements with the taxing entities for all properties that the City intends to hold, except for properties that the DOF approves as governmental use properties; and

WHEREAS, the Successor Agency has prepared a revised long range property management plan (the "Revised Plan"), and has submitted the Revised Plan to the Oversight Board for review and approval; and

WHEREAS, pursuant to Health and Safety Code Section 34180 (j), at the same time the Successor Agency submitted the Revised Plan to the Oversight Board, the Successor Agency submitted the Revised Plan to the County Administrative Officer, the County Auditor-Controller, the State Controller, and DOF; and

WHEREAS, the Oversight Board considered the Revised Plan as Agenda Item 7.D. on their July 15, 2014, agenda.

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Oversight Board finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Oversight Board hereby approves the Revised Plan. The Executive Director of the Successor Agency is hereby directed to transmit to DOF the Revised Plan and this Resolution.

SECTION 3. Except for properties that the DOF approves as governmental use properties, the City is required to enter into compensation agreements with the taxing entities for the properties that the City intends to hold pursuant to the Revised Plan.

SECTION 4. 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 Revised Plan 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 Revised Plan 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.

SECTION 5. The staff of the Successor Agency is 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. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 15th day of July, 2014.



Bruce Hamous, Chair

ATTEST:



Maureen Benson, City Clerk

STATE OF CALIFORNIA)
COUNTY OF VENTURA) ss.
CITY OF MOORPARK)

I, Maureen Benson, City Clerk of the City of Moorpark, California, do hereby certify under penalty of perjury that the foregoing Resolution No. OB-2014-64 was adopted by the Oversight Board to the Successor Agency of the Redevelopment Agency of City of Moorpark at a regular meeting held on the 15th day of July, 2014, and that the same was adopted by the following vote:

AYES: Board Members Burgh, Nicks, Parvin, Priestley and Chairperson
 Hamous

NOES: None

ABSENT: Board Members Ingram and Kasper

ABSTAIN: None

IN WITNESS THEREOF, I have set my hand this 15th day of July, 2014.



Maureen Benson, City Clerk

Successor Agency: Moorpark
County: Ventura

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)			
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning
1	Vacant Lot/Land	Future Development	Retain for future development by City. City to enter into compensation agreements with taxing entities	3/27/2009	\$ 1,854,000.00	\$ 1,080,000.00	Market	5/21/2013	Market value at time of sale	Within 12 months of DOF approval	Redevelopment	500 Los Angeles Avenue	506-0-050-080	1.9 acres	CPD
2	Vacant Lot/Land	Future Development	Retain for future development by City. City to enter into compensation agreements with taxing entities	10/31/2005	\$ 635,000.00	\$ 200,332.00	Market	5/21/2013	Market value at time of sale	Within 12 months of DOF approval	Moorpark Avenue right of way with balance of the property to be sold for development	347 Moorpark Avenue	511-0-101-350	18,212 sq ft	C-1
3	Vacant Lot/Land	Future Development	Retain for future development by City. City to enter into compensation agreements with taxing entities	6/24/2003	\$ 451,439.00	\$ 239,280.00	Market	5/21/2013	Market value at time of sale	Within 12 months of DOF approval	Redevelopment	467 High Street	512-0-081-110	21,750 sq ft	C-OT
4	Vacant Lot/Land	Governmental Use	Metrolink parking	11/19/2010	\$ 915,952.00	\$ 1.00	Market	5/21/2013	N/A	N/A	Redevelopment	450 High Street	512-0-082-020,030	20,000 sq ft	C-OT
5 (a)	Other	Future Development	Middle 2.14 acres to be retained by City for existing and future parking lots, and future commercial uses in downtown area. City to enter into compensation agreements with taxing entities	Property acquired at two different dates. 2.54 acres on 8/7/93 and .35 acres on 2/8/08.	Property acquired at two different dates. \$800,000.00 for 2.54 acres in 1993 and \$56,000.00 for .35 acres in 2008 for a total value of \$856,000.00	\$ 625,398.00	Market	5/21/2013	Market value at time of sale	Within 12 months of DOF approval	Existing and future parking lots, downtown park, Moorpark Avenue right of way, and future commercial uses in downtown area	Various	512-0-090-115	2.14 acres	C-OT
5 (b)	Other	Governmental Use	The west .4 acre of the property to be utilized for Moorpark Avenue right of way, Moorpark Chamber of Commerce location and downtown park. The east .35 acre to be utilized for Metrolink parking lot.	Property acquired at two different dates. 2.54 acres on 8/7/93 and .35 acres on 2/8/08.	Property acquired at two different dates. \$800,000.00 for 2.54 acres in 1993 and \$56,000.00 for .35 acres in 2008 for a total value of \$856,000.00	\$ 1.00	Market	5/21/2013	\$1.00	N/A	Existing and future parking lots, downtown park, Moorpark Avenue right of way, and future commercial uses in downtown area	Various	512-0-090-115	.75 acres	C-OT
6	Vacant Lot/Land	Future Development	Retain for future development by City. City to enter into compensation agreements with taxing entities	3/12/2007	\$ 583,000.00	\$ 479,160.00	Market	5/21/2013	Market value at time of sale	Within 12 months of DOF approval	Redevelopment	Princeton Avenue (Lots 69-82)	513-0-024-105, 135	2.26 acres	M-2
7	Public Building	Governmental Use	Parking and support facility for the adjacent Performing Arts Center operations	12/21/2007	\$ 950,000.00	\$ 1.00	Market	5/21/2013	\$1.00	N/A	Government purposes	33 E. High Street	512-0-091-090	7,500 sq ft	C-OT

Successor Agency: Moorpark
 County: Ventura

LONG RANGE PROPERTY MANAGEMENT PLAN:

No.	Property Type	Permissible Use	HSC 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)
			Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Vacant Lot/Land	Future Development	\$ 1,080,000.00	N/A	N/A	Property was once used as a maintenance yard for CalTrans. The property did have an unauthorized leak of an underground diesel tank which was abated prior to purchase	No potential. Property too far from transit station to be considered. Property not zoned for residential use.	Develop a vacant underutilized/non-property tax producing property into a productive property for the community.	Currently used for RV sales lot.
2	Vacant Lot/Land	Future Development	\$ 200,332.00	N/A	N/A	The property did have an unauthorized leak of an underground diesel tank which was abated prior to purchase	Some potential, within a 1/2 mile from transit station. Property not zoned for residential use.	Develop a vacant underutilized/non-property tax producing property into a productive property for the community.	Widening of Moorpark Avenue and small office building
3	Vacant Lot/Land	Future Development	\$ 239,280.00	N/A	N/A	N/A	High potential, within one block of transit station. Property not zoned for residential use.	Develop a vacant underutilized/non-property tax producing property into a productive property for the community.	3 proposals for office building and commercial restaurant building
4	Vacant Lot/Land	Governmental Use	\$ 1.00	N/A	N/A	Former gas/diesel fueling station. Previous history of underground storage tank leaks. Cases were closed.	High potential, within one block of transit station. Property not zoned for residential use.	Provide additional parking for downtown area	None
5 (a)	Other	Future Development	\$ 625,398.00	\$20,171.00 Annual	N/A	N/A	Very high potential. Immediately adjacent to transit station. Property not zoned for residential use.	Provide commercial office and restaurant spaces to enhance the transit site and provide additional public parking and public park	80,000 sq ft commercial office/retail/restaurant/parking use
5 (b)	Other	Governmental Use	\$ 1.00	\$1.00 Annual	N/A	N/A	Very high potential. Immediately adjacent to transit station. Property not zoned for residential use.	Provide commercial office and restaurant spaces to enhance the transit site and provide additional public parking and public park	Moorpark Avenue right of way, Public park and Metrolink parking
6	Vacant Lot/Land	Future Development	\$ 479,160.00	N/A	N/A	N/A	No potential. Property too far from transit station to be considered. Property not zoned for residential use.	Relocation site for fueling station to make space available for additional parking in downtown	Relocation site for fueling station
7	Public Building	Governmental Use	\$ 1.00	\$21,468.00 Annual	N/A	N/A	High, within 2 blocks of transit station. Property not zoned for residential use.	Provide parking and office uses to support the performing arts center	Currently developed as offices with parking

