

RESOLUTION NO. 17

A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE PORT HUENEME REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Port Hueneme, by its Resolution No. 4002, adopted on January 11, 2012, became the successor agency to the former Port Hueneme Redevelopment Agency (“Successor Agency”); and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is a separate legal entity from the City; and

WHEREAS, the Oversight Board for the Successor Agency (“Oversight Board”) was established pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a “long-range property management plan” (“Property Management Plan”) addressing the future disposition and use of all real property of the former Port Hueneme Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Oversight Board and the State of California Department of Finance for review and approval no later than six months following the issuance to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Successor Agency prepared a Property Management Plan containing all of the information required by Health and Safety Code Section 34191.5; and

WHEREAS, the Oversight Board approved the Property Management Plan at its Regular Meeting of October 28, 2013; and

WHEREAS, the Oversight Board wishes to amend Property Inventory Section of the Property Management Plan to change the Requirements for Use of Income /

Revenue from “N/A” to “Following the sale of these properties, the net sale proceeds will be submitted to the Ventura County Auditor-Controller’s Office for disbursement to the affected taxing entities.”

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE PORT HUENEME REDEVELOPMENT AGENCY DOES HEREBY FIND AND RESOLVE AS FOLLOWS:

Section 1. *Recitals.* The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. *CEQA Compliance.* The approval of the Property Management Plan through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act (“CEQA”). The City Clerk, on behalf of the Successor Agency Oversight Board, is authorized and directed to file a Notice of Exemption in accordance with CEQA with the appropriate official of the County of Ventura, California, within five (5) days following the date of adoption of this Resolution.

Section 3. *Approval of Property Management Plan.* The Oversight Board hereby approves the amendment to the Property Management Plan, in substantially the form attached to this Resolution as Exhibit “A.”

Section 4. *Transmittal of Property Management Plan.* The Oversight Board Chairperson and the Successor Agency’s City Manager are hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submitting the Property Management Plan to the State of California Department of Finance for review and approval and posting the Property Management Plan on the Successor Agency’s website.

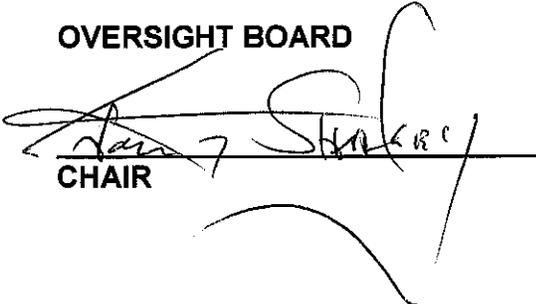
Section 5. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Successor Agency and applicable law. The findings and determinations constitute the independent findings and determinations of the Board in all respects and are fully and completely supported by substantial evidence in the record as a whole.

Section 6. *Record.* The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City's original resolutions; and make a minute of the adoption of the Resolution in the Successor Agency's records and the minutes of this meeting.

Section 7. *Effectiveness.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED, APPROVED, AND ADOPTED this 24th day of February, 2014.

OVERSIGHT BOARD


CHAIR

ATTEST:


MICHELLE ASCENCION, CITY CLERK
ON BEHALF OF THE SUCCESSOR AGENCY

APPROVED AS TO CONTENT:

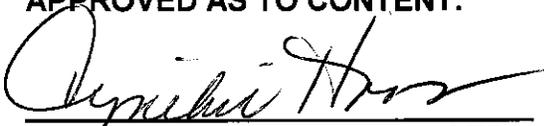

CYNTHIA HAAS, CITY MANAGER
ON BEHALF OF THE SUCCESSOR AGENCY

EXHIBIT "A"

LONG-RANGE PROPERTY MANAGEMENT PLAN (PAGE 8)

Successor Agency to the City of Port Hueneme Redevelopment Agency
Long-Range Property Management Plan

MARKET STREET LANDING PROPERTIES (PROPERTIES 1 AND 2)

Address:	100 Ponoma Street and N/A
APN:	206-0-091-285 and 206-0-091-305
Lot Size:	1.9 acres total
Acquisition Date Range:	Between 1980 and 1981 as ten separate parcels
Value at Time of Purchase:	\$759,980 in total
Property Type (DOF Category)	Vacant Lot/Land
Estimate of Income / Revenue:	\$0
Current Zoning:	C-1 (PD) – General Commercial (Planned Development)
Date of Estimated Current Value:	June 2013
Estimated Current Value:	\$1,520,000
Proposed Sale Value:	Subject to proposals from potential buyers
Proposed Sale Date:	Subsequent to selection of appropriate proposal

Requirements for Use of Income / Revenue: Following the sale of these properties, the net sale proceeds will be submitted to the Ventura County Auditor-Controller's Office for disbursement to the affected taxing entities.

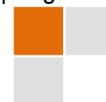
Purpose of Acquisition: To encourage the development of new office space, to enable professional services to locate in downtown Port Hueneme, and to provide employment opportunities therein.

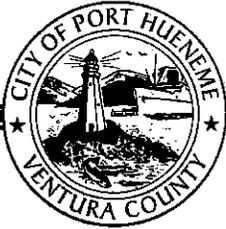
History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site: The Olson Company contracted SECOR to conduct Phase I and Phase II Environmental Assessment Reports of the subject site and nearby properties. The Phase I and Phase II reports were completed in December 2004 and February 2005, respectively, and are included as Attachment 4 to the LRPMP.

In the Phase I report, SECOR identified two concerns that relate to the properties subject to this LRPMP. SECOR personnel noticed approximately 30 mounds of dirt on the subject site. These soils were taken from various Public Works operations throughout the city. Because of the undocumented origin of these dirt mounds and the potential for contamination, SECOR recommended analyzing representative samples from all of the mounds.

SECOR found evidence in historical records of a dry cleaner facility located adjacent to the subject site. Environmental records were not available for either releases or violations of the facility, because of which SECOR recommended analysis of the soils and groundwater underneath the location of the former dry cleaner to test for contaminants commonly associated with such facilities.

SECOR also recommended a comprehensive survey for lead and asbestos within the buildings built before 1978 that are located near the subject site (and within





City of Port Hueneme

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS:
CITY OF PORT HUENEME)

I, Michelle Ascencion, duly appointed and qualified City Clerk of the City of Port Hueneme, do hereby certify that the foregoing **Resolution No. 17** is a true and correct copy passed, approved, and adopted by the Oversight Board of the Successor Agency to the Port Hueneme Redevelopment Agency at its Regular Meeting of February 24, 2014 by the following vote:

AYES: Members Greg Brown, Steven Kinney, Mary Anne McNeil,
Dr. Christine Walker; Chair Jonathan Sharkey.

NOES: None.

ABSTAINING: None.

ABSENT: Member Paul Derse, Vice Chair Mike Milkovich.

Michelle Ascencion, CMC, City Clerk of
the City of Port Hueneme and ex-officio
Clerk of the Council, on behalf of the
Successor Agency.

Dated: February 25, 2014