

RESOLUTION NO. 2013-19

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER WASCO REDEVELOPMENT AGENCY APPROVING THE 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:

**WHEREAS**, 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 Wasco Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency (the "Successor Agency") by operation of law.

**WHEREAS**, 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 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.

**WHEREAS**, Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on May 24, 2013.

**WHEREAS**, 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 of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

**WHEREAS**, 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.

**WHEREAS**, 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 proposes to consider approval of the LRPMP.

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER WASCO 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 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.

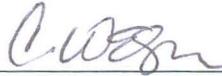
**PASSED, APPROVED AND ADOPTED** this 13<sup>th</sup> day of November, 2013.

AYES: Wegman, Allen, Jones, Terry

NOES: None

ABSENT: Burke, Burrows, Hitchcock

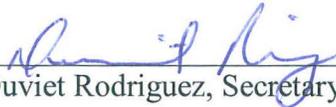
ABSTAIN: None



\_\_\_\_\_  
Cheryl Wegman, Chairman

ATTEST:

I, DUVIET RODRIGUEZ, Secretary to the Oversight Board, hereby certify that the foregoing resolution # 2013-19 was duly adopted at a meeting of the Oversight Board, held on the 13<sup>th</sup> day of November, 2013.



\_\_\_\_\_  
Duviet Rodriguez, Secretary

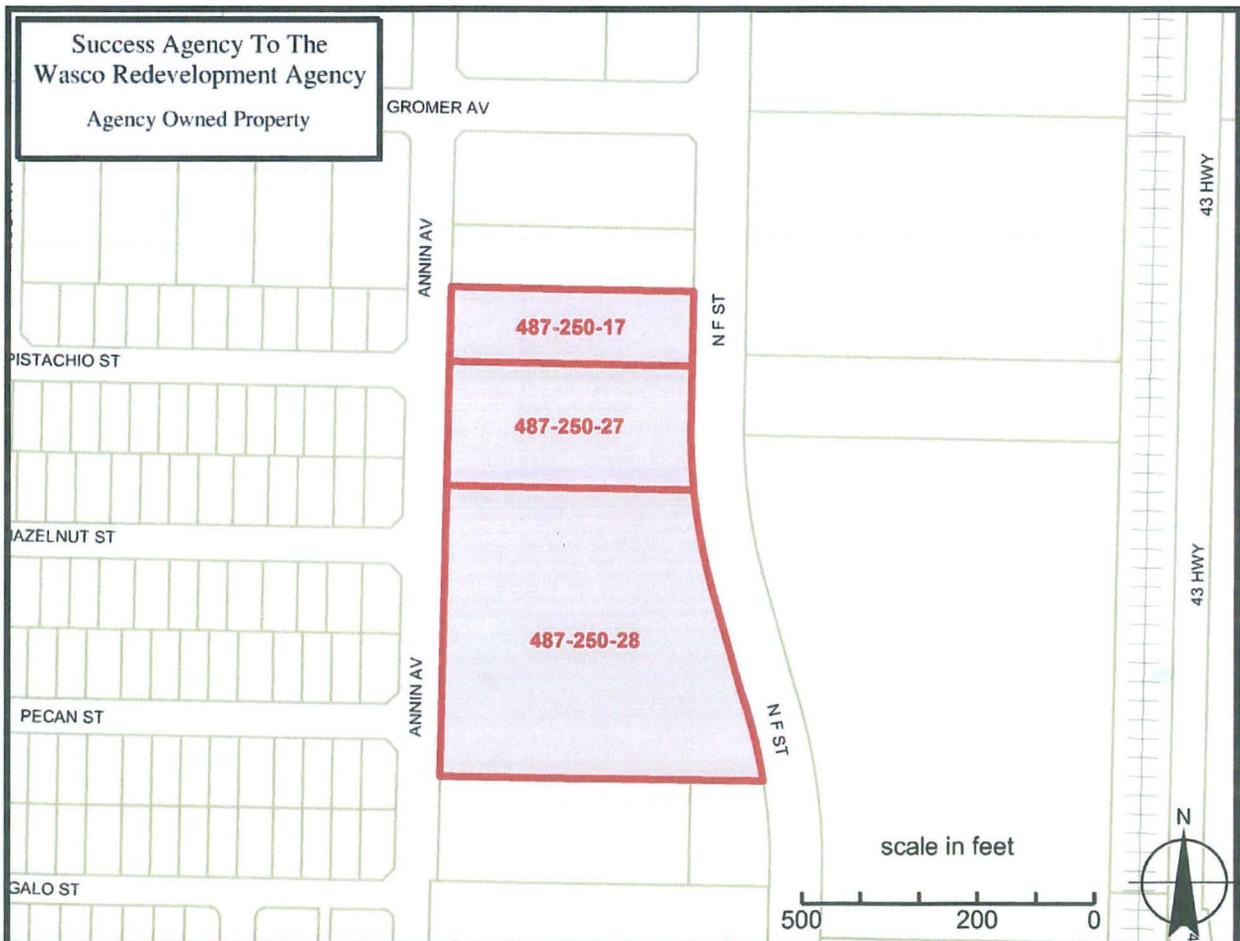




Attachment A

City of Wasco  
Successor Agency to the Former Wasco Redevelopment Agency  
Long Range Property Management Plan

In 1990 the Wasco Redevelopment Agency purchased 120 acres of undeveloped land to be converted into the Wasco Industrial Park Complex. Since this time the Agency issued debt to install infrastructure on the undeveloped site consisting to roads, curbs, gutters and sidewalks. The Agency has sold all but three vacant parcels within the industrial park consisting of parcel numbers 487-250-17, 487-250-27 and 487-250-28. These parcels remain vacant and are ready for sale. The proceeds from the sale of this land would be used to help pay towards the remaining balance of the two outstanding infrastructure bonds which have a combined balance of \$1,320,000. The outstanding balance of these two bonds is scheduled to be fully paid by September 2018. See parcel map and photos below.





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Attachment B

City of Wasco  
Successor Agency to the Former Wasco Redevelopment Agency  
Long Range Property Management Plan

In December 2002, private land owners donated two parcels, 030-071-12 and 030-071-19, to the Wasco Redevelopment Agency to be use as a public park. These two commercial lots are located on the corner of F Street and 7<sup>th</sup> Street, Wasco, California, in the heart of the downtown business district. Since the time of acquiring this land, the City has invested numerous improvement to these lots such as erected a City of Wasco monument sign, installed several park benches, planted trees and grass and water irrigation system. The City would like to transfer title of this land from the Successor Agency to the City. See parcel map and photos below.

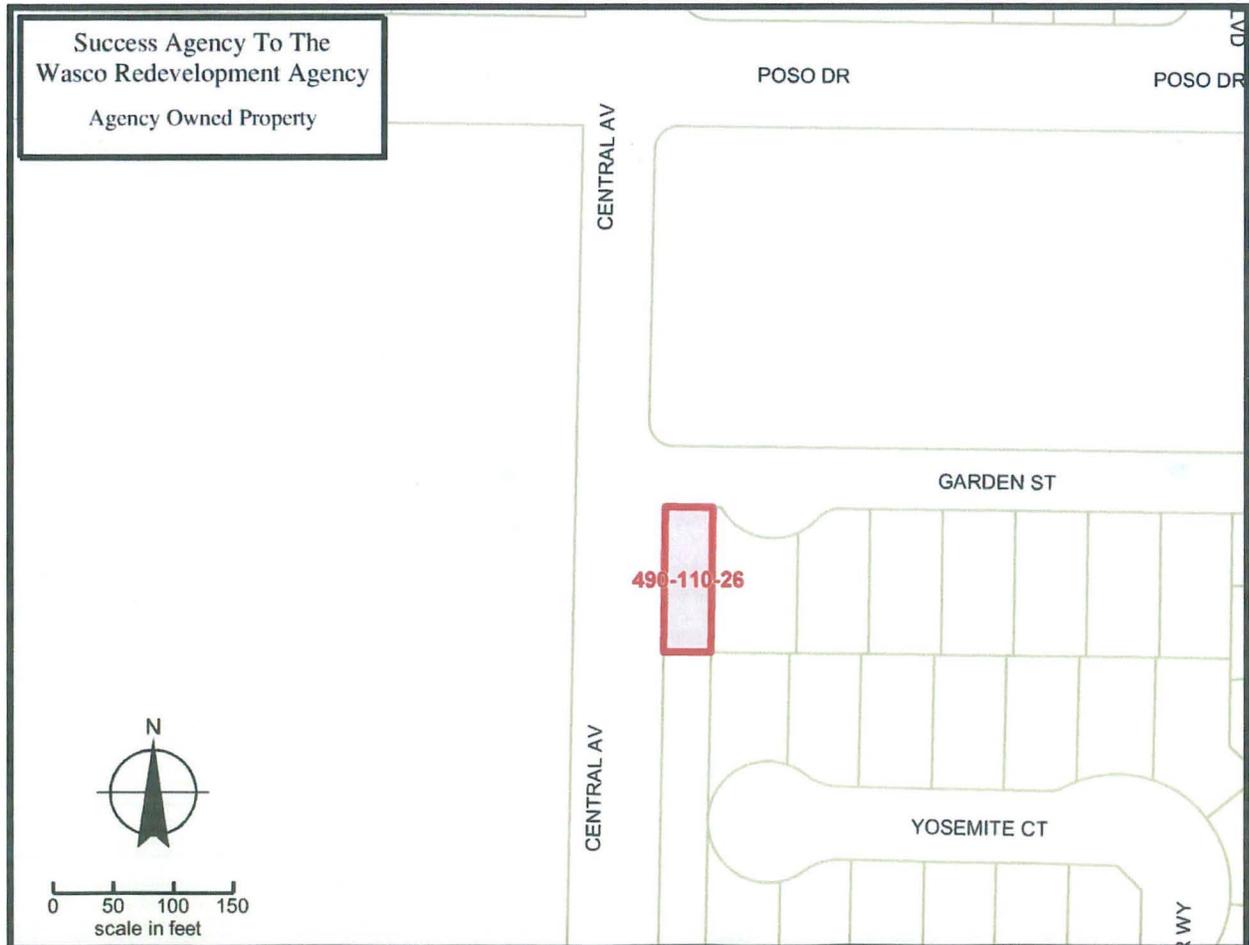




Attachment C

City of Wasco  
Successor Agency to the Former Wasco Redevelopment Agency  
Long Range Property Management Plan

In August 2009, the Wasco Redevelopment Agency acquired a small parcel of residential land located on the corner of Garden Street and Central Avenue as part of a tax default deed. This parcel is too small to build a single family residential home therefore the RDA acquired this land to eliminate blight. Currently, this lot is unimproved consisting only of dirt and sidewalk along the west perimeter. The City would like to convert this vacant lot to an open green space consisting of trees, grass and a meandering sidewalk. This would be similar to the contiguous green belt immediately to the south (see referenced picture below). The City would like to transfer title of this lot from the Successor Agency to the City. See parcel map and photos below.





Attachment D

City of Wasco  
Successor Agency to the Former Wasco Redevelopment Agency  
Long Range Property Management Plan

As part of the Wasco Industrial Complex the City isolated this parcel of land to be used for a storm water retention basin. This storm swell services the northern section of the industrial complex by gathering excess storm water from the surrounding hard surfaces. The City would like to transfer legal title of this lot from the Successor Agency to the City. See parcel map and photos below.



