RESOLUTION NO. 2014-67

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE YUCAIPA REDEVELOPMENT AGENCY APPROVING THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, DETERMING 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 Yucaipa 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 interests 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 May 7, 2013.

D. The Successor Agency approved the initial Long Range Property Management Plan (the "Initial LRPMP") on August 12, 2013, and the Oversight Board approved the initial LRPMP on September 17, 2013.

E. The Initial LRPMP was submitted to the DOF for review, and staff has received feedback related to the Initial LRPMP. In order to address the comments from DOF, staff determined that it is prudent to amend the Initial LRPMP.

F. The staff of the Successor Agency has prepared and submitted to the Board of the Successor Agency the Long-Range Property Management Plan attached hereto as Exhibit A (the "Amended LRPMP"), which amends the initial LRPMP, addresses the disposition and use of the real properties and interests in real property of the former Agency and includes the information

required pursuant to Health and Safety Code Section 34191.5(c). The Successor Agency approved the Amended LRPMP on June 23, 2014

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE YUCAIPA 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 Successor Agency 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 AND ADOPTED this 25th day of September, 2014.

Denise Work, Chairperson

ATTEST:

JENNIFER SHANKLAND, Secretary

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EXHIBIT A
Amended Long-Range Property Management Plan

Successor Agency: Yucaipa
County: San Bernardino

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		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)				C 34191.5 (c)(1)	HSC 34191
No.	Property Type	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	Estimate of Current Parcel Value	Estimate of Income/Revenue
1	Public Building	Future Development	The property was acquired for use as a construction office for the Uptown Street Improvement Project, with the intention of retaining the building thereafter for a public or quasi-public use to spark activity in the Uptown area.	06/08/2009	$31,064.67	$31,064.67	Book	7/16/2013	$0.00	It is envisioned that the City would enter into Compensation Agreements with taxing entities upon approval of the Long-Range Property Mgmt. Plan.	The property was acquired for use as a construction office for the recently completed Uptown Streetscape Project - a project approved and commenced by the former Redevelopment Agency	35157 Yucaipa Blvd. Yucaipa, CA 92399	0319-061-05	6,000 sf	Limited Mixed Use (Commercial/ Retail	$31,064.67	$0
2	Parking Lot/Structure	Future Development	The property was acquired by the former Redevelopment Agency for the express purpose of providing free public parking. Improvement plans were approved and the lo constructed to create the current parking lot. The parking lot is in use by the public generally, as well as by patrons of the City's adjacent senior center.	12/13/2010	$87,497.50	$87,497.50	Book	7/16/2013	$0.00	It is envisioned that the City would enter into Compensation Agreements with taxing entities upon approval of the Long-Range Property Mgmt. Plan.	The property was acquired and improved for use as a public parking lot, which is the current use of the property, and the use for the foreseeable future.	NW Corner of 1st St. and Ave. A	0319-051-37	10,890 sf	Vacant / Public Facilities	$87,497.50	$0

Successor Agency: Yucaipa
County: San Bernardino

LONG RANGE PROPERTY MANAGEMENT PLAN: PF

		HSC 34.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		SC 34191.5 (c)(1)H)
No.	**Property Type**	**Permissible Use**	**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	Public Building	Future Development	N/A	There are no known contamination issues at the property	Given the lack of a major transit stop in the vicinity of the property, it has low potential for transit oriented development.	The site is envisioned to be used for education and presentation of the visual arts to foster an active Uptown area through providing classes open to the general public, display and sale of art, and space for meetings of uptown associations. Each of these uses furthers the purpose of the Uptown Revitalization Project, similar to that of a library/museum which promotes and attracts visitors to the formerly blighted business corridor. These planned uses also further the goals and objectives of the Uptown Specific Plan.	There has been interest from a non-profit arts organization to occupy the building and provide services and activities in the Uptown Area that would serve to spark continued revitalization of the area.
2	Parking Lot/Structure	Future Development	N/A	Environmental testing was done at the time of property acquisition, and there is no known history of contamination.	Given the lack of a major transit stop in the vicinity of the property, it has low potential for transit oriented development.	Consistent with the planning objectives of the Successor Agency, which is to carry out and wind down the objectives of the former RDA plan, the availability of public parking advances the objectives of the Redevelopment Plan, as well as the Uptown Specific Plan by continue provide for safe and attractive areas to park that serve to enhance the Uptown Revitalization efforts. This is an improved parking lot that is intended to serve that purposes for many years.	The site was developed for parking with related landscape improvements for long term parking use. There have been no other development proposals or activity.

RESOLUTION NO. 2013-46

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE YUCAIPA 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:

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 Yucaipa 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 interests 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 May 7, 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 interests 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. 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 YUCAIPA 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 AND ADOPTED this 17th day of September 2013

Denise Work

Denise Work, Chairperson

ATTEST:

Jennifer Shankland, Secretary

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