

RESOLUTION NO. OB-16-14

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER EL CAJON REDEVELOPMENT AGENCY APPROVING THE TRANSFER OF SUCCESSOR AGENCY PROPERTY AND RELATED AGREEMENTS FOR SITE #5, APN 488-212-19-00, A VACATED ALLEY, TO THE CITY OF EL CAJON FOR GOVERNMENTAL PURPOSES.

NOTE: The Oversight Board did not approve this resolution and item was continued to a future meeting. Resolution #OB-22-14 was approved at the September 14, 2014 meeting.

WHEREAS, on January 15, 2014, the Oversight Board approved the Amended Long Range Property Management Plan ("Amended Plan") as Resolution No. OB-07-14; and

WHEREAS, the California Department of Finance ("DOF") approved by the Amended Long Range Property Management Plan on February 21, 2014; and

WHEREAS, at its public meeting of April 16, 2014, the Oversight Board considered the transfer of Successor Agency property and related agreements for Site #5, APN 488-212-19-00, a vacated alley, to the City of El Cajon for governmental purposes; and

WHEREAS, at least 10 days' notice to the public of the proposed transfer and related actions was provided pursuant to Health & Safety Code Section 34181(f); and

WHEREAS, the disposal strategy for Site #5, APN 488-212-19-00, of the Amended Plan (the "Property"), a vacated alley, authorizes the transfer of the Property to the City of El Cajon for use by the El Cajon Housing Authority to provide parking for residents of the adjacent affordable housing project, identified as a governmental purpose pursuant to California Health & Safety Code Sections 34181(a) and 34191.5(c)(H)(2) at no cost due to the source of funding for acquisition and the alley was previously vacated by the City of El Cajon; and

WHEREAS, the proposed transfer would be in the best interests of the Successor Agency, the City of El Cajon, and all taxing entities by disposing of properties under enforceable obligations in an expeditious manner, as approved in the Amended Plan by the DOF.

NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY AS FOLLOWS:

A. The Oversight Board finds that:

1. The recitals above are true and correct and have been incorporated herein

by reference; and

2. The proposed transfer is exempt from the California Environmental Quality Act (CEQA) under Section 15061 (b) (3) (General Rule) of the CEQA Guidelines because it will have no physical effect on the environment; and
  3. The proposed Transfer would be in the best interest of the taxing entities because it will dispose of properties under enforceable obligations to the City of El Cajon for governmental purposes in an expeditious manner, as approved in the Amended Plan by the DOF; and
  4. At least 10 days' notice to the public of the proposed transfer and other actions was provided pursuant to Health & Safety Code Section 34181(f).
- B. The Oversight Board hereby APPROVES the transfer of Site #5, APN 488-212-19-00, a vacated alley, and all necessary and related agreements and/or assignments, from the City of El Cajon, as successor agency to the former El Cajon Redevelopment Agency ("Successor Agency"), to the City of El Cajon for governmental purposes, pursuant to the Amended Long Range Property Management Plan.
- C. The Oversight Board hereby approves execution by the City Manager of the City of El Cajon, or such person designated by the City Manager, acting in the capacity of chief executive officer for the Successor Agency, of all documents, agreements and/or assignments necessary to complete the sale on behalf of the Successor Agency.

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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly-scheduled meeting held this 16th day of April, 2014, by the following vote to wit:

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

\_\_\_\_\_  
Debra Turner-Emerson, Chairperson

ATTEST:

\_\_\_\_\_  
Majed Al-Ghafry, Oversight Board Secretary

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## PROPERTY PROFILE

<b>Site # 5</b>	<b>Vacated Alley adjacent to Lexington Sr. Apartments</b>
<b>Location:</b>	Vacated alley off Claydelle Avenue; North of Lexington Sr. Apartments and adjacent to 250 E. Lexington Avenue, El Cajon, CA 92020
<b>APN:</b>	488-212-19-00
<b>Lot Size (SF):</b>	7,841
<b>Building SF:</b>	Not applicable
<b>General Plan:</b>	SDA # 9 (Also within Specific Plan 182)
<b>Zoning:</b>	Adjacent zoning = RM-1500 (south) and O-P (north)
<b>Highest/Best Use:</b>	Alley; driveway access for 275 E. Douglas Avenue
<b>Date Acquired:</b>	March 16, 1993, Resolution No. 98-93 and recorded March 18, 1993, through a vacation of the alley from the City of El Cajon. The vacation resulted in the conveyance of one-half of the property to adjacent property owners.
<b>Purchase Price:</b>	No cost. Alley vacated by the City of El Cajon pursuant to Resolution No. 98-93, dated March 16, 1993, recorded March 18, 1993.
<b>Source of Funds:</b>	No cost. Alley vacated by the City of El Cajon and resulted in the conveyance of one-half of the property to each adjacent property owner. Because the adjacent properties were owned by the El Cajon Redevelopment Agency and acquired with Low and Moderate-Income Housing Tax Exempt Bond proceeds, the property must be conveyed to the El Cajon Housing Authority.
<b>Purpose of Acquisition:</b>	The property was acquired through the vacation of an alley to extend the size of the Lexington Avenue Sr. Apartment project, to add required parking for the senior project, and provide public open space for the adjacent Library and Community Center.
<b>Status &amp; Revenues:</b>	Land; Currently used by 275 E. Douglas Avenue as driveway access; The site does not generate revenue.
<b>Environmental issues, Brownfield or other Restrictions:</b>	<b>Environmental:</b> None Known <b>Brownfield:</b> Not applicable <b>Restrictions:</b> Sales proceeds, if any, must be used in accordance with bond covenants and low and moderate income housing activities.
<b>Transit Oriented Development Site:</b>	Not applicable.
<b>Discussion &amp; History:</b>	The Agency acquired this property through the approval of Resolution No. 98-93 on March 18, 1993, ordering vacation of Prescott Avenue Between Douglas Avenue and Lexington Avenue and the alley south of Douglas Avenue. Vacation of this land conveyed one half of the alley to the adjacent property owners.
<b>Classification:</b>	<b>Transfer to El Cajon Housing Authority – Governmental Purposes</b>
<b>Use of Broker:</b>	See Disposal Strategy

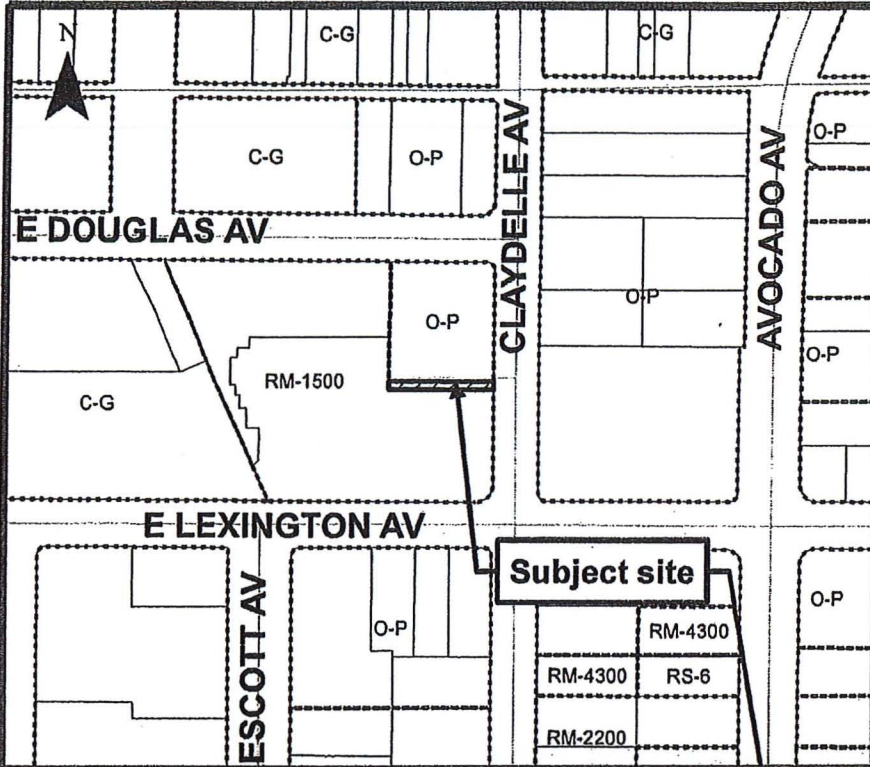
## PROPERTY PROFILE

<b>Site # 5</b>	<b>Vacated Alley adjacent to Lexington Sr. Apartments</b>
<b>Value As-Is:</b>	Not applicable at this time
<b>Disposal Strategy:</b>	<p>In accordance with requirements for property acquired/satisfied with tax exempt bond proceeds, authorize the Successor Agency to:</p> <ol style="list-style-type: none"><li>1. Transfer the property to the El Cajon Housing Authority for Governmental Purposes pursuant to CH&amp;SC Section 34181(a) and 34191.3 at no cost due to the source of funding for acquisition of adjacent properties; or</li><li>2. Transfer the property, previously vacated by the City of El Cajon, back to the City of El Cajon at no cost.</li></ol>
<b>Appendices:</b>	1,2,8,9,11,12,22,23,24

# Long Range Property Management Plan

Site No. 5

Alley between E Douglas Ave. and E Lexington Ave.

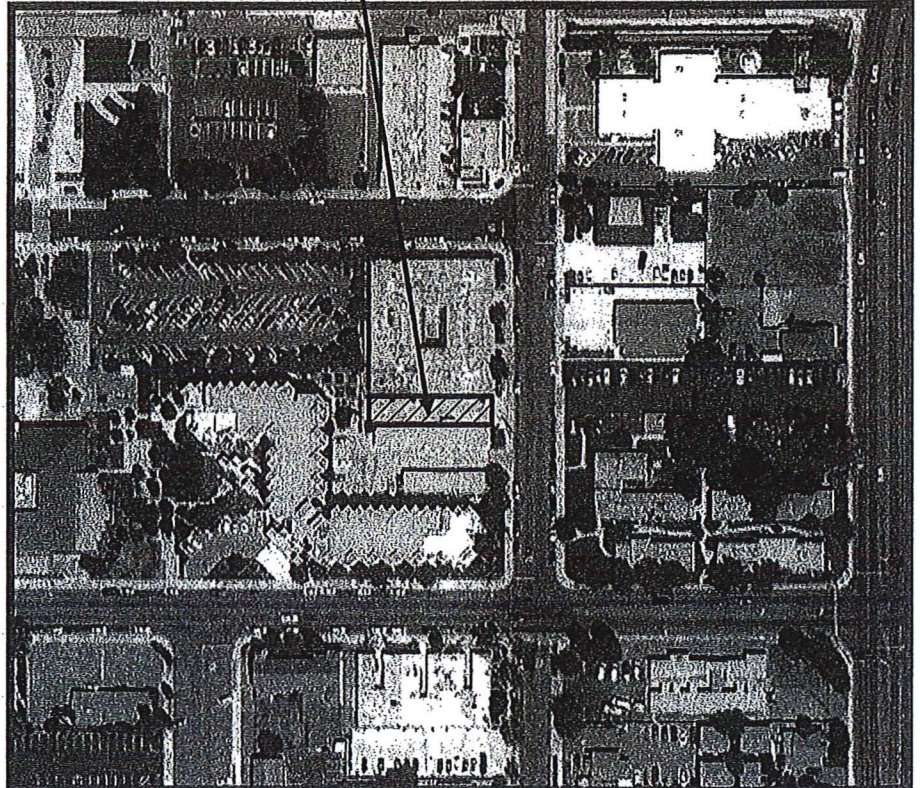


## Property Features:

- RM-1500 Zoning
- 0.18 Acres
- APN No. 488-212-19
- Transfer to Housing Authority - Governmental use
- Disposition timing phase 2

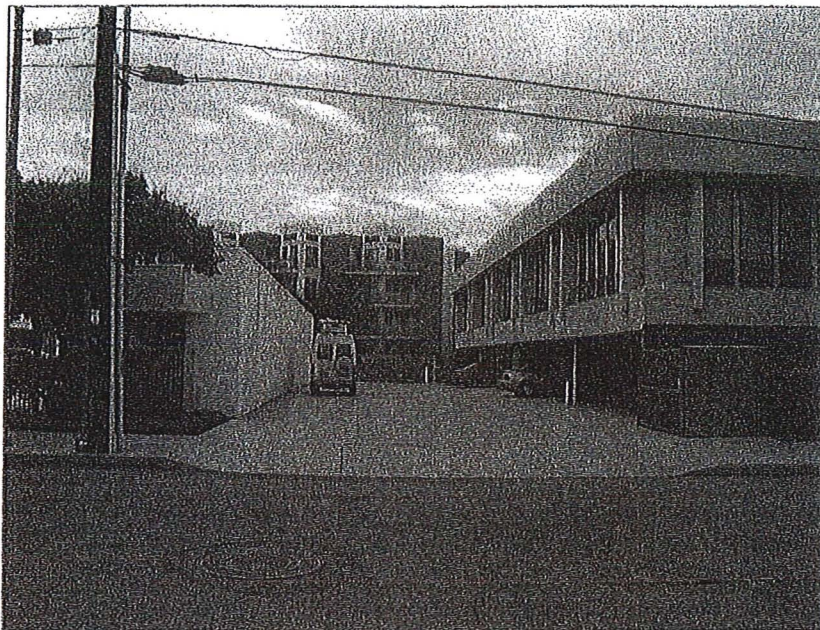
## City of El Cajon Successor Agency Oversight Board

200 Civic Center Way  
El Cajon, CA 92020  
Phone: 619.441.1741  
Fax: 619.441.1743  
cityofelcajon.us



## SUBJECT PHOTOGRAPHS

July 11, 2012



Looking westerly and directly to site. Lexington Sr. Apts to left.



Looking northwesterly to site. Lexington Sr. Apts to left.