

RESOLUTION NO. OB-19-14

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 #8, APN 488-072-38-00, THE NORTHEAST CORNER OF MAGNOLIA AVENUE AND CIVIC CENTER WAY, TO THE CITY OF EL CAJON FOR GOVERNMENTAL PURPOSES.

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 #8, APN 488-072-38-00, the Northeast corner of Magnolia Avenue and Civic Center Way, to the City of El Cajon for governmental purposes; and

WHEREAS, 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); and

WHEREAS, the disposal strategy for Site #8, APN 488-072-38-00, of the Amended Plan (the "Property"), the Northeast corner of Magnolia Avenue and Civic Center Way, authorizes the transfer of the Property to the City of El Cajon for Governmental Purposes pursuant to California Health & Safety Code Sections 34181(a) and 34191.5(c)(H)(2) at no cost for public parking for the El Cajon civic campus; and

WHEREAS, 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.

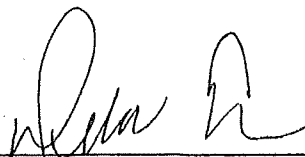
NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY OF THE FORMER CITY OF EL CAJON REDEVELOPMENT AGENCY AS FOLLOWS:

- 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 #8, APN 488-072-38-00, the Northeast corner of Magnolia Avenue and Civic Center Way, 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.

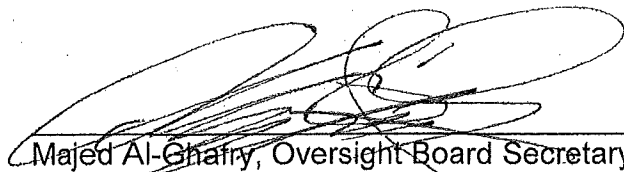
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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly-scheduled meeting held this 16th day of April 2014, by the following vote to wit:



Debra Turner-Emerson, Chairperson

ATTEST:



Majed Al-Ghafry, Oversight Board Secretary

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PROPERTY PROFILE

Site # 8	Magnolia Avenue Frontage - Parcel 1 of Parcel Map 20625
Location:	No site address; NE corner Magnolia Avenue and Civic Center Way, El Cajon, CA 92020
APN:	488-072-38-00
Lot Size (SF):	47,916
Building SF:	Not applicable
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	C-R, Regional Commercial
Highest/Best Use:	Improved Parking for the El Cajon civic campus, which includes City, County and State functions, including: City Hall, the El Cajon Performing Arts Center (ECPAC), Council Chambers, and the East County Regional Center. The East County Regional Center is a facility occupied by the Superior Court, Sheriff, Probation, District Attorney, Revenue and Recovery, and the Board of Supervisors. The East County Regional Center hears Civil, Criminal, Family and Juvenile Dependency cases. The court is supported by calendar, jury services, arbitration, exhibit, and business office sections.
Date Acquired:	June 11, 2009
Purchase Price:	\$4,442,183.49 ¹
Source of Funds:	Tax Increment
Purpose of Acquisition:	The Agency acquired this property for redevelopment purposes through a land swap on June 11, 2009, as surplus property not needed for the new Public Safety Center. Future redevelopment considerations included a mixed-use project with public parking opportunities, or a public parking structure.
Status & Revenues:	Land; Improved parking lot; currently utilized for restricted City of El Cajon and employee parking, parking for City vehicles, and supplemental parking for County District Attorney lease obligations (Permit Parking Only); This site does not generate revenue.
Environmental issues, Brownfield, or other Restrictions:	<p>Environmental: None known other than the site currently has a box drainage culvert running along the East and Northern portions of the property.</p> <p>Brownfield: Not applicable</p> <p>Restrictions: The property is currently the site of restricted City of El Cajon and employee parking, parking for City vehicles, and supplemental parking for County District Attorney lease obligations (Permit Parking only).</p>
Transit Oriented Development Site:	Not applicable.
Discussion & History:	The Redevelopment Plan for the El Cajon Central Business District Redevelopment Project dated November, 1971, Section 317, authorizes the Agency to install and construct public improvements, public facilities, and public utilities, including, but not limited to: streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, and motor

PROPERTY PROFILE

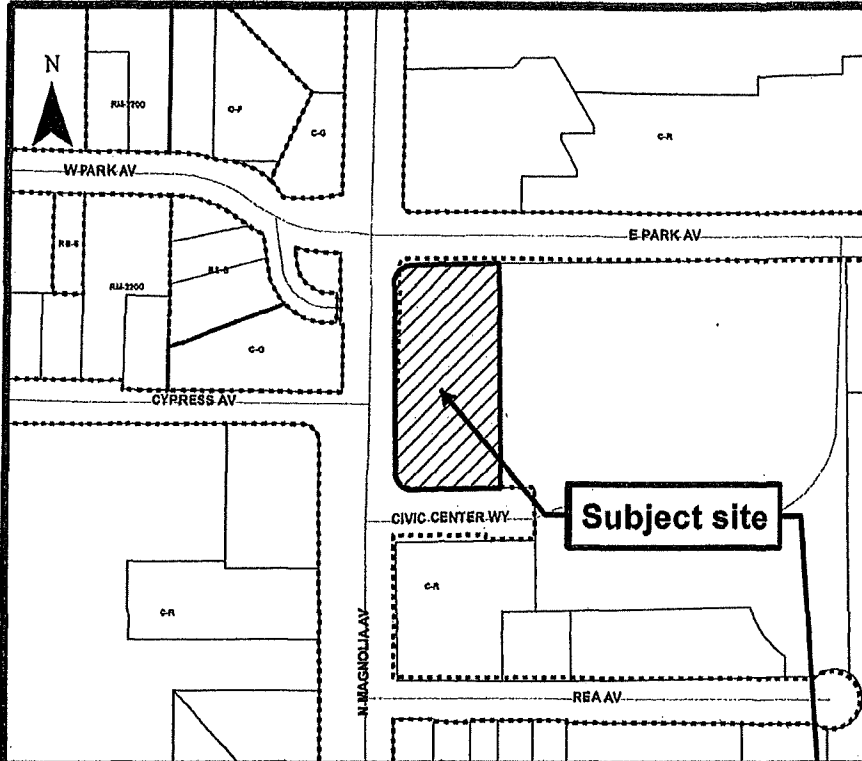
Site # 8	Magnolia Avenue Frontage Parcel 1 of Parcel Map 20625
	<p>vehicle parking facilities.</p> <p>On February 26, 2008, the City entered into a "Sixth Floor Lease" with the County of San Diego for the lease of office space in El Cajon City Hall. The lease requires use of fifty (50) parking spaces in Permit Parking Only areas for County District Attorney employee parking. This site provides supplemental parking to Site 9 required under the lease.</p> <p>In October 2008, new City Hall employee and public parking lots were constructed, including the subject property parking lot, in preparation of the construction of the new Public Safety Center ("PSC"). The 5.7 acre PSC project included grading and removal of the existing 300 space surface parking lot, construction of a 5-story structure housing the 120,000 S.F. police facility, 89 surface parking spaces for the public, a pedestrian plaza, utility/drainage improvements, and extensive landscaping to encourage pedestrian access to and from new parking facilities.</p> <p>On March 22, 2011, the Agency entered into an Exclusive Negotiating Agreement ("ENA") with E. Neal Arthur for the development of a full-service, upscale hotel with name brand identity to serve business and leisure travelers. The proposed hotel was to include separate public parking structures/facilities. The ENA expired six months later due to the dissolution of the Redevelopment Agency.</p> <p>For the past three years, this site has provided parking for restricted use to City of El Cajon employees, City vehicles, and for supplemental County District Attorney lease obligations. Effective November 1, 2012, parking was made available in the newly constructed police facility and parking structure for most of these users, thereby freeing this property for other parking uses for public purposes under conditions similar to Site 9.</p> <p>The City now has an interest in acquiring the property for Governmental Purposes in order to maintain public parking for the El Cajon civic campus which includes City, County and State functions, including: City Hall, the El Cajon Performing Arts Center (ECPAC), Council Chambers, and the East County Regional Center.</p>
Classification:	Enforceable Obligation; Transfer to City – Governmental Purposes
Use of Broker:	See Disposal Strategy
Value As-Is:	\$1,200,000 as of July 6, 2012
Disposal Strategy:	<p>Authorize the Successor Agency to:</p> <ul style="list-style-type: none"> • Transfer the property to the City of El Cajon for Governmental Purposes pursuant to CH&SC Section 34181(a) and 34191.3.
Appendices:	1,2,13

¹ The purchase price for this property includes the acquisition of both APN 488-072-38-00 and 488-072-40-00

Long Range Property Management Plan

Site No. 8

Magnolia Avenue parking lot for city hall employees

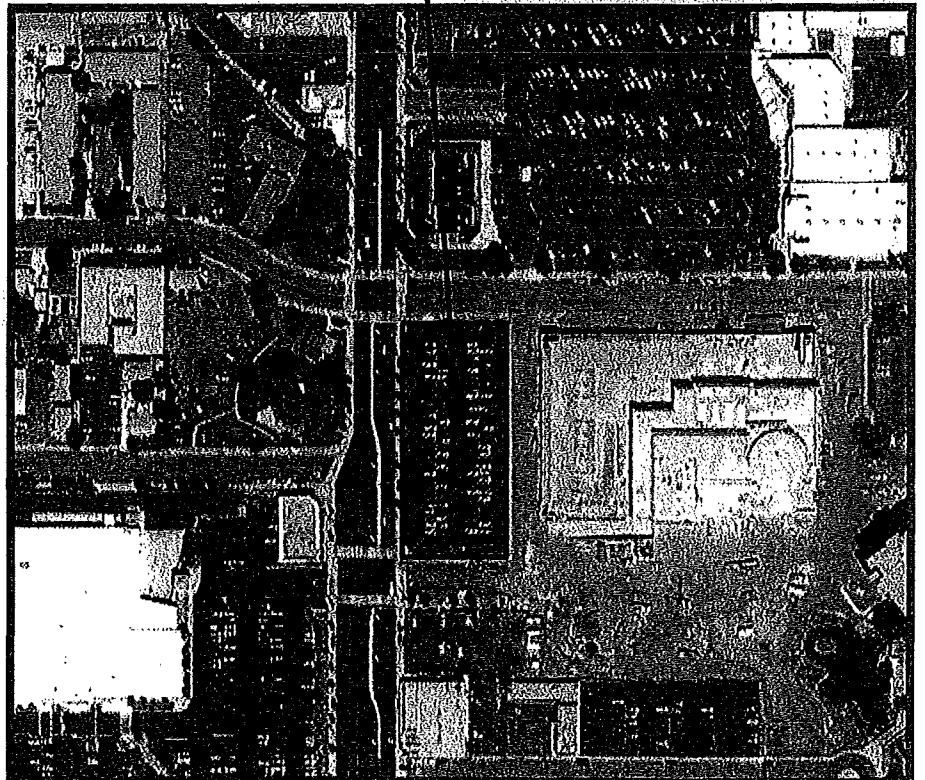


Property Features:

- C-R Zoning
- 1.10 Acres
- APN No. 488-072-38
- Transfer to city -
Governmental use
and enforceable
obligation
- Disposition timing
phase 2

City of El Cajon Successor Agency Oversight Board

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El Cajon, CA 92020
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cityofelcajon.us

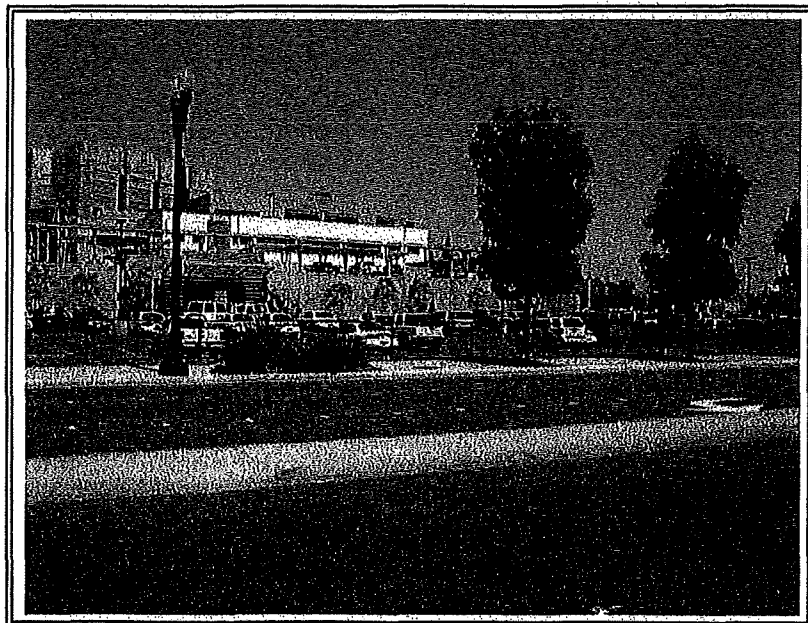


SUBJECT PHOTOGRAPHS

July 5, 2012



Looking easterly toward the subject from N. Magnolia Avenue.



Looking southeasterly toward the subject from N Magnolia Avenue.

