

RESOLUTION NO. OB-17-14

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 #6, APN 488-212-20-00, A VACATED PORTION OF PRESCOTT AVENUE, 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 transfer of Successor Agency property and related agreements for Site #6, APN 488-212-20-00, a vacated portion of Prescott Avenue, 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 #6, APN 488-212-20-00, of the Amended Plan (the "Property"), a vacated portion of Prescott Avenue, authorizes the transfer of the Property to the City of El Cajon for use by the El Cajon Housing Authority to provide access to the public library for the 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 property was previously vacated by the City of El Cajon; and

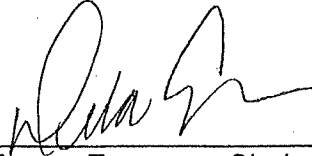
WHEREAS, proposed transfer would be in the best interests of the Successor Agency, the City of El Cajon, and all taxing entities by disposing of properties under enforceable obligations in an expeditious manner, as approved in the Amended Plan by the DOF.

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 #6, APN 488-212-20-00, a vacated portion of Prescott Avenue, 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.

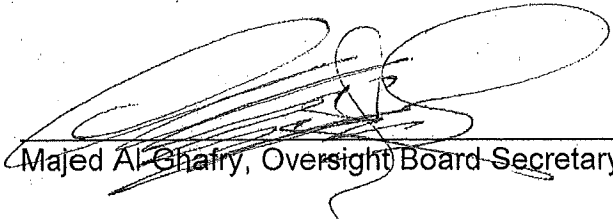
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PASSED AND ADOPTED by the Oversight Board of the Successor Agency of the former El Cajon Redevelopment Agency at a regularly-scheduled meeting held this 16th day of April 2014, by the following vote to wit:



Debra Turner-Emerson, Chairperson

ATTEST:



Majed Al-Chafry, Oversight Board Secretary

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PROPERTY PROFILE

Site # 6	Surplus Parcel adjacent to the Community Center Parking Lot
Location:	Municipal Facilities parcel adjacent to Community Center, Library and public parking lot; El Cajon, CA 92020
APN:	488-212-20-00
Lot Size (SF):	6,839
Building SF:	Not applicable
General Plan:	SDA # 9 (Also within Specific Plan 182)
Zoning:	RM-1500 (Residential)
Highest/Best Use:	Public Open Space and walkway for Municipal Facilities
Date Acquired:	September 26, 1994, as a result of the vacation of Prescott Avenue from the City of El Cajon at no cost, Resolution No. 98-93. The vacation resulted in the conveyance of one-half of the property to adjacent property owners.
Purchase Price:	No cost. Prescott Avenue vacated by the City of El Cajon pursuant to Resolution No. 262-94, September 13, 1994, recorded September 26, 1994.
Source of Funds:	A portion of Prescott Avenue was vacated by the City of El Cajon and conveyed to the El Cajon Redevelopment Agency at no cost as the adjacent property owner. Because the adjacent properties were acquired with Low and Moderate-Income Housing Tax Exempt Bond proceeds, the property must be conveyed to the El Cajon Housing Authority.
Purpose of Acquisition:	<p>The property was acquired through the vacation of an alley and street, and was required to be developed as open space amenities and a pedestrian walkway for the adjacent Lexington Sr. Apartments, Library and Community Center.</p> <p>The property is part of a public thoroughfare that extends from Lexington Avenue to Douglas, connecting Prescott Promenade and City Hall, ECPAC, and the East County Regional Center.</p>
Status & Revenues:	Land; Municipal Facility parcel adjacent to Community Center, Library and public parking lot. This site does not generate revenue.
Environmental Issues, Brownfield or other Restrictions:	<p>Environmental: None Known</p> <p>Brownfield: Not applicable</p> <p>Restrictions: Sales proceeds, if any, must be used in accordance with bond covenants and low and moderate-income housing activities.</p>
Transit Oriented Development Site:	Not applicable.
Discussion & History:	<p>The Agency acquired this property with the approval of Resolution No. 262-94, September 13, 1994, ordering vacation of Prescott Avenue Between Douglas Avenue and Lexington Avenue. The purpose of the vacation was to extend the open space/pedestrian walkway adjacent to the Lexington Sr. Apartment project, Library and Community Center.</p> <p>The Disposition and Development Agreement for Lexington Senior Apartments "Scope of Development – Attachment No. 5" states that "(t)he City of El Cajon Master Design Plan designates an open space amenity</p>

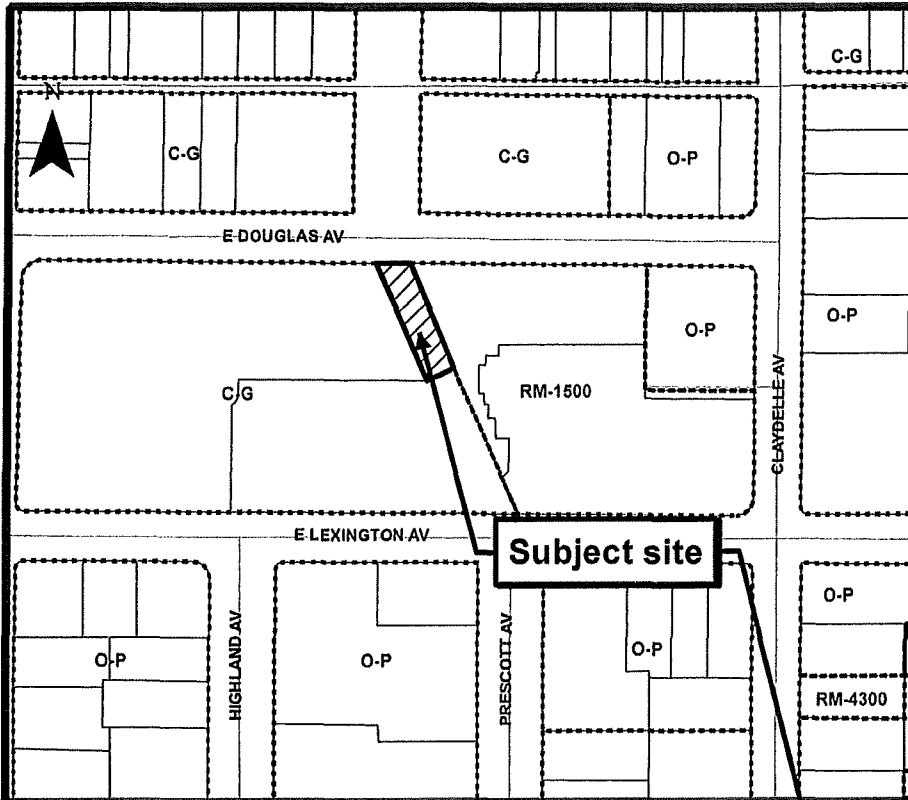
PROPERTY PROFILE

Site # 6	Surplus Parcel adjacent to the Community Center Parking Lot
	<p>within the Prescott Avenue right-of-way. The Agency shall be responsible for the demolition of improvements in this abandoned right-of-way pursuant to the Agreement. Landscape and hardscape pedestrian walk areas shall be constructed as open space amenities pursuant to the City of El Cajon Master Design Plan.”</p> <p>Vacation of this land conveyed one half of the street to each adjacent property owner and APN 488-212-20-00 is a result of this vacation. This parcel is a small remainder parcel adjacent to APN 488-212-22-00 that was acquired with Low and Moderate-Income Housing Bond proceeds.</p>
Classification:	Enforceable Obligation; Transfer to El Cajon Housing Authority – Governmental Purposes
Use of Broker:	See Disposal Strategy
Value As-Is:	Not applicable at this time
Disposal Strategy:	<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"> 1. Transfer the property to the El Cajon Housing Authority for Governmental Purposes pursuant to CH&SC Section 34181(a) and 34191.3 at no cost due to the source of funding for acquisition of adjacent properties and the Enforceable Obligation with the Lexington Senior Apartments Disposition and Development Agreement; or 2. Transfer the property, previously vacated by the City of El Cajon, back to the City of El Cajon at no cost.
Appendices:	1,2,8,9,10,11,12,22,23,24

Long Range Property Management Plan

Site No. 6

Portion of Prescott Avenue adjacent to the library

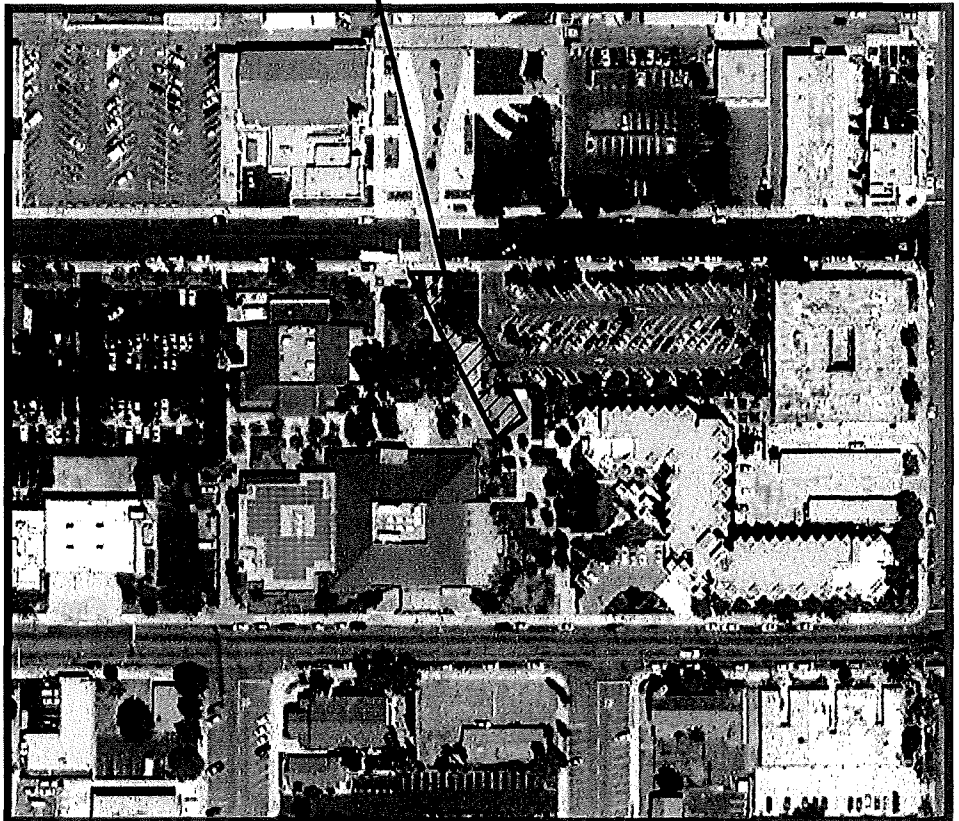


Property Features:

- RM-1500 Zoning
- 0.16 Acres
- APN No. 488-212-20
- Transfer to Housing Authority - Governmental use
- Disposition timing phase 2

City of El Cajon Successor Agency Oversight Board

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SUBJECT PHOTOGRAPHS

July 11, 2012



Looking northerly toward Douglas Ave and Prescott Promenade.



Looking westerly from the parking lot onto Douglas Ave.