

**RESOLUTION NO. OB 2013-05**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COACHELLA 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 Coachella 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 April 12, 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 COACHELLA 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.

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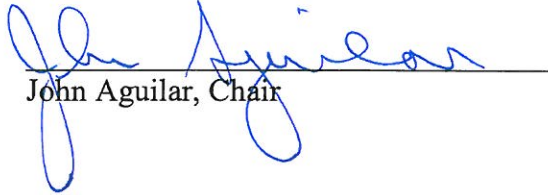
**PASSED, APPROVED AND ADOPTED** this 26<sup>th</sup> day of September, 2013, by the Oversight Board for the Successor Agency to the Coachella Redevelopment Agency.

**AYES:** Board Member Lucrecio, Board Member Ramont, Vice Chairman De La Cruz and Chairman Aguilar.

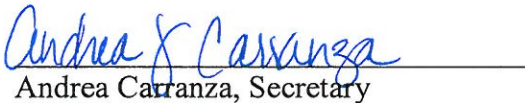
**NOES:** None.

**ABSENT:** Board Member Hernandez, Board Member Lizarraga and Board Member Renew

**ABSTAIN:** None.

  
John Aguilar, Chair

ATTEST:

  
Andrea Carranza, Secretary

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss  
CITY OF COACHELLA )

I, Andrea Carranza, Secretary of the Oversight Board for the Successor Agency to the Coachella Redevelopment Agency, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. OB-2013-05 adopted at a regular meeting therefore duly held and convened on the 26<sup>th</sup> day of September, 2013.

  
Andrea Carranza, Secretary

**EXHIBIT A**  
**Long-Range Property Management Plan**

Successor Agency: Coachella Redevelopment Agency  
 County: Riverside

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		Acquisition Date	HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY			HSC 34191.5 (c)(1)(B)			HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		Description of property's potential for transit oriented development (See Footnote 5)	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
		Permissible Use	Permissible Use Detail		Value at Time of Purchase [See Footnote 1]	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value [See Footnote 2]	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value [See Footnote 3]	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site [See Footnote 4]						
1	Vacant Lot/Land	Other	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	Lower than Asking	Market	June 2012	E	Dec. 2013	Business Relocation Site/Vacant/ Future Industrial Development	86-874 Industrial Way, Coachella, CA 92236	763-131-020	0.73 Acres	M-H, Heavy Industrial	\$57,238	N/A	N/A	High	None	Good/ Light potential for industrial development, good street access and availability of services.	City initiated industrial subdivision			
2	Vacant Lot/Land	Other	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	Lower than Asking	Market	June 2012	E	Dec. 2013	Business Relocation Site/Vacant/ Future Industrial Development	86-812 Industrial Way, Coachella, CA 92236	763-131-021	2.0 Acres	M-H, Heavy Industrial	\$156,816	N/A	N/A	Medium	None	Good/ Light potential for industrial development, good street access and availability of services.	City initiated industrial subdivision			
3	Vacant Lot/Land	Other	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	Lower than Asking	Market	June 2012	E	Dec. 2013	Business Relocation Site/Vacant/ Future Industrial Development	86-770 Industrial Way, Coachella, CA 92236	763-131-022	1.96 Acres	M-H, Heavy Industrial	\$153,680	N/A	N/A	Low	None	Good/ Light potential for industrial development, good street access and availability of services.	City initiated industrial subdivision			
4	Vacant Lot/Land	Other	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	Lower than Asking	Market	June 2012	E	Dec. 2013	Business Relocation Site/Vacant/ Future Industrial Development	No Address	763-131-052	0.66 Acres	M-H, Heavy Industrial	\$51,749	N/A	N/A	Low	None	No Potential	Lot Consolidation with Adjoining Property			
5	Vacant Lot/Land	Governmental Use	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	N/A	N/A	June 2012	N/A	N/A	WWTP Settling Ponds	86-889 Avenue 52, Coachella, CA 92236	763-131-017	3.58 Acres	M-H, Heavy Industrial	\$194,931	N/A	N/A	High	None	Maintain existing public facility (subsize Agricultural Drain Line for existing business).	None			
6	Vacant Lot/Land	Governmental Use	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	N/A	N/A	June 2012	N/A	N/A	Agricultural Ponds	86-789 Avenue 52, Coachella, CA 92236	763-131-016	1.83 Acres	M-H, Heavy Industrial	\$99,644	N/A	N/A	Medium	None	Fair potential for light-industrial development.	Interest by adjoining Agricultural Packing Plant to purchase. Previously contemplated for City Corporate Yard			
7	Other	Other	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	N/A	N/A	June 2012	N/A	Dec. 2013	Future Development	86-709 Avenue 52, Coachella, CA 92236	763-131-015	1.83 Acres	M-H, Heavy Industrial	\$143,487	N/A	N/A	Low	None	Fair potential for light-industrial development.	Interest by adjoining Agricultural Packing Plant to purchase. Previously contemplated for City Corporate Yard			
8	Vacant Lot/Land	Governmental Use	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	N/A	N/A	June 2012	N/A	N/A	Waste Water Plant	No Address	763-131-001	5.0 Acres	M-H, Heavy Industrial	\$392,040	N/A	N/A	Low/ Env. Assessment for Phase 1 & 2 has been completed.	Low	Maintain existing sewer lift station (subsize Agricultural Drain Line for existing business).	No previous proposals. Old sewer lift station serving Agricultural Drain Line.			
9	Other	Governmental Use	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	N/A	N/A	June 2012	N/A	N/A	IID Electrical Substation	86-351 Avenue 52, Coachella, CA 92236	763-131-002	3.37 Acres	M-H, Heavy Industrial	\$330,094	N/A	N/A	Medium	Low	Minimal utility for outdoor storage. Primary use as an Electrical Switching Station by local purveyor (OLD RDA AGREEMENT).	None			
10	Vacant Lot/Land	Governmental Use	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	N/A	N/A	June 2012	N/A	N/A	Old Landfill and Spur Line Easement	86-918 Avenue 52, Coachella, CA 92236	763-131-019	4.88 Acres	M-H, Heavy Industrial	\$265,716	N/A	N/A	High	None	Good/ Light potential for industrial development, good street access and availability of services.	City initiated industrial subdivision			
11	Vacant Lot/Land	Other	Light-Industrial, Fabrication, Warehouse Use and Office	4/5/1983	A	N/A	N/A	June 2012	\$390,000	Dec. 2013	Future Development	86-969 Avenue 52, Coachella, CA 92236	763-131-018	4.58 Acres	M-H, Heavy Industrial	\$390,000	N/A	N/A	Medium	None	Fair potential for future Trail Head/Parking Lot to serve Regional Trail on Whitewater Channel	None			
12	Residential	Governmental Use	Single-Family Dwelling, Public Parks and Home Occupations	8/31/2007	B	N/A	N/A	June 2012	N/A	N/A	Veterans Park Overflow Parking	1609 4th Street, Coachella, CA 92236	778-042-009	0.22 Acres	R-S, Residential Single Family	\$14,375	N/A	N/A	N/A	None	Public Parking potential to serve adjacent park	None			
13	Residential	Governmental Use	Single-Family Dwelling, Public Parks and Home Occupations	8/31/2007	B	N/A	N/A	June 2012	N/A	N/A	Veterans Park Overflow Parking	1609 4th Street, Coachella, CA 92236	778-042-010	0.14 Acres	R-S, Residential Single Family	\$9,148	N/A	N/A	N/A	None	Public Parking potential to serve adjacent park	None			
14	Vacant Lot/Land	Other	Retail Uses, Service Businesses and Office Uses	4/1/1985	C	Lower than Asking	Market	June 2012	\$12,188	Sept. 2013	Future Development/ Vacant	1308 8th Street, Coachella, CA 92236	778-093-005	0.14 Acres	C-G, General Commercial	\$12,188	N/A	N/A	Low	Low	Downtown commercial development (Fair Potential)	None			
15	Vacant Lot/Land	Other	Retail Uses, Service Businesses and Office Uses	4/1/1985	C	Lower than Asking	Market	June 2012	\$12,188	Sept. 2013	Future Development/ Vacant	8th Street, Coachella, CA 92236	778-110-001	0.14 Acres	C-G, General Commercial	\$12,188	N/A	N/A	Low	Low	Downtown commercial development (Fair Potential)	None			
16	Residential	Governmental Use	Single-Family, Duplex Dwelling Units and Multi-Family	2/27/2009	D	N/A	N/A	June 2012	N/A	N/A	Baoudama Park Overflow Parking	Frederick South of Avenue 51	768-210-002	1.18 Acres	R-S, Residential Single Family	\$77,101	N/A	N/A	N/A	None	Community Park expansion	None			
17	Residential	Governmental Use	Single-Family, Duplex Dwelling Units and Multi-Family	2/27/2009	D	N/A	N/A	June 2012	N/A	N/A	Baoudama Park Overflow Parking	Frederick South of Avenue 51	768-210-005	0.68 Acres	R-S, Residential Single Family	\$44,432	N/A	N/A	N/A	None	Community Park expansion	None			
18	Vacant Lot/Land	Other	One-Family Dwelling with minimum two bedrooms	9/17/1997		Lower than Asking	Market	June 2012	\$29,000	Sept. 2013	Future Development/ Vacant	51-877 Hernandez Street, Coachella, CA 92236	763-412-030	0.06 Acres	R-O-6000, Residential Overlay 6000	\$29,000	N/A	N/A	N/A	None	Property can serve as secondary access for adjoining 5.7 acre lot, proposed for Multi-Family Residential.	Multi-Family Residential			
19	Vacant Lot/Land	Other	Retail Uses, Service Businesses and Office Uses	7/26/2001	93,750	Lower than Asking	Market	June 2012	\$21,875	Sept. 2013	Future Development/ Vacant	1130 4th Street, Coachella, CA 92236	778-080-005	0.29 Acres	C-G, General Commercial	\$21,875	N/A	N/A	High	Fair	Property can serve as part of "land assembly" for future commercial development	None			
20	Vacant Lot/Land	Other	Retail Uses, Service Businesses and Office Uses	4/6/2000	54,000	Lower than Asking	Market	June 2012	\$43,750	Sept. 2013	Future Development/ Vacant	No Address	778-071-005	0.87 Acres	C-G, General Commercial	\$43,750	N/A	N/A	Low	Fair	Property can serve as part of "land assembly" for future commercial development	None			
21	Residential	Governmental Use	Single-Family, Duplex Dwelling Units and Multi-Family	8/11/2008	80,000	N/A	N/A	June 2012	N/A	N/A	Baoudama Park Overflow Parking	Douma & Damascus	768-222-004	0.18 Acres	R-S, Residential Single Family	\$11,761	N/A	N/A	N/A	None	Property can serve as secondary access for adjoining 5.7 acre lot, proposed for Multi-Family Residential.	None			
22	Parking Lot/Structure	Governmental Use	Retail Uses, Service Businesses and Office Uses	10/11/2007	65,000	N/A	N/A	June 2012	N/A	N/A	Downtown Parking Lot	1561 7th Street, Coachella, CA 92236	778-103-011	0.14 Acres	C-G, General Commercial	\$23,784	N/A	N/A	N/A	Fair	Serves as Downtown Parking Existing Boys & Girls Club satisfies Planning objectives of successor Agency.	Property is improved. Potential for future redevelopment			
23	Public Building	Governmental Use	Single-Family, Duplex Dwelling Units and Multi-Family	9/27/1985		N/A	N/A	June 2012	N/A	N/A	Boys and Girls Club Center	85350 Baoadad Ave, Coachella, CA 92236	778-120-003	2.77 Acres	R-M, Residential Multiple Family	\$2,266,488	N/A	N/A	N/A	None	Status Quo				
24	Residential	Governmental Use	Single-Family, Duplex Dwelling Units and Multi-Family	4/14/1983		N/A	N/A	June 2012	N/A	N/A	Fire Station Temporary Parking	811 Palm Avenue, Coachella, CA 92236	778-091-001	0.07 Acres	R-M, Residential Multiple Family	\$6,098	N/A	N/A	N/A	None	Property can serve as part of "land assembly" for Fire Station expansion.	None			

[1] Value at Time Purchased

A. Part of a 69.10 acre purchase from City of Coachella on April 5, 1983 for \$1,417,260  
 B. Multiple properties 778-042-009 and 778-042-010 \$208,000 (Agency approved \$206,000)  
 C. Multiple properties 778-093-005 and 778-110-001 \$40,000  
 D. Multiple properties 768-210-002 and 768-210-005 \$125,000

[2] Proposed Sale Value

E. Multiple properties 763-131-020, 763-131-021, 763-131-022 and 763-131-015 \$1,260,000

[3] Estimate of Current Parcel Value

\*Residential: \$1.60 per sq. ft.  
 \*Commercial: \$2.00 - \$3.90 per sq. ft.  
 \*Industrial: \$1.25 - \$1.80 per sq. ft.  
 \*Waste Water Plant: \$2.25 per sq. ft.  
 \*Boys & Girls Club Center: \$1,500,000 • Assessed Value \$66,359 (at 1.3 inflation rate)

[4] History of Environmental Studies, etc.

Potential Soils Remediation Needed: High, Medium or Low

[5] Properties Potential for Transit Oriented Development

\*Characterized as Good, Fair, Low and None