

REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HEALDSBURG

RESOLUTION NO. RSA4-2015

RESOLUTION OF THE REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HEALDSBURG ACCEPTING THE TRANSFER OF THREE PROPERTIES LOCATED AT 1381 UNIVERSITY AVENUE, 155 DRY CREEK ROAD AND 1201 GROVE STREET FROM THE CITY OF HEALDSBURG TO THE REDEVELOPMENT SUCCESSOR AGENCY OF THE CITY OF HEALDSBURG AND AMENDING THE LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, Health and Safety Code Section 34191.5 requires a Successor Agency to prepare and submit a Long-Range Property Management Plan (“LRPMP”) to the California Department of Finance (“DOF”) for review and approval; and

WHEREAS, on October 8, 2013, the Oversight Board adopted a resolution approving the LRPMP and the LRPMP was submitted to the DOF for review and approval; and

WHEREAS, the DOF conducted its initial review and at the request of the DOF, on August 5, 2014, the Oversight Board adopted a resolution transferring real property at 627 Healdsburg Avenue to the City as Housing Successor; and

WHEREAS, on August 11, 2014, the DOF approved the LRPMP; and

WHEREAS, the State Controller’s Office (“SCO”) reviewed the asset transfers made by the Healdsburg Redevelopment Agency after January 1, 2011, and, in a report dated March 2, 2015 prepared by the SCO, the SCO found three properties transferred to the City in March 2011, to be unallowed transfers, and has ordered the City to transfer the properties back to the Agency, and place them on the LRPMP; and

WHEREAS, the three transferred properties are 1381 University Avenue – Alliance Medical Clinic – APN 002-502-044; 155 Dry Creek Road – undeveloped land – APN 089-071-002; and 1201 Grove Street – undeveloped land – APN 089-081-020; and

WHEREAS, pursuant to Health and Safety Code Section 34181, the long-term plan for the property located at 555 Piper Street, currently housing the Boys and Girls Club, is being amended as a governmental use property, with the intent to retain the facility as a permanent recreation center serving the City’s citizens; and

WHEREAS, pursuant to Health and Safety Code Section 34181, the plan for the property located at 1381 University Avenue, currently housing the Alliance Medical Center is retention for governmental use; and

WHEREAS, it is critical to economic development to have adequate housing for employees of businesses that wish to remain in remain, expand, or locate in Healdsburg; and

WHEREAS, the City has a great need for Low and Moderate-Income housing; and

WHEREAS, pursuant to Health and Safety Code Section 34181, the plan for the property located at 155 Dry Creek Road, currently undeveloped land, is to transfer the property to the City as the Housing Successor for Low and Moderate-Income housing development; and

WHEREAS, pursuant to Health and Safety Code Section 34181, the plan for the property located at 1201 Grove Street, currently undeveloped land is to transfer the property to the City as the Housing Successor for Low and Moderate-Income housing development.

NOW THEREFORE, BE IT RESOLVED by the Redevelopment Successor Agency of the City of Healdsburg, as follows:

Section 1. The above recitals are true and correct and are adopted by reference as substantive findings in this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Successor Agency hereby approves the Amended LRPMP as presented and attached hereto as Exhibit A.

Section 4. The Successor Agency hereby accepts the transfer of the three properties identified herein as Sonoma County Assessor's Parcel Numbers 002-502-044, 089-071-002, and 089-081-020 from the City of Healdsburg and authorizes its Executive Director to execute Certificates of Acceptance and to record or cause to be recorded Deeds therefor in the Official Records of Sonoma County, and the Executive Director or his designee to take such further actions as are deemed necessary or appropriate to effectuate the intent of this Resolution, including, without limitation, transmitting this Resolution and the proposed Amended Long Range Property Management Plan to the Oversight Board to the Redevelopment Successor Agency for its review and approval.

Section 5. 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 Amended LRPMP or the mere transfer of property to the

Redevelopment Successor Agency may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)).

Section 6. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the Board of the Redevelopment Successor Agency of the City of Healdsburg, County of Sonoma, State of California, this 8th day of September 2015, by the following vote:

AYES: Board Members: (5) Chambers, Mansell, Plass, Ziedrich and Chairperson McCaffery

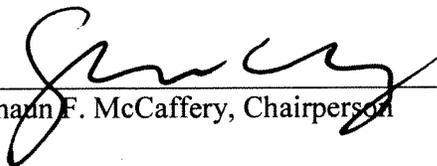
NOES: Board Members: (0) None

ABSENT: Board Members: (0) None

ABSTAINING: Board Members: (0) None

SO ORDERED:

ATTEST:


Shaun F. McCaffery, Chairperson


Maria Curiel, Agency Secretary

I, MARIA CURIEL, Secretary to the Successor Agency to the Redevelopment Agency of the City of Healdsburg, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. RSA4-2015 duly adopted by the Successor Agency at a regular meeting held on the 8th day of September, 2015.


Maria Curiel, Agency Secretary