

**RESOLUTION NO. 2015-3**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED MARIN COUNTY REDEVELOPMENT AGENCY, APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, pursuant to Health and Safety Code section 34173(d), the County of Marin (“RDA Successor Agency”) is the successor agency to the dissolved Marin County Redevelopment Agency (“Agency”), confirmed by Resolution No. 2011-83 adopted on August 23, 2011; and

**WHEREAS**, Health and Safety Code section 34179(a) provides that each successor agency shall have an oversight board composed of seven members; and

**WHEREAS**, the Oversight Board is the RDA Successor Agency’s oversight board pursuant to Health and Safety Code section 34179(a); and

**WHEREAS**, Health and Safety Code section 34191.5(b) requires the RDA Successor Agency to prepare and submit a long-range property management plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency and transmit the LRPMP to the Oversight Board for the Oversight Board’s approval; and

**WHEREAS**, the RDA Successor Agency has prepared a LRPMP which contains all of the information required under Health and Safety Code Section 34191.5(b); and

**WHEREAS**, the LRPMP was approved by the Board of Supervisors acting as the RDA Successor Agency, on February 10, 2015.

**WHEREAS**, the RDA Successor Agency has submitted the LRPMP to the Oversight Board.

**NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE DISSOLVED MARIN COUNTY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the LRPMP through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Section 3. Approval of the LRPMP. The Oversight Board hereby approves and adopts the LRPMP, in substantially the form attached to this Resolution as Exhibit A, pursuant to Health and Safety Code Section 34191.5.

Section 4. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 5. Certification. The Principal Planner of the Marin County Community Development Agency, acting on behalf of the Oversight Board as its Staff, shall certify to the adoption of this Resolution.

Section 6. Effective Date. Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for three (3) business days, pending a request for review by the State of California Department of Finance.

**PASSED, APPROVED AND ADOPTED** this 12th day of February, 2015 by the following vote:

AYES: Terona Mores, Leslie Alden, John Logen, Mary Jane Burke

NOES: 0

ABSENT: Greg Nelson, Gerald Norman, Terrie Green

ABSTAIN: 0

  
\_\_\_\_\_  
Oversight Board Chairperson

ATTEST:

  
\_\_\_\_\_  
Oversight Board Staff

**EXHIBIT A**

**Long-Range Property Management Plan**

**[Attached behind this page]**



## Marin County – Long Range Property Management Plan

### Introduction

On June 29, 2011, California Governor Jerry Brown signed Assembly Bill (AB) x1 26, which eliminated redevelopment agencies statewide. California's redevelopment agencies were officially dissolved on February 1, 2012. ABx1 26 included provisions for the creation of successor agencies and oversight boards to manage the affairs of the former redevelopment agencies through the dissolution process.

On August 23, 2011, the County of Marin Board of Supervisors adopted a resolution to become the Successor Agency to the County of Marin Redevelopment Agency and assumed the responsibility for ownership and management of real property owned by the former Redevelopment Agency. Subsequently, on March 13, 2012, the Board of Supervisors appointed its representatives to the Oversight Board for the Successor Agency as required by ABx1 26, and the Oversight Board held its first meeting on May 4, 2012.

On June 27, 2012, the Governor signed budget trailer bill AB 1484, which made significant changes to the original redevelopment legislation enacted by AB x1 26. AB 1484 included language that requires all redevelopment successor agencies to prepare a Long Range Property Management Plan (LRPMP) that addresses the disposition and use of any unencumbered real property assets that were owned by a former redevelopment agency.

The property management plan requirements of AB 1484 have been codified into California Health and Safety Code Section § 3419.1 et seq. Pursuant to HSC § 3419.5, successor agencies are required to complete their property management plans after receiving their Findings of Completion from the California State Department of Finance. The County of Marin as Successor Agency to the Dissolved Marin County RDA received its Finding of Completion on April 26, 2013.

This plan has been prepared in accordance with HSC § 3419.5 and provides the required factual and historical data for the real property assets of the former Marin County Redevelopment Agency and sets forth disposition strategies for each property that are consistent with the requirements of law and our fiduciary responsibilities.

### I. Property Inventory

#### Overview of Real Properties

The Successor Agency owns three properties which are discussed in this report. One is intended to be recreational space or a park and two are small easements for pedestrian and public utility access. Attachment A is a map of the Successor Agency's properties.

Parcel One: **Vacant lot intended for Recreational Facility** AP # 052-130-2

Parcel Two: **Pedestrian Walkway and Public Utility Easement** AP # 052-130-1

Parcel Three: **Pedestrian Walkway and Public Utility Easement** AP # 052-152-06

The following sections provide a detailed inventory for each property in conformance with the specific requirements of HSC § 34191.5(c)(1)(A)-(F). The inventory consists of all of the following information:

- a) *The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.*

All three parcels were acquired on 6/21/1981:

Parcel One: **Vacant lot intended for Recreational Facility** AP # 052-130-2  
Parcel Two: **Pedestrian Walkway and Public Utility Easement** AP # 052-130-1  
Parcel Three: **Pedestrian Walkway and Public Utility Easement** AP # 052-152-06

- b) *The purpose for which the property was acquired.*

Parcel One: **Vacant lot intended for Recreational Facility** AP # 052-130-2  
This parcel was acquired with the intent that this parcel be conveyed to a public entity for use as a recreational facility or park.

Parcel Two: **Pedestrian Walkway and Public Utility Easement** AP # 052-130-1  
This parcel was acquired for use as pedestrian access and a public utility easement.

Parcel Three: **Pedestrian Walkway and Public Utility Easement** AP # 052-152-06  
This parcel was also acquired for use as pedestrian access and a public utility easement.

- c) *Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.*

**Parcel One:** Vacant lot intended for Recreational Facility AP # 052-130-2

This property has no address; it is located between Burgess Court and Dutton Court, Marin City/Sausalito. The parcel size is 46,566 square feet. The current zoning is R1 - single family residential.

**Parcel Two:** Pedestrian Walkway and Public Utility Easement AP # 052-130-1

This property has no address; it is located on Drake Avenue, next to #635 Drake Ave, Marin City/Sausalito. The parcel size is 4,010 and the zoning is R1 - single family residential.

**Parcel Three:** Pedestrian Walkway and Public Utility Easement AP # 052-152-06

This property has no address; it is located on Buckelew Street, between #16 and #20 Buckelew, Marin City/Sausalito. The parcel size is 1,003 and the zoning is R1 - single family residential.

- d) *An estimate of the current value of the parcel including, if available, any appraisal information.*

Parcel One: **Vacant lot intended for Recreational Facility** AP # 052-130-2  
The appraised value as of 7/30/2014 is \$10,000.

Parcel Two: **Pedestrian Walkway and Public Utility Easement** AP # 052-130-1

The appraised value as of 7/30/2014 is nominal, \$500

Parcel Three: **Pedestrian Walkway and Public Utility Easement** AP # 052-152-06

The appraised value as of 7/30/2014 is nominal, \$500

- e) *An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.*

There is no history of revenue generated by any of these three parcels, in fact they have been a liability as they must be maintained. The cost for annual clean up and weed removal in compliance with fire standards is approximately \$5,000. There are no contractual requirements for the disposition of funds.

- f) *The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.*

No record of environmental contamination on the properties.

- g) *A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.*

No potential for transit-oriented development or other types of development on any of the sites.

- h) *A brief history of previous development proposals and activity, including the rental or lease of property.*

No history of previous development proposals

- i) *Address the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. Permissible uses include 1) the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:*

The parcels have no developmental potential and have nominal value. All three parcels should be retained for governmental use and transferred to the County:

Parcel One: **Vacant lot intended for Recreational Facility** AP # 052-130-2

This parcel should be used for recreational or park use

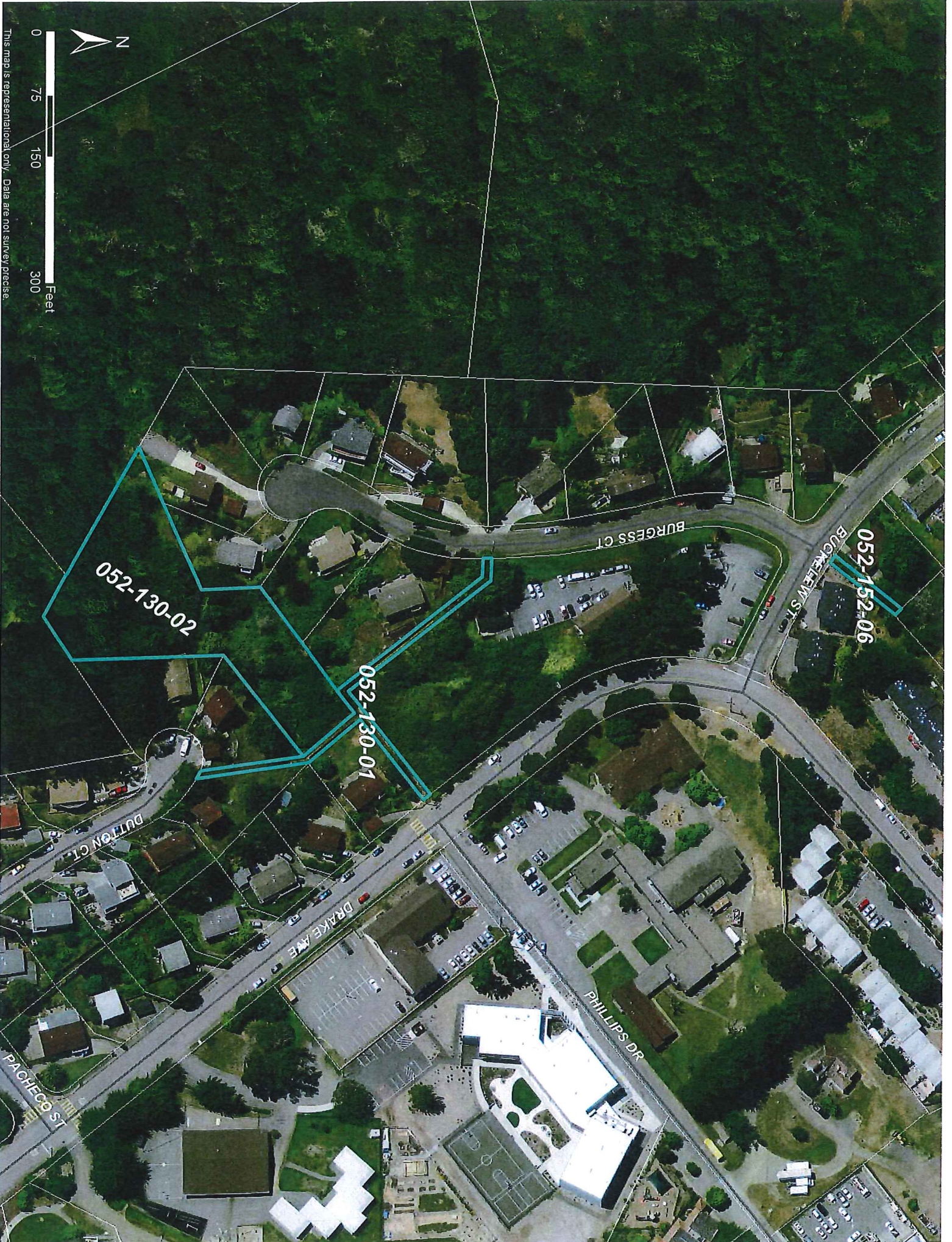
Parcel Two: **Pedestrian Walkway and Public Utility Easement** AP # 052-130-1

This parcel should be used for pedestrian access and public utility easement

Parcel Three: **Pedestrian Walkway and Public Utility Easement** AP # 052-152-06

This parcel should be used for pedestrian access and public utility easement





052-152-06

052-130-01

052-130-02

BURGESS CT

BUCKENHEIM ST

DRAKE AVE

PHILLIPS DR

DUTTON CT

PACHECO ST



0 75 150 300 Feet

This map is representational only. Data are not survey precise.