

# **AGENDA**

**TEHACHAPI REDEVELOPMENT SUCCESSOR AGENCY  
OVERSIGHT COMMITTEE SPECIAL MEETING  
TEHACHAPI CITY HALL  
115 SOUTH ROBINSON STREET  
Tuesday, May 27, 2014 - 9:00 A.M.**

Persons desiring disability-related accommodations should contact the City Clerk no later than ten days prior to the need for the accommodation. A copy of any writing that is a public record relating to an open session of this meeting is available at City Hall, 115 South Robinson Street, Tehachapi, California.

## **CALL TO ORDER**

## **ROLL CALL**

## **PLEDGE TO FLAG**

## **BUSINESS**

1. Minutes for the Tehachapi Redevelopment Successor Agency Oversight Committee Special meeting on February 24, 2014 - **APPROVE AND FILE**
2. Approval of long-range property management plan - **ADOPT A RESOLUTION APPROVING THE LONG-RANGE MANAGEMENT PLAN (THE "LRPMP"), FINDING THAT APPROVAL OF THE LRPMP IS NOT A PROJECT PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND DIRECTING THE TRANSMITTAL OF THE RESOLUTION TO THE DEPARTMENT OF FINANCE**

## **COMMITTEE MEMBER ANNOUNCEMENTS OR REPORTS**

On their own initiative, a Committee Member may ask a question for clarification, make a brief announcement, provide a reference to staff or other resources for factual information, take action to have staff place a matter of business on a future agenda, request staff to report back at a subsequent meeting concerning any matter, or make a brief report on his or her own activities. (Per Gov't. Code §54954.2(a))

## **ADJOURNMENT**

# MINUTES

## TEHACHAPI REDEVELOPMENT SUCCESSOR AGENCY OVERSIGHT COMMITTEE SPECIAL MEETING

City Hall  
115 South Robinson Street  
Tuesday, February 24, 2014 – 9:00 A.M.

**NOTE:** Nu, Gr, Va, Le, Ca, Ga & Ha are abbreviations for Board Members Nunneley, Grimes, Vasquez, Lebsock, Caudle, Garrett and Hall respectively. For example, Nu/Gr denotes Board Member Nunnely made the motion and Board Member Grimes seconded it. The abbreviation Ab means absent, Abd abstained, Ns noes, and NAT no action taken.

### ACTION TAKEN

#### CALL TO ORDER

Meeting called to order by Chairman Grimes at 9:05 a.m.

#### PLEDGE TO THE FLAG

Led by Chairman Grimes

#### ROLL CALL

Present: Chairman Grimes, Vice-Chairman Nunneley, Board Members Vasquez and Garrett

Absent: Board Members Caudle, Hall and Lebsock

#### BUSINESS

- |  |  |
|--|--|
| 1. Appointment of new Board Secretary – <b>APPOINTED DEPUTY CITY CLERK, ASHLEY WHITMORE, AS BOARD SECRETARY</b>  | Appointed Deputy City Clerk, Ashley Whitmore, As Board Secretary<br>Va/Nu Motion Carries<br>Ab: Ca, Ha & Le  |
| 2. Minutes for the Tehachapi Redevelopment Successor Agency Oversight Committee Special meeting on September 25, 2013 - <b>APPROVE AND FILE</b>  | Approved & Filed<br>Nu/Gr Motion Carried<br>Ab: CA, Ha & Le  |
| 3. Approval of administrative budget for July 1, 2014 through December 31, 2014 - <b>ADOPTED RESOLUTION NUMBER 02-14 APPROVING A PROPOSED ADMINISTRATIVE BUDGET FOR THE SIX-MONTH FISCAL PERIOD FROM JULY 1, 2014 THROUGH DECEMBER 31, 2014, AND TAKING CERTAIN OTHER RELATED ACTIONS.</b> | Adopted Res No. 02-14<br>Approving A Proposed Administrative Budget For The Six-Month Fiscal Period From July 1, 2014 Through December 31, 2014, & Taking Certain Other Related Actions<br>Va/Gr Motion Carried<br>Ab: Ca, Ha & Le |

**ACTION TAKEN**

4. Approval of ROPS for July 1, 2014 through December 31, 2014 -  
**ADOPTED RESOLUTION NUMBER 01-14 APPROVING THE  
RECOGNIZED OBLIGATION PAYMENT SCHEDULE FOR THE SIX-  
MONTH FISCAL PERIOD FROM JULY 1, 2014 THROUGH  
DECEMBER 31, 2014 AND TAKING CERTAIN RELATED ACTIONS**

Adopted Resolution Number  
01-14 Approving The  
Recognized Obligation  
Payment Schedule For The  
Six-Month Fiscal Period  
From July 1, 2014 Through  
December 31, 2014 And  
Taking Certain Related  
Actions  
Gr/Nu Motion Carried  
Ab: Ca, Ha & Le

**ADJOURNMENT**

The Committee adjourned at 9:32 a.m. to a Tehachapi Redevelopment  
Successor Agency Oversight Committee special meeting to be  
determined at a later date.

\_\_\_\_\_  
ASHLEY WHITMORE  
Secretary, Tehachapi Redevelopment  
Successor Agency Oversight  
Committee

Approved this 25<sup>th</sup> day  
Of September, 2013.

\_\_\_\_\_  
Ed Grimes  
Chairman, Tehachapi Redevelopment  
Successor Agency Oversight  
Committee



# BOARD REPORTS

APPROVED

DEPARTMENT HEAD: \_\_\_\_\_

CITY MANAGER: \_\_\_\_\_

MEETING DATE: MAY 27, 2014

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**TO: BOARD OF DIRECTORS OF THE OVERSIGHT COMMITTEE OF THE SUCCESSOR AGENCY TO THE TEHACHAPI REDEVELOPMENT AGENCY**

**FROM: HANNAH CHUNG, FINANCE DIRECTOR**

**DATE: MAY 22, 2014**

**SUBJECT: LONG-RANGE PROPERTY MANAGEMENT PLAN**

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## BACKGROUND:

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 real properties of the former Tehachapi Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency by operation of law.

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan (the "LRPMP") that addresses the disposition and use of the real properties of the former Agency. The LRPMP must be submitted to 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. The DOF issued a finding of completion to the Successor Agency on October 16, 2013.

The Successor Agency has prepared and submitted to the Oversight Board a LRPMP. The LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c). Pursuant to Section 34191.5(c), the LRPMP includes an inventory providing specified information, if applicable, about each of the real properties, including, among other things, the date of acquisition, the value on the date of acquisition, the estimated current value, and a history of previous development proposals.

Permissible uses of the properties include the retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), the retention of the property for future development, the sale of the property, or the use of the property to fulfill an enforceable obligation.

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.

The attached resolution approves the LRPMP as presented by the Successor Agency and directs the staff of the Successor Agency to transmit the resolution to DOF together with written notice and information regarding the action taken by the resolution.

Approval of the LRPMP is not a project for purposes of the California Environmental Quality Act (Pub. Res. Code Section 21000 *et seq.*) and the CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (CEQA 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 (CEQA Guidelines Section 15061(b)(3)).

**RECOMMENDATION:**

That the Oversight Board adopt the attached resolution pursuant to Health and Safety Code Section 34191.5, (i) approving the Long-Range Property Management Plan (the “LRPMP”) attached as Exhibit A to the resolution, (ii) finding that approval of the LRPMP is not a project pursuant to the California Environmental Quality Act, and (iii) directing the transmittal of the resolution to the Department of Finance.

## RESOLUTION NO. OB

### A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE TEHACHAPI 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 Tehachapi 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 October 16, 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 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.

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE TEHACHAPI 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.

**PASSED, APPROVED AND ADOPTED** this 27<sup>th</sup> day of May, 2014.

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

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Chase Nunneley, Vice -Chairman  
Oversight Board for the Successor Agency to the  
Tehachapi Redevelopment Agency

ATTEST:

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ASHLEY WHITMORE  
Secretary  
Oversight Board for the Successor Agency to the  
Tehachapi Redevelopment Agency

I hereby certify that the foregoing resolution was duly and regularly adopted by the  
OVERSIGHT BOARD OF THE SUCCESSOR AGENCY at a special meeting thereof held on  
May 27, 2014.

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ASHLEY WHITMORE  
Secretary  
Oversight Board for the Successor Agency to the  
Tehachapi Redevelopment Agency

**LONG RANGE  
PROPERTY MANAGEMENT PLAN  
SUCCESSOR AGENCY TO THE FORMER  
CITY OF TEHACHAPI REDEVELOPMENT AGENCY  
MAY 27, 2014**

**115 SOUTH ROBINSON STREET  
TEHACHAPI, CA 93561**

## SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY

The City of Tehachapi Redevelopment Agency purchased a parcel within the Downtown Business District that supported three (3) dilapidated and uninhabitable residential structures. The property in its former condition prior to the Agency's purchase represented blight and blighting influence in the Downtown Business District which is located within the Tehachapi Redevelopment Project area. Therefore, the purpose of the purchase and reuse of the property was two (2) fold. First, the amelioration of blight and blighting influences and secondly to create more off street parking in the Downtown Business District in order to support the businesses located therein. The above activity in terms of property purchase and repurposing was consistent with the Tehachapi Redevelopment Plan.

### INVENTORY

Former dilapidated houses  
201 East F Street  
APN 040-020-10  
.17 Acres  
Zoning C-2

#### Date of Acquisition and Value

HANNAH

#### Purpose Property was Acquired

As previously indicated the purchase of the property in question was to repurpose the blighted property into much needed off-street Downtown parking opportunities in support of businesses located within the Downtown Business District. This parking lot has remained in the ownership and control and management of the City of Tehachapi. There are no fees associated with the use of this parking facility and therefore based on the above there has been no revenue accrued to the City of Tehachapi or the former Tehachapi Redevelopment Agency.

#### Estimate of the Current Value

HANNAH

### Estimate of Lease, Rental or Other Revenues Generated by the Property

There are no fees associated with the use of this parking facility and therefore there has not been nor will there be any revenue accrued to the City of Tehachapi or the former Tehachapi Redevelopment Agency.

### History of Environmental Contamination or Remediation Efforts

As previously indicated the City purchased the Downtown property for the purpose of ameliorating blight and blighting influences in addition to the establishment of additional much needed Downtown Parking opportunities to enhance the long term viability of the Downtown Business District. The property in question is not considered a "Brown Field Site". As a matter of proper due diligence prior to the purchase of the subject parcel the property was evaluated in terms of Phase I environmental review to evaluate the potential for hydrocarbons and other potential contaminations. The former residential property was cleared.

### Property's Potential for Transit-Orientated Development and the Advancement of Planning Objectives of the Successor Agency

The repurposing of the parcel in question as a Downtown Parking facility does not lend itself to Transit-Orientated development per-se. However, Tehachapi possesses a significant commuter employee base and in this regard the parking lot lends itself to a defacto park and ride opportunity for informal car and van pools. In terms of the advancement of Planning Objectives one of the economic development and redevelopment goals of the City is the revitalization of the Downtown Business District. The enhancement of parking opportunities in the Downtown advances these goals.

### History of Previous Development Proposals and Activities

As previously indicated the parcel supported three (3) dilapidated and uninhabitable residential structure. The property in question has been repurposed for a Downtown parking opportunity. The parking is managed by the City and there is a no fee public parking and as such there is no rental or lease revenue associated with the property in question.

## **USE OF DISPOSITION OF PROPERTIES**

As indicated the property in question has been repurposed for the use of a parking facility within the Downtown Business District. The Agency intends to convey this property to the City for governmental use as public parking to enhance the long term viability of the Downtown Business District.

## EXHIBITS

115-189 S Robinson St  
Tehachapi, CA 93561 - approximate address

Street View - Jun 2012



Image capture: Jun 2012 S Robinson St © 2014 Google