

July 2, 2014

Mr. Eric Frost, Administrative Services Director
City of Visalia
707 West Acequia Avenue
Visalia, CA 93291

Dear Mr. Frost:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the Visalia Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on April 22, 2014. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on July 2, 2014. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

In accordance with HSC section 34191.4, upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Agency actions taken pursuant to a Finance approved LRPMP which requires the Agency to enter into a new agreement are subject to oversight board (OB) approval per HSC section 34181 (f). Any OB action approving a new agreement in connection with the LRPMP should be submitted to Finance for approval.

Please direct inquiries to Beliz Chappuie, Supervisor, or Todd Vermillion, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: on following page

cc: Ms. Ruth Pena, Financial Analyst, City of Visalia
Ms. Rita A Woodard, Auditor-Controller, Tulare County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office

OVERSIGHT BOARD RESOLUTION NO. 2014-03

**A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR
AGENCY TO THE DISSOLVED VISALIA REDEVELOPMENT AGENCY
APPROVING A 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 City of Visalia elected to become the successor agency to the Visalia Redevelopment Agency ("Successor Agency") by Resolution No. COV 12-01 on January 17, 2012; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now a separate legal entity from the City, and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a long-range property management plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's oversight board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the City advanced monies from the General Fund to enable the Redevelopment Agency to acquire certain properties for development; and

WHEREAS, the City has already commenced and expended funds for the design and planning for construction of a 911 emergency dispatch center and other public safety facilities on two of the properties acquired with the advance of funds from the City; and

WHEREAS, before proceeding further and expending additional public funds to obtain approvals for the financing and construction of this public safety project, the City must have some assurance that the properties can transfer to the City for this governmental purpose; and

WHEREAS, because of the critical timing for this public safety project, the Successor Agency has prepared and approved a LRPMP and submitted it to the Oversight Board for approval approval, in advance of receiving the Finding of Completion, to address, among other things, the disposition of those properties acquired with the City's advance for development of the public safety project; and

WHEREAS, the City has revised the original LRPMP initially approved on August 28, 2013, and,

WHEREAS all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER VISALIA 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 Property Management Plan through this Resolution does not commit the Successor Agency or 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. The Secretary to the Oversight Board is authorized and directed to file, on behalf of the Oversight Board, a Notice of Exemption with the appropriate official of the County of Tulare, California, within five (5) days following the date of adoption of this Resolution.

Section 3. Approval of Property Management Plan. The Oversight Board hereby approves the Property Management Plan, in substantially the form currently on file with the City Clerk, subject to any minor and clarifying changes as may be approved by the Successor Agency's Executive Director and Successor Agency Counsel.

Section 4. Transmittal of Property Management Plan. The City Manager is hereby authorized and directed to take any action on behalf of the Oversight Board necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submitting the Property Management Plan to the State of California Department of Finance, and posting the approved Property Management Plan on the Successor Agency's website.

PASSED AND ADOPTED: 04/09/2014

MARK LARSEN, SECRETARY OF THE BOARD

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Mark Larsen, Secretary of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Visalia, certify the foregoing is the full and true Oversight Board Resolution 2014-03 passed and adopted by the Oversight Board of the Successor Agency to the Redevelopment Agency at a regular meeting held on April 9, 2014.

Dated: 4/10/14

MARK LARSEN, SECRETARY OF THE BOARD


By Gladys Ruiz, Recording Clerk

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA - PART A

HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1A)		SALE OF PROPERTY										HSC 34191.5 (c)(1B)		HSC 34191.5 (c)(1C)		HSC 34191.5 (c)(1D)		HSC 34191.5 (c)(1E)		HSC 34191.5 (c)(1F)		HSC 34191.5 (c)(1G)		HSC 34191.5 (c)(1H)	
No.	Property Type	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value*	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purposes for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value*	Estimate of Current Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or investigations and designation as a brownfield site	Description of property's potential for future development oriented to the successor agency	Advancement of planning efforts for the successor agency	History of previous development and/or proposals and activity					
1 *	Vacant Land	Sale	Variance Required for development due to the property's small size.	3/20/1990	1,000	1,000	Title Transfer	7/7/2013	N/A	N/A	Remainder after property trade for housing project	116 NW 5th Ave.	094-055-001	3,485 sq. ft.	Street	1,000	None	None	None	None	Streets / ROW	Street dedication					
2 **	Parking Lot	Future Development	Single Family	5/3/2006	175,000	63,657	Neighboring Property Values	5/3/2006	To Be Determined	To Be Determined	Acquired through a for enclosure sale, for redevelopment purposes	409 E. Murray Ave.	094-274-003	8,235 sq. ft.	Single Family	63,657	None	None	None	None	Elimination of blight; Housing	Single family dwelling demolished; parking lot developed as interim use					

* The proposed disposition plan objective is to sell the subject property for private development consistent with the existing City of Visalia General Plan and zoning ordinance land use designations. Depending on various factors, including the timing for the sale of this property, the proceeds generated from the disposition (sale) of this property would be distributed to the applicable taxing entities or would be available to the Successor Agency to pay enforceable obligations, thereby resulting in additional future property taxes being distributed to the taxing entities.

** The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and the City will enter into a compensation agreement with the taxing entities under HSC section 34180 (f).

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA - PART B

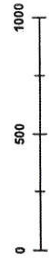
No.	Property Type	HSC 34191.5 (G)(2)		HSC 34191.5 (G)(1)(A)				SALE OF PROPERTY		HSC 34191.5 (G)(1)(B)		HSC 34191.5 (G)(1)(C)		HSC 34191.5 (G)(1)(D)		HSC 34191.5 (G)(1)(E)		HSC 34191.5 (G)(1)(F)		HSC 34191.5 (G)(1)(G)		History of previous development proposals and activity
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of Income/Revenue	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency		
1	Vacant Land	Governmental Use	911 Emergency Dispatch Center	3/18/2002	350,000	350,000	Acquisition	3/18/2002	N/A	N/A	Governmental Use	Van Ness	094-180-007	4.7 acres	Service Commercial	350,000	None	None	None	911 Emergency Dispatch Center	None	
2*	Vacant Land 2.1	Split Use: Governmental Use and Future Development	Urban Park	3/18/2002	825,000	825,000	Acquisition	3/18/2002	N/A	N/A	Governmental Use: Along Jennings Ditch 1 acre +/- of 6.6 acres +/- of 5.5 acres +/- of 6.6 acres	Van Ness	094-180-006	1 acre +/- of 6.6 acres +/- of 5.5 acres +/- of 6.6 acres	Service Commercial	825,000	None	None	None	Urban Park	None	
	2.2*		Police Headquarters / Public Safety Facilities								Future Development									Police and Public Safety Facilities	None	
Previously 3			Civic Center Development - Urban Park	12/1/2004	1,527,762	1,527,762	Acquisition	12/1/2004	N/A	N/A	Multi Use	Ben Maddox/Tipton	094-180-005	22.7 acres - revised to 21.8 after removing railroad	Service Commercial	1,527,762	None	None	Brownfield Site	Urban Park	None	
	Vacant Land 3.1	Future Development	Urban Park	12/1/2004	434,343	434,343	Acquisition	12/1/2004	N/A	N/A	Future Development	Maddox/Tipton	094-240-042	5.8	Service Commercial	434,343	None	None	Brownfield Site	Urban Park	None	
	Vacant Land 3.21	Split Use: Governmental Use and Future Development	Civic Center Development - Urban Park	12/1/2004	449,315	449,315	Acquisition	12/1/2004	N/A	N/A	Future Development: +/- 3 acres	Ben Maddox/Tipton	094-190-014	+/- 3.0 acres	Service Commercial	449,315	None	None	Brownsfield Site	Urban Park	None	
3*	3.22										Governmental Use: Along Jennings Ditch, +/- 3 Acres	Ben		+/- 3.0 Acres								
	Vacant Land 3.3	Future Development	Civic Center	12/1/2004	44,916	44,916	Acquisition	12/1/2004	N/A	N/A	Future Development	Ben Maddox/Tipton	094-190-016	0.6	Service Commercial	44,916	None	None	Brownfield Site	Urban Park	None	
	Vacant Land 3.41	Split Use: Governmental Use and Future Development	Civic Center Development - Urban Park	12/1/2004	599,188	599,188	Acquisition	12/1/2004	N/A	N/A	Future Development	Ben Maddox/Tipton	094-180-008	+/- 3.0 Acres	Service Commercial	599,188	None	None	Brownsfield Site	Urban Park	None	
	3.47*										Jennings Ditch Water Feature			+/- 5.0 acres								
											Governmental Use	Ben Maddox/Tipton	098-142-055	1.7 acres	Service Commercial	122,291	None	None		Public facilities	Remainder portion of larger parcel sold for development	

* The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and the City will enter into a compensation agreement with the taxing entities under HSC section 34180 (f) for those properties or property portions designated for future development.

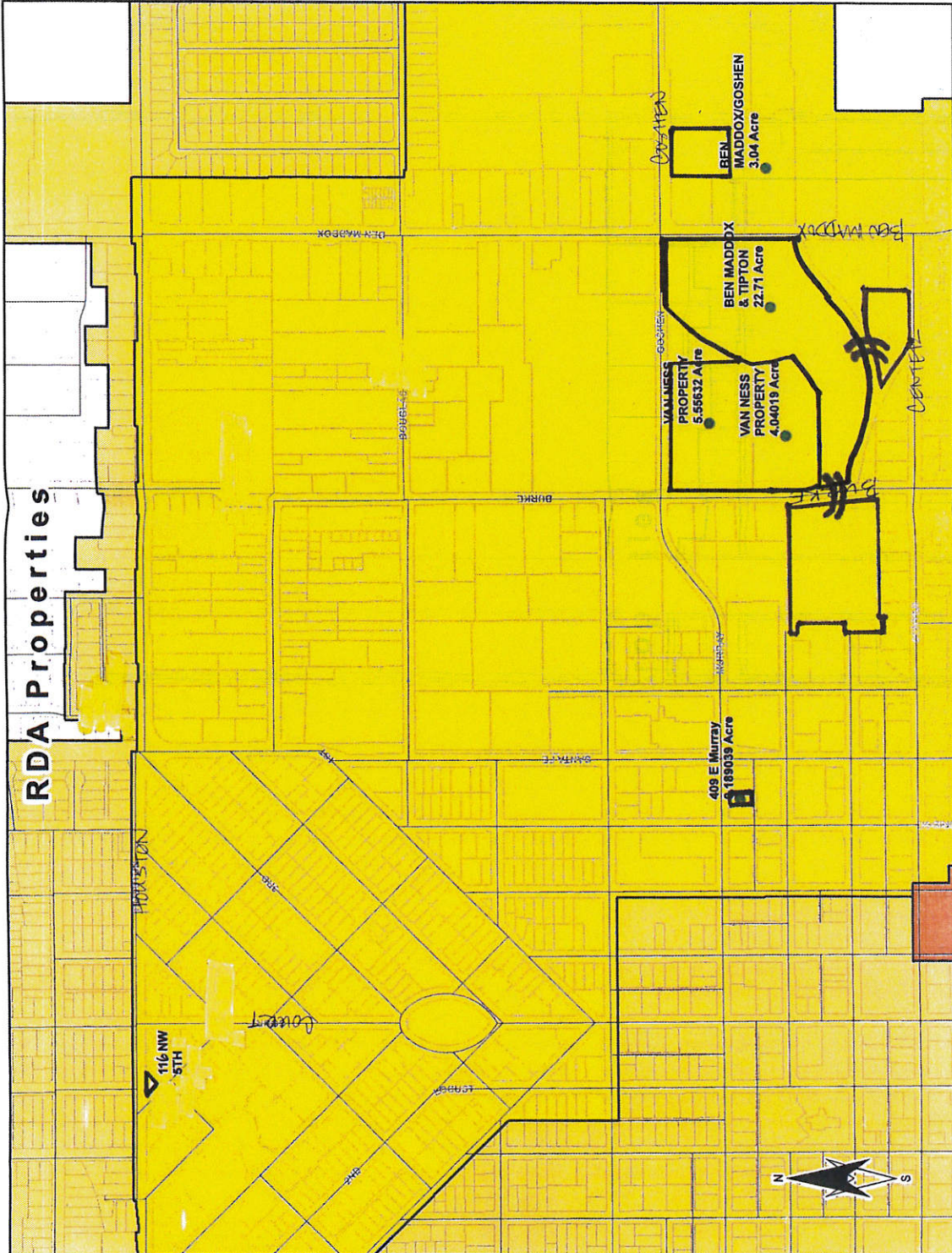
** Tulare County Assessor's Office has divided parcel 3 into 5 separate parcels. The total acreage is one acre less because property that was included in the previous parcel which is railroad land has been excluded. This property is a 50 foot set back from either side of the railroad center line.



- RDA Properties
- Central Business District
- Central Visalia
- East Visalia
- Streets
- Parcels



Dated: 01-21-11
Prepared by: GIS Dept.

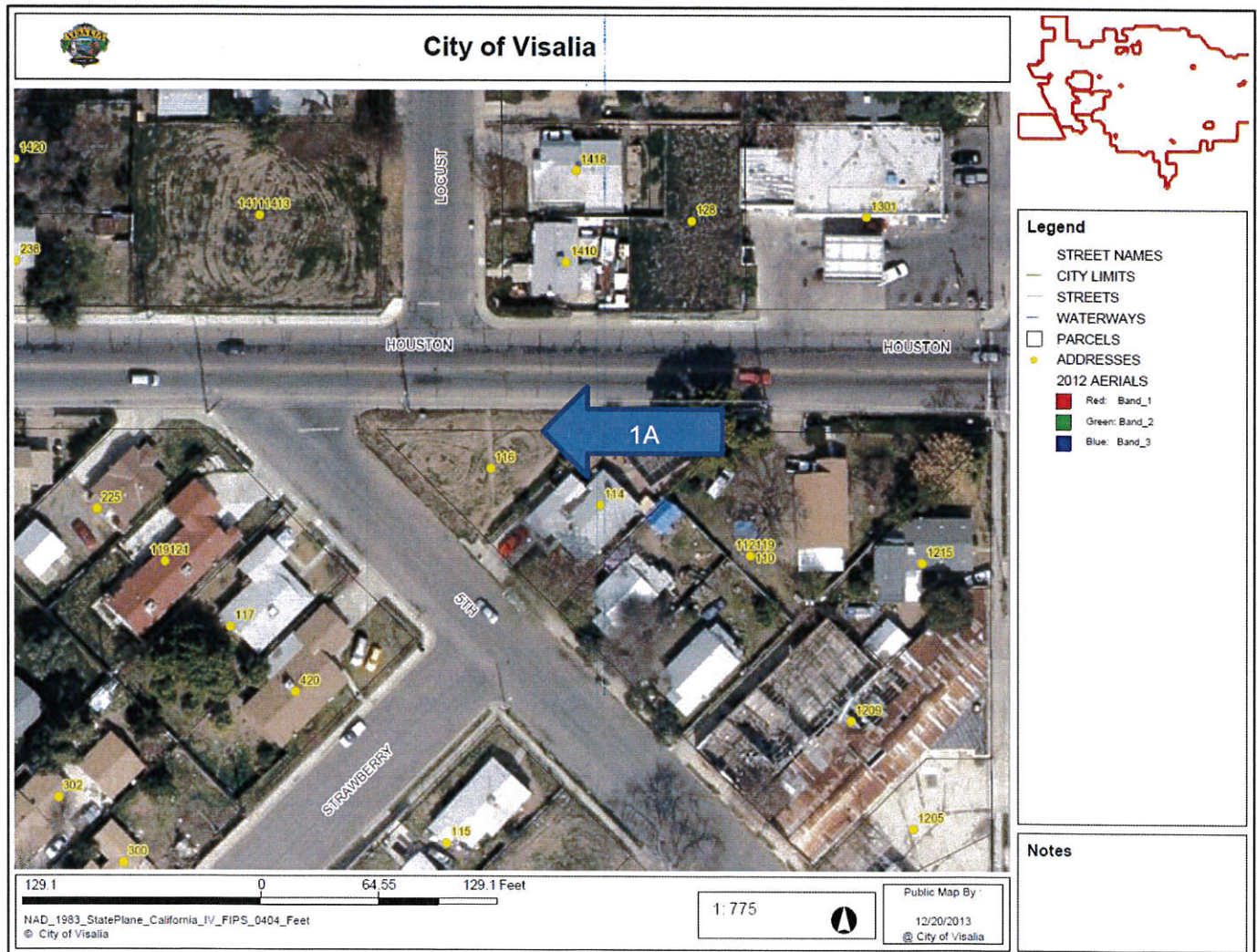




(1A) 116 North West 5th Street
Vacant Parcel
3485 square feet
Zone Residential
Estimated Value: \$1,000 due to difficult development conditions, possible street dedication
APN 094-055-001

This parcel is a triangular piece occasioned by the transition of a square road grid merging into a diamond road grid. The parcel is in an older residential area and is too small for a standard home lot. The parcel will require a variance for development. Best use would be for street dedication.

RDA LRPMP Designation: Sale



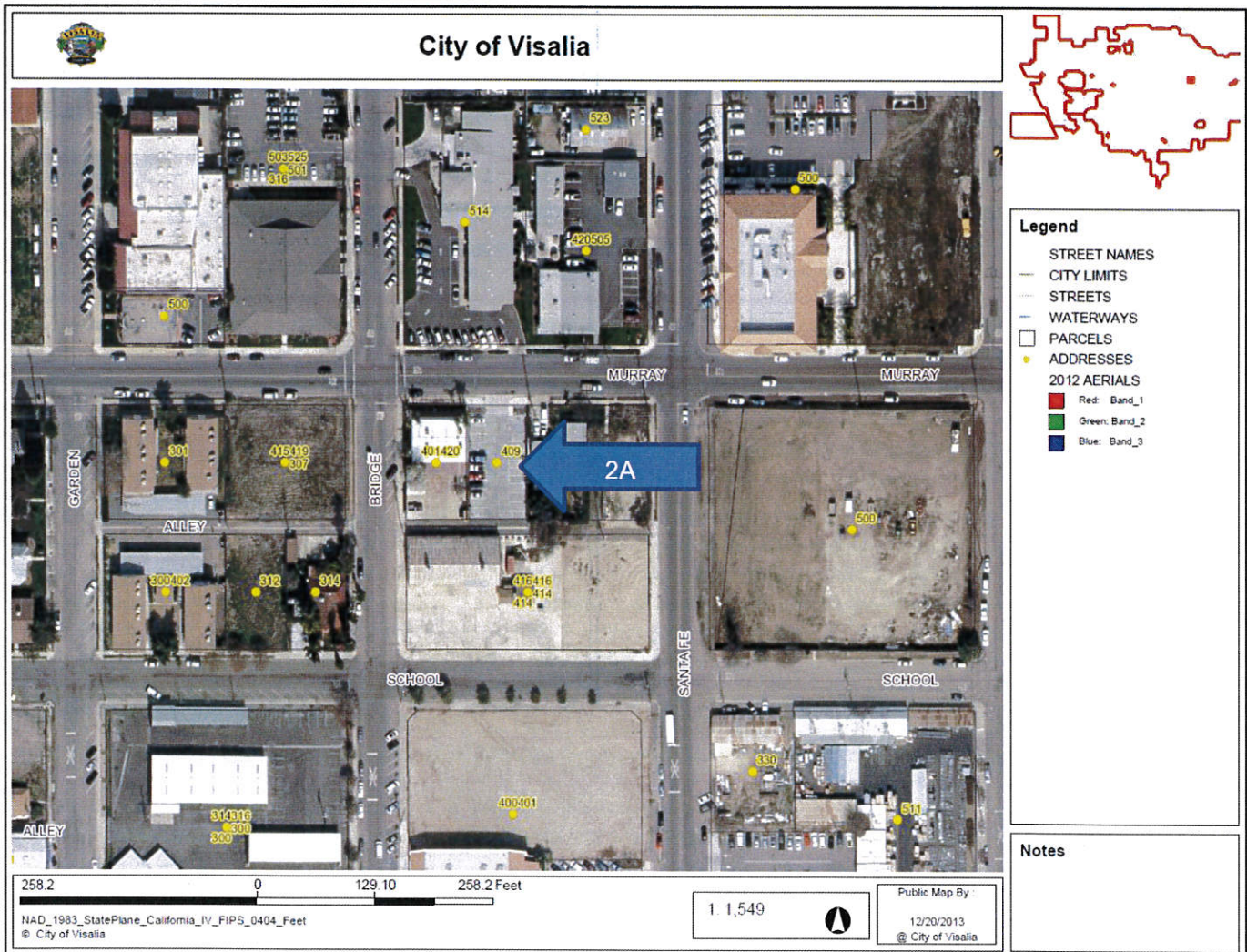


(2A) 409 E Murray
 Parking Lot
 8,235 square feet
 Zoned Residential
 Estimated Value: \$64,000
 Available for disposition – No City Commitment
 APN 094-274-003

The parcel was acquired through foreclosure on an older home. The home was demolished. City built a demonstration permeable concrete parking lot with solar lights. The area is an older residential area with transition to commercial care facilities. Best use is for future commercial development when downtown develops towards this lot.

RDA LRPMP Designation: Future Development

The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and enter into a compensation agreement with the taxing entities under HSC section 34180 (f) for those properties or property portions designated for future development.



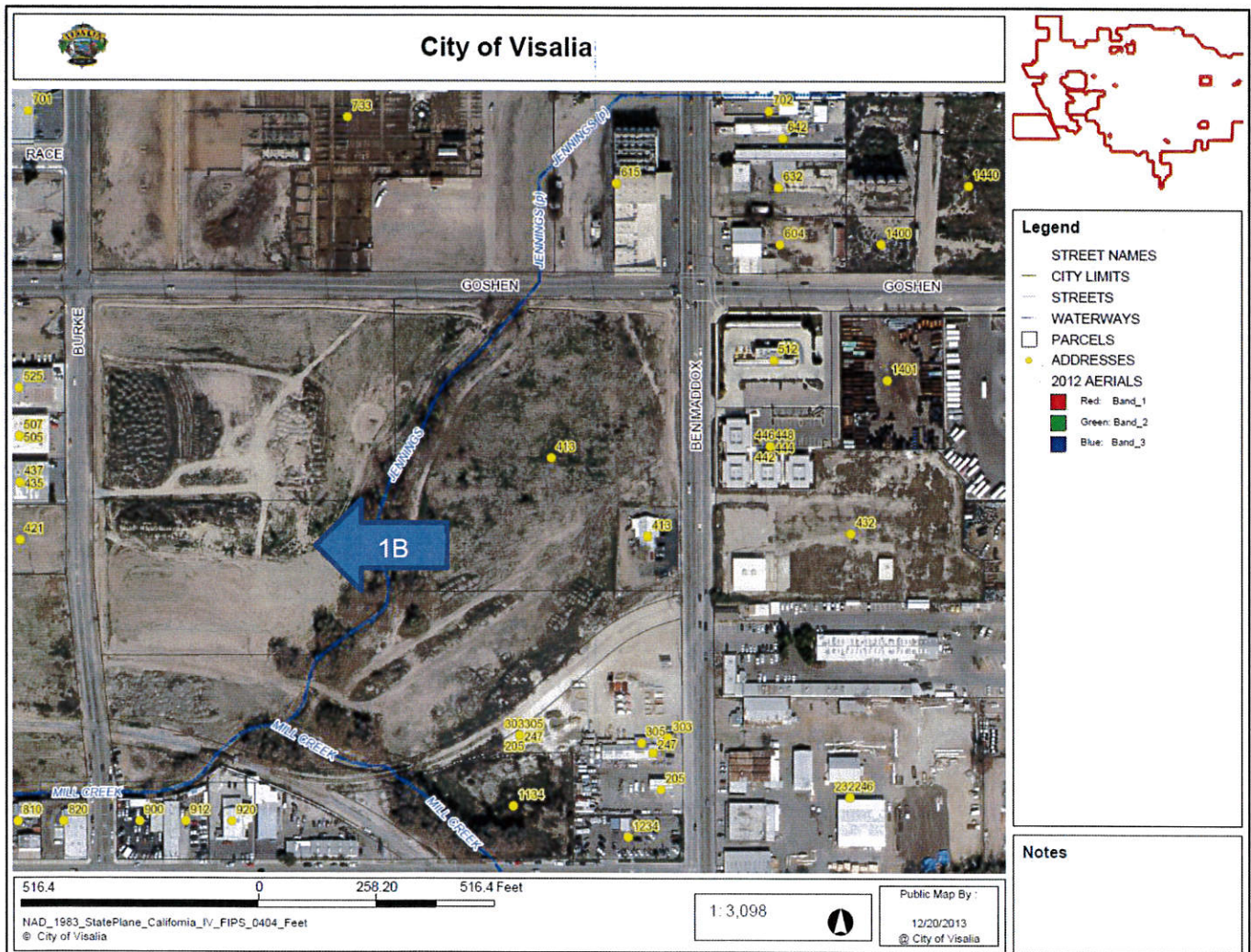


(1B) Van Ness Property
 Vacant Land, 4.7 Acres
 Zoned Service Commercial
 Estimated Value: \$350,000
 Proposed Development – Police Dispatch Center
 APN 094-180-007

The parcel is south of a feedlot and walnut dehydrator. The land is cleared but streets have no curb, gutters or storm drains.

Location on Aerial Map: North of Mill Creek on Burke Street.

RDA LRPMP Designation: Governmental Use, Police Dispatch Center and Urban Park Along Jennings Ditch





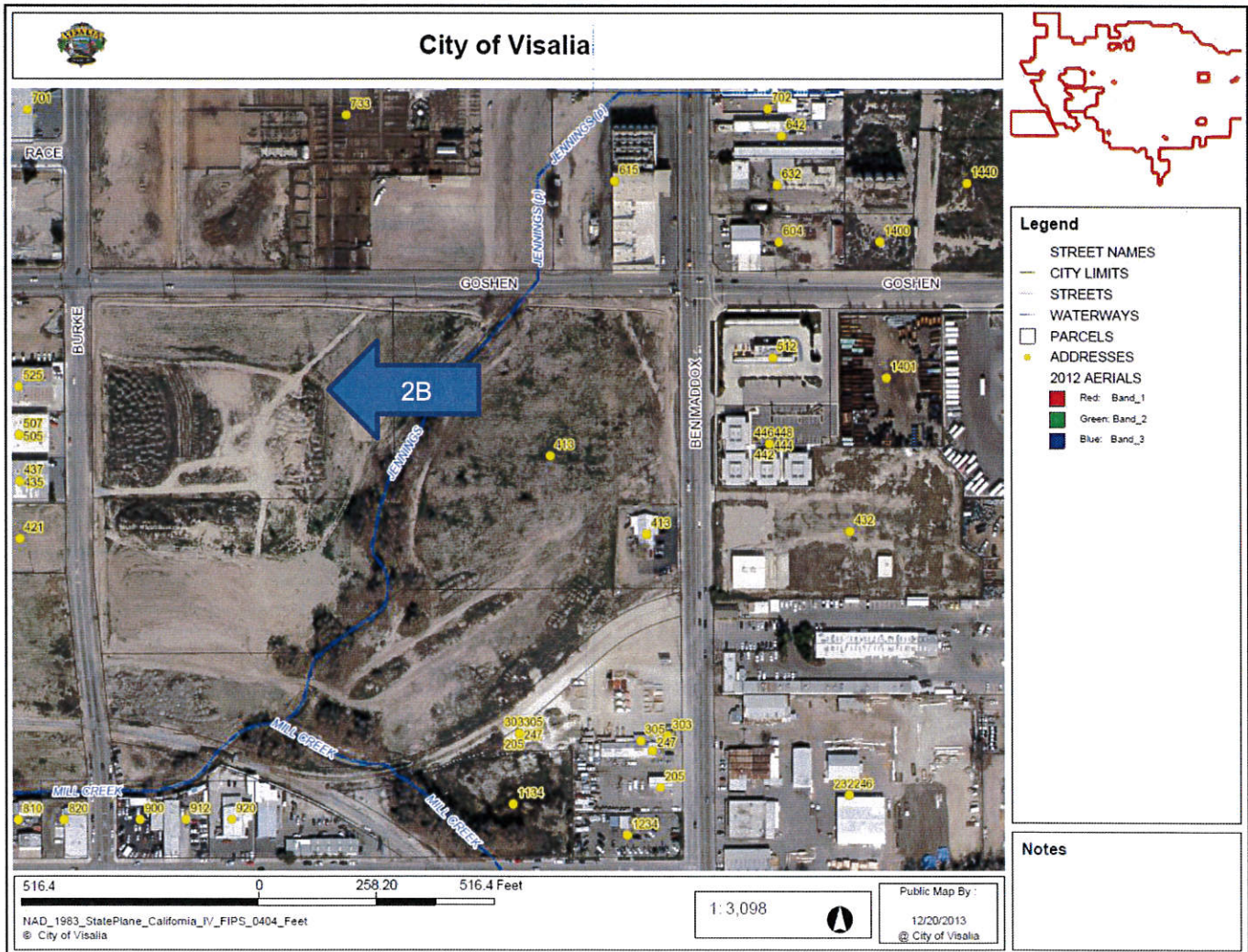
(2B) Van Ness Property
 Vacant Land, 6.6 Acres
 Zoned Service Commercial
 Estimated Value: \$825,000
 APN 094-180-006

Proposed Development – Police Headquarters

The parcel is south of a feedlot and walnut dehydrator. The land is cleared but without curb, gutters or storm drains.

Location on Aerial Map: Southeast corner of Goshen and Burke.

RDA LRPMP Designation: Split Use: Future Development (5.6 acres), Governmental Use (1.0 acres) * The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and enter into a compensation agreement with the taxing entities under HSC section 34180 (f) for those properties or property portions designated for future development.





The Successor Agency will transfer this property under HSC section 34191.5 (c) (2) (A) and enter into a compensation agreement with the taxing entities under HSC section 34180 (f) for those properties or property portions designated for future development.

(3B) Ben Maddox and Tipton
 Vacant Land, 21.8 Acres
 Zoned Service Commercial
 Estimated Value: \$1,527,762
 Proposed Development – Civic Center
 Development – Urban Park

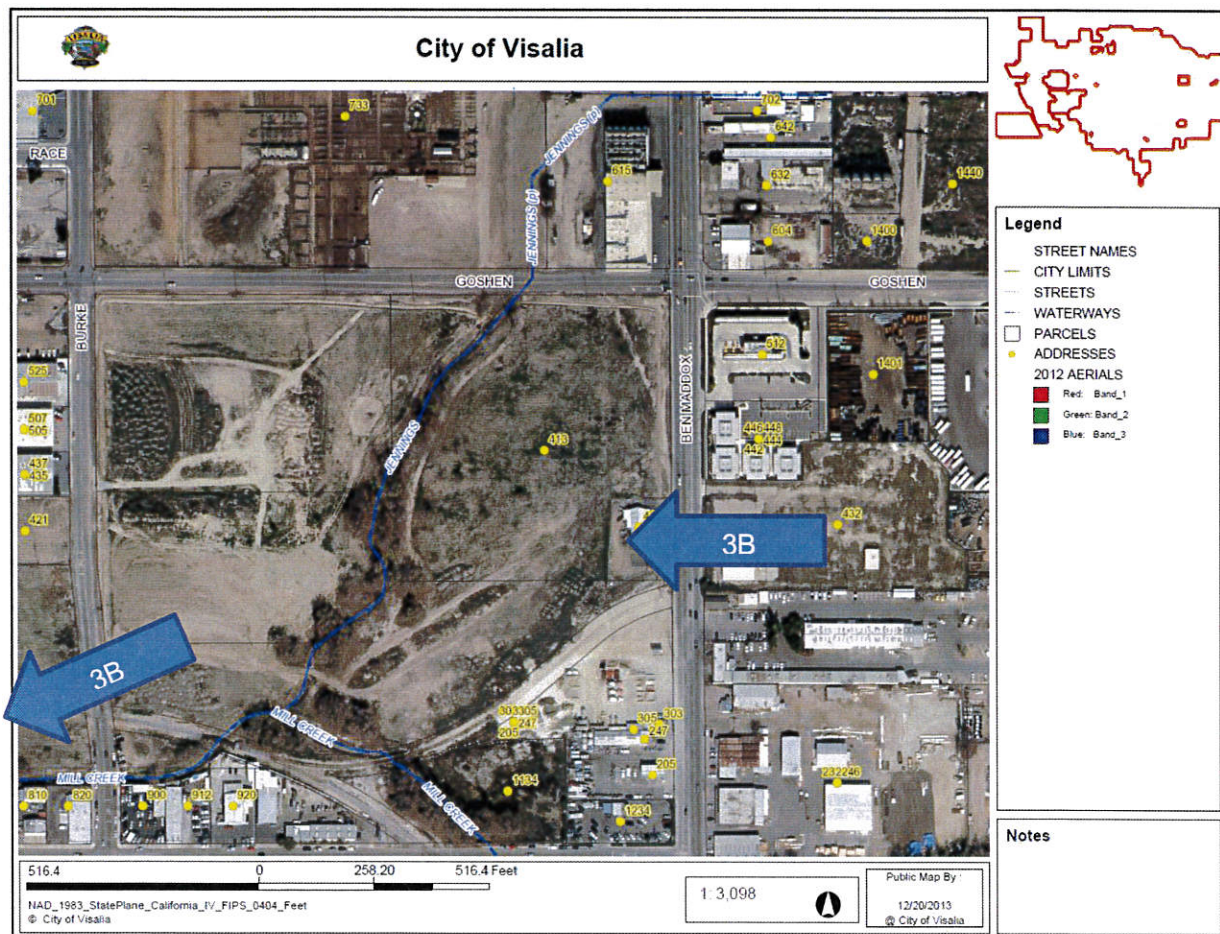
The parcel is south of a feedlot and walnut dehydrator. The land is cleared but streets have no curb, gutters or storm drains.

Location on Aerial Map: Southwest corner of Goshen and Ben Maddox, across Burke to Tipton on the West

RDA LRPMP Designation: Split Use:
 Governmental Use, 10 acres of 21.8 along
 Jennings Ditch: Future Development 12 of 21.8
 acres.

Assessor Revised Parcel Designations, Previously One Parcel

3.1	094-240-042	5.8 acres	Future Development
3.2	094-190-014	6.0 acres	Split Use: Governmental and Future Development
3.3	094-190-006	0.6 acres	Future Development
3.4	094-180-008	8.0 acres	Split Use: Governmental and Future Development
3.5	094-180-002	1.4 acres	Governmental Use



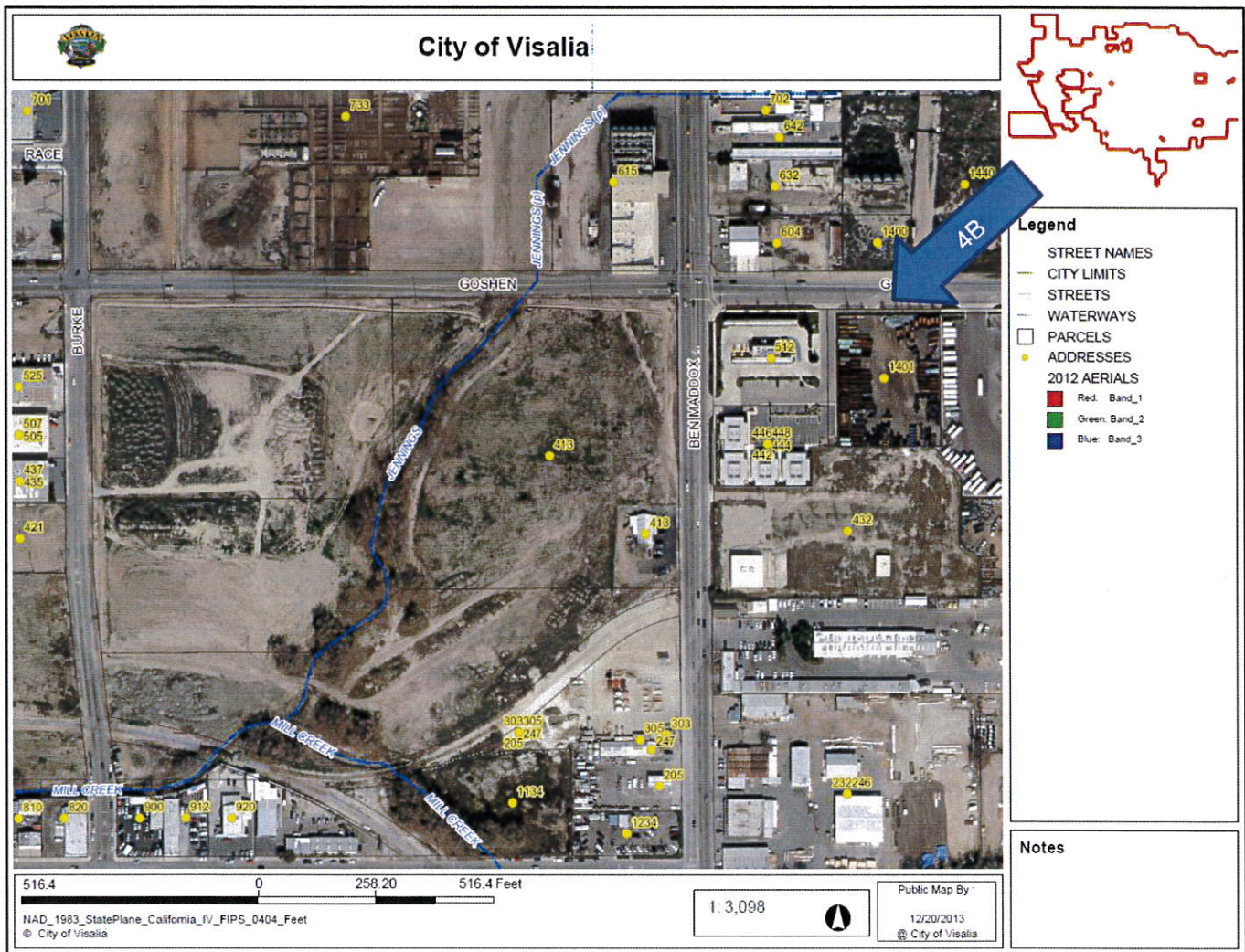


(4B) Ben Maddox and Goshen
 Vacant Land, 1.7 Acres
 Zoned Service Commercial
 Estimated Value: \$226,577
 Proposed Development – City Corporation Yard
 APN 098-142-055

Property is surrounded on the East and South by the current City Corporation Yard. The property has been fenced and currently has Solid Waste Bins on the property. The property is bare dirt and is the remaining portion of a larger acquisition.

Location on Aerial Map: East of Southeast corner of Goshen and Ben Maddox

RDA LRPMP Designation: Governmental Use,
 City Corporation Yard



GL Reconciliation - Successor Agency Land Assets

GL Value

PART A Properties

1	094-055-001	3,485 sq. ft.	Sale	1,000	
2	094-274-003	8,235 sq. ft.	Future Development	<u>175,000</u>	176,000

PART B Properties

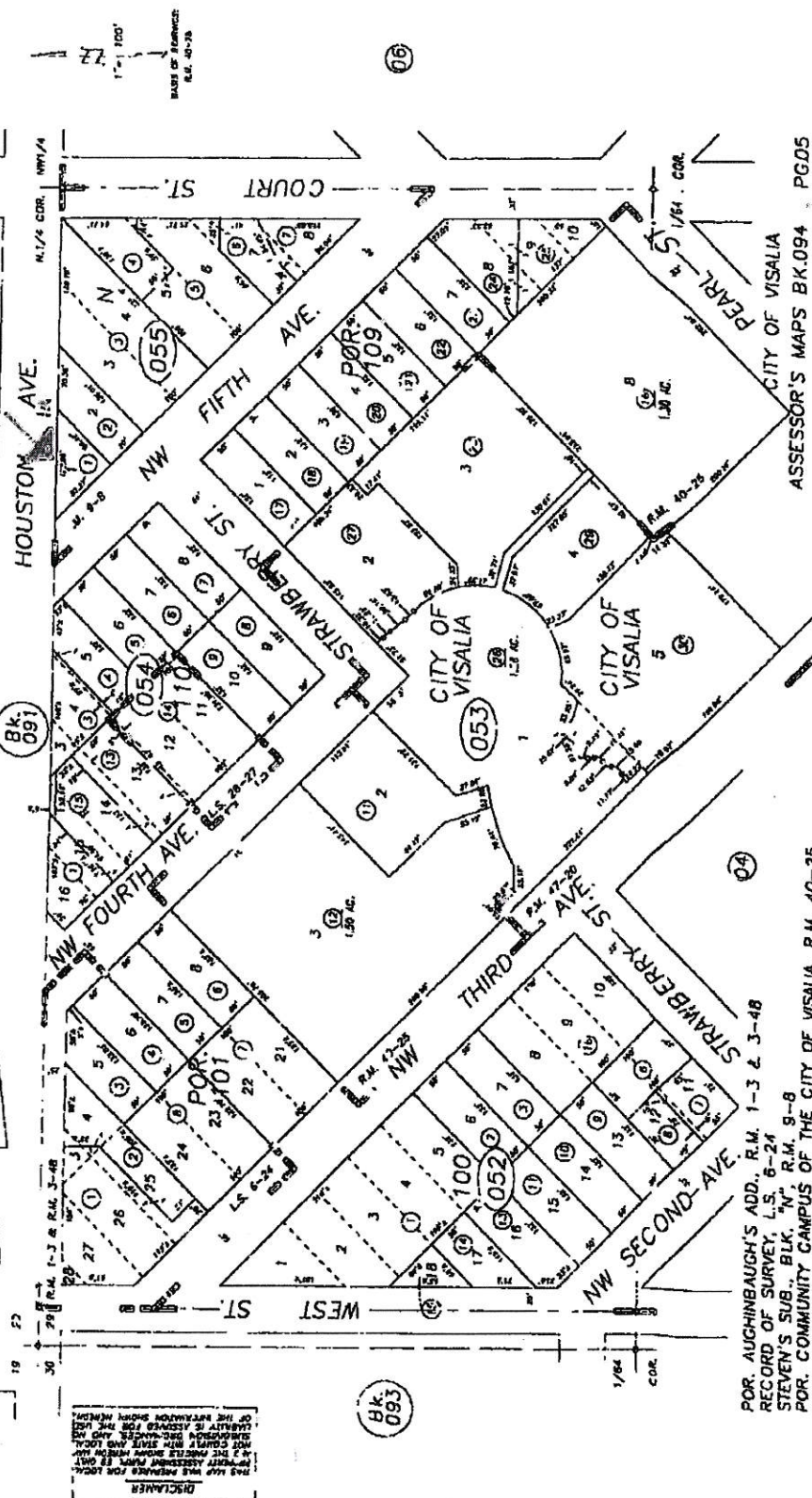
1	094-180-007	4.7 acres	Governmental Use	350,000	
2	094-180-006	6.6 acres	Split Use: Governmental and Future Development	825,000	
			Less: Amounts Paid from other funds due to Street dedication or Waterway Use:	<u>(179,775)</u>	
			Net Value On GL		995,225

Assessor Revised Parcel Designations, Previously One Parcel

				GL Value	
3.1	094-240-042	5.8 acres	Future Development	434,343	
3.2	094-190-014	6.0 acres	Split Use: Governmental and Future Development	449,315	
3.3	094-190-006	0.6 acres	Future Development	44,916	
3.4	094-180-008	8.0 acres	Split Use: Governmental and Future Development	<u>599,188</u>	
			Goshen Tipton Property		1,527,762
4	098-142-055	1.7 acres	Governmental Use	<u>122,291</u>	*
			GL Total		2,821,278

* Acquisition cost was \$946,228. Parcels were sold in the amount of \$823,937 leaving a value of \$122,291.

N1/2 OF NW1/4 OF NW1/4 SEC.29, T.18S., R.25E., M.D.B.&M. Tax Area Codes 094-05
005-096



POR. AUGHINBAUGH'S ADD., R.M. 1-3 & 3-48
RECORD OF SURVEY, L.S. 6-24
STEVEN'S SUB. BLK. "N", R.M. 9-8
POR. COMMUNITY CAMPUS OF THE CITY OF VISALIA, R.M. 40-25
POR. PARCEL MAP NO. 4615, P.M. 47-20
RECORD OF SURVEY, L.S. 28-17

CITY OF VISALIA
ASSESSOR'S MAPS BK.094 PG05
COUNTY OF TULARE, CALIFORNIA, U.S.A.

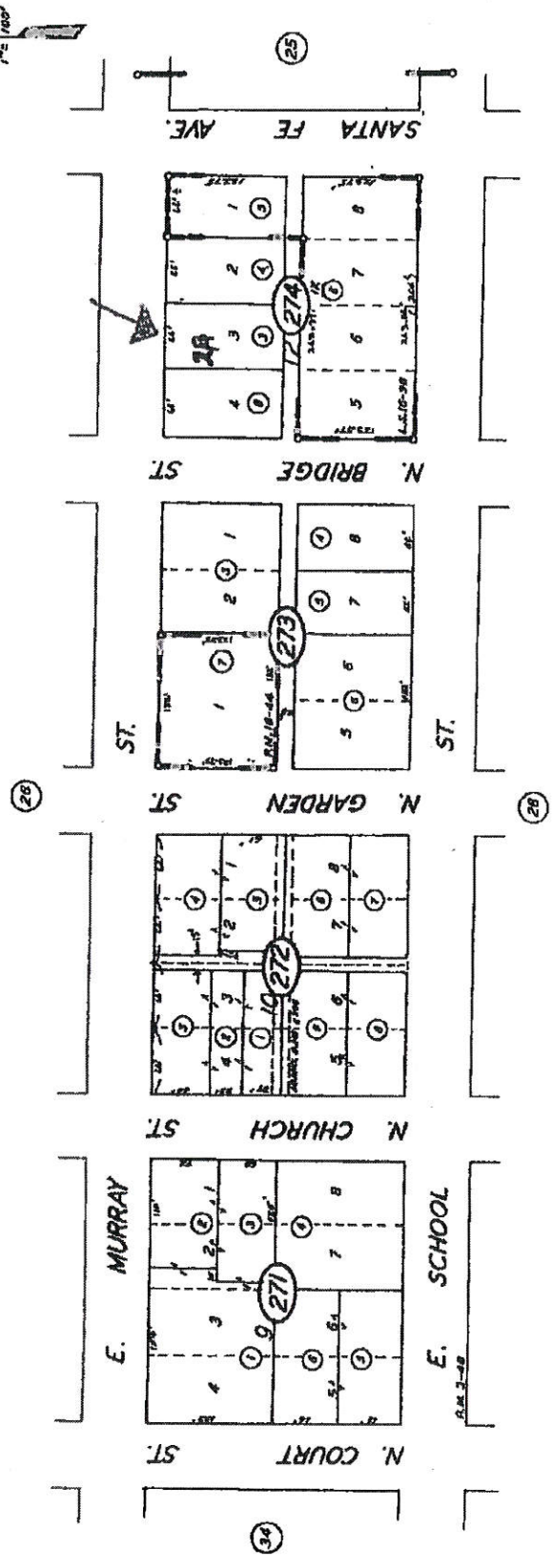
NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

Item 14

106

POR. NE 1/4 OF SW 1/4 SEC. 29, T.18S., R.25S., M. D. B. & M.

TAX CODE AREA
 6-2/6
 6-2/8
 94-27



RECORD OF SURVEY, L.S. 16-98
 POR. ORIG. TOWNSITE R.M. 3-48.
 PARCEL MAP 1543, P.M. 16-44

CITY OF VISALIA
 ASSESSOR'S MAPS BK. 94, PG. 27.
 COUNTY OF TULARE, CALIF.

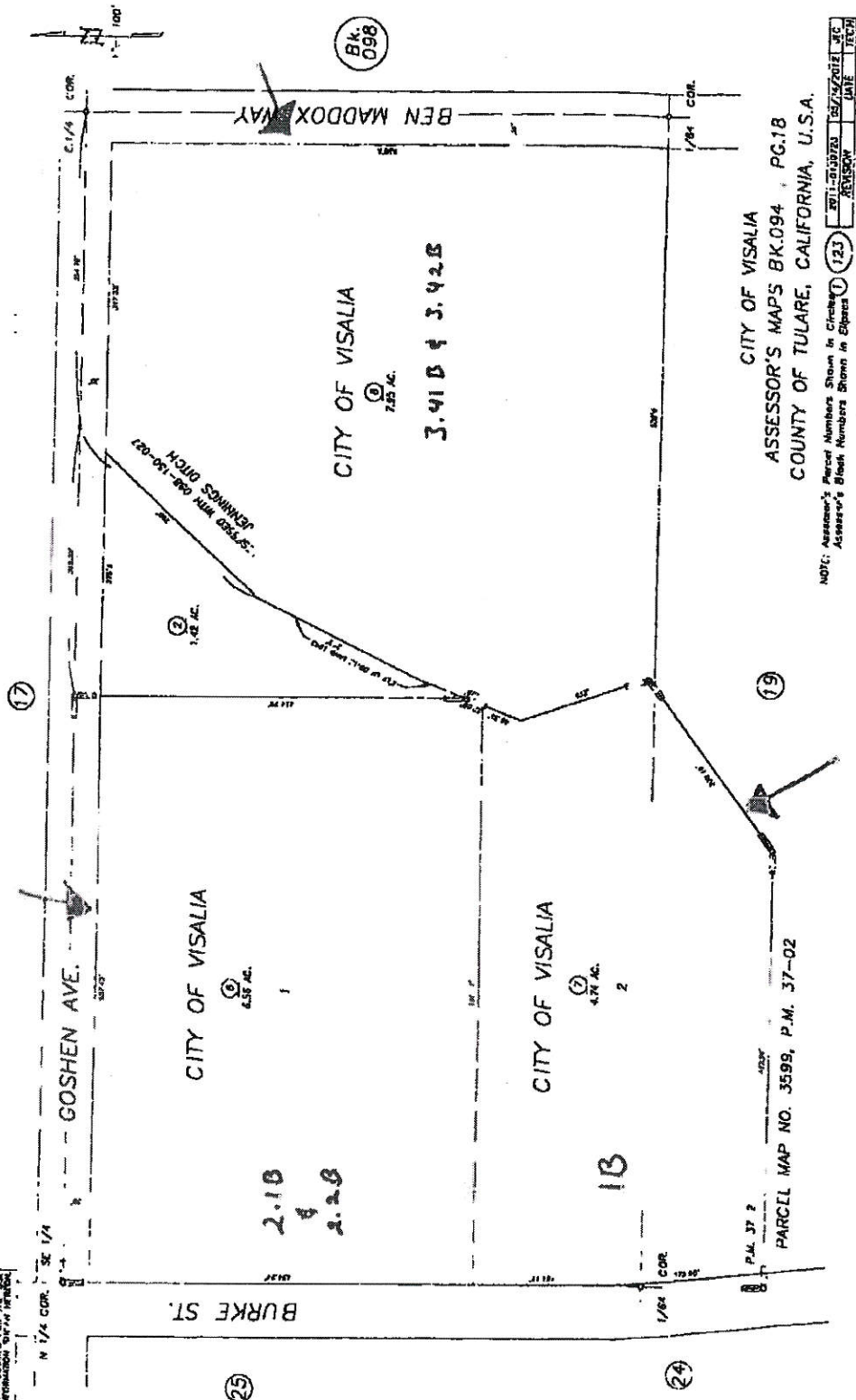
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN BLUPLES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Item 2A

2 of 6

DISCLAIMER
 THE CITY OF VISALIA, CALIFORNIA, AND THE VISALIA PUBLIC UTILITY DISTRICT, VISALIA, CALIFORNIA, ARE NOT PROVIDING ANY WARRANTY, REPRESENTATION, OR OPINION IN CONNECTION WITH THE INFORMATION CONTAINED HEREIN.

N1/2 OF NE1/4 OF SE1/4 SEC. 29, T.18S., R.25E., M.D.B. & M. Tax Area Code 094-18
 006-096



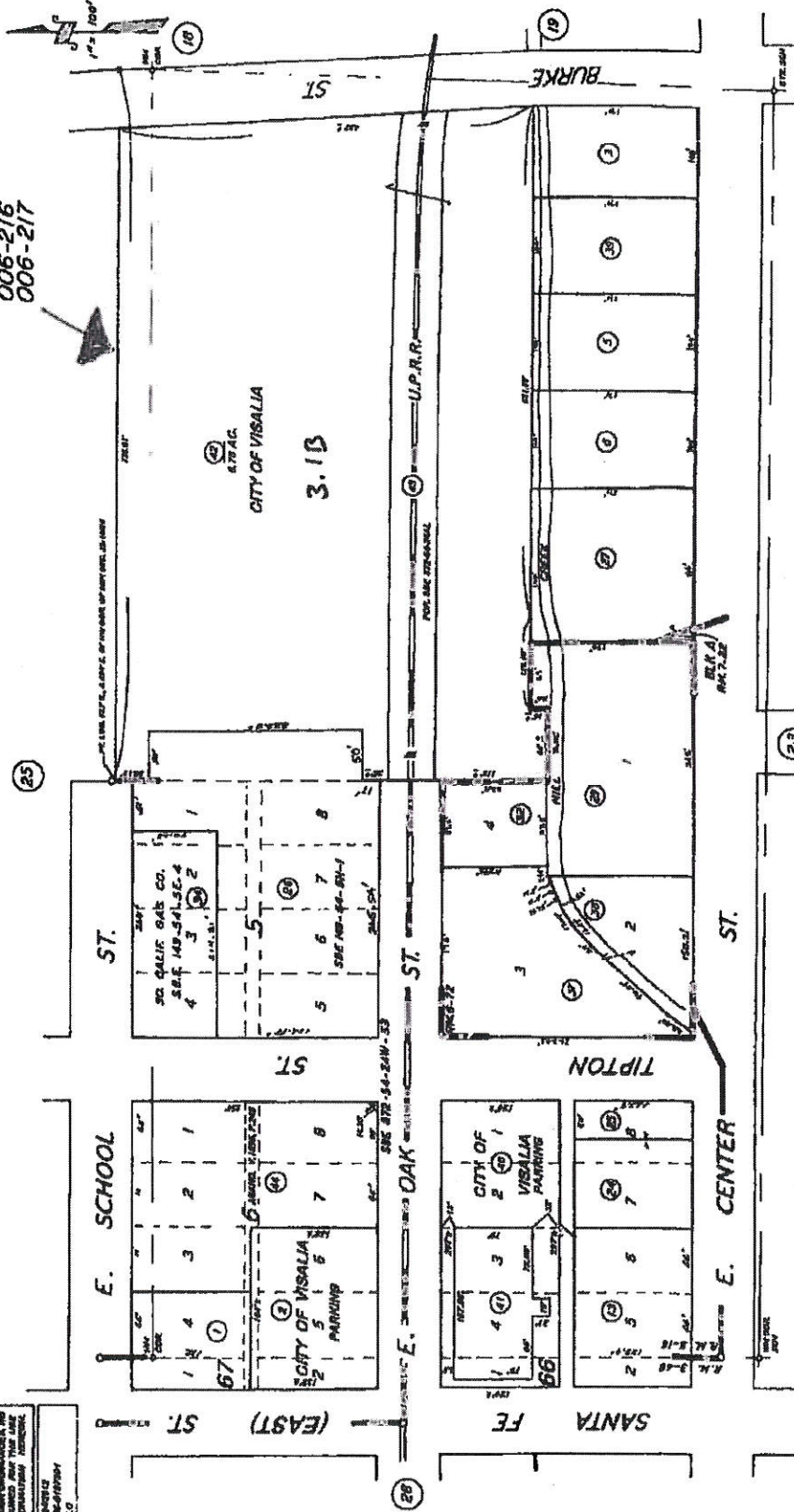
Items 18, 20, 22B, 3.41B, 3.42B

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES.
IT IS NOT TO BE USED FOR ANY OTHER
PURPOSES. THE CITY OF VISALIA
LOCAL ASSESSORS' MAPS, BK. 094, PG. 24
DO NOT REPRESENT THE CITY OF VISALIA
OR THE COUNTY OF TULARE.

REVIEWER: 000-096
006-216
006-217

POR. NW 1/4 OF SE 1/4 SEC. 29, T.18S., R.25E., M.D.B. & M.

TAX CODE AREA 094-24
006-096
006-216
006-217



PARCEL MAP NO. 572, P.M. 6-72
POR. PLAT OF VISALIA, R.M. 1-3, 2-60, 3-48
POR. BROWN'S ADD., R.M. 7-22
POR. DROUILLARDS ADD., R.M. 5-16

CITY OF VISALIA
ASSESSOR'S MAPS BK. 094, PG. 24
COUNTY OF TULARE, CALIF.

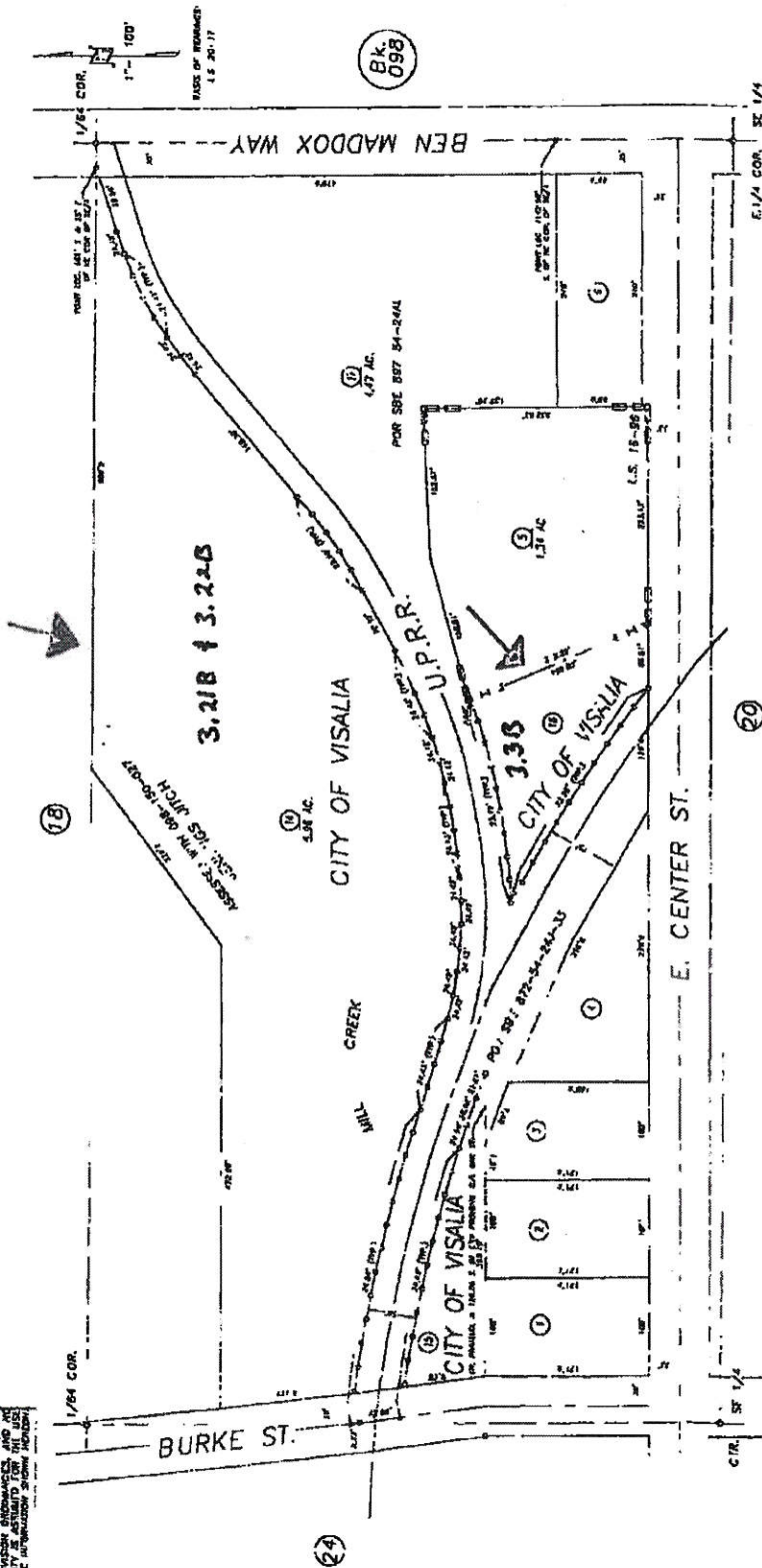
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN SQUARES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Item 3.1B

4 of 6

S1/2 OF NE1/4 OF SE1/4 SEC. 29, T.18S., R.25E., M.D.B.2M. Tax Area Code 094-19
006-096

DISCLAIMER
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PURPOSES AND IS NOT A
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COMPLETENESS OF THE INFORMATION
SHOWN HEREON.



RECORD OF SURVEY, I.S. 16-96

CITY OF VISALIA
ASSESSOR'S MAPS BK.094 , PG.19
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24)
Assessor's Block Numbers Shown in Squares (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24)

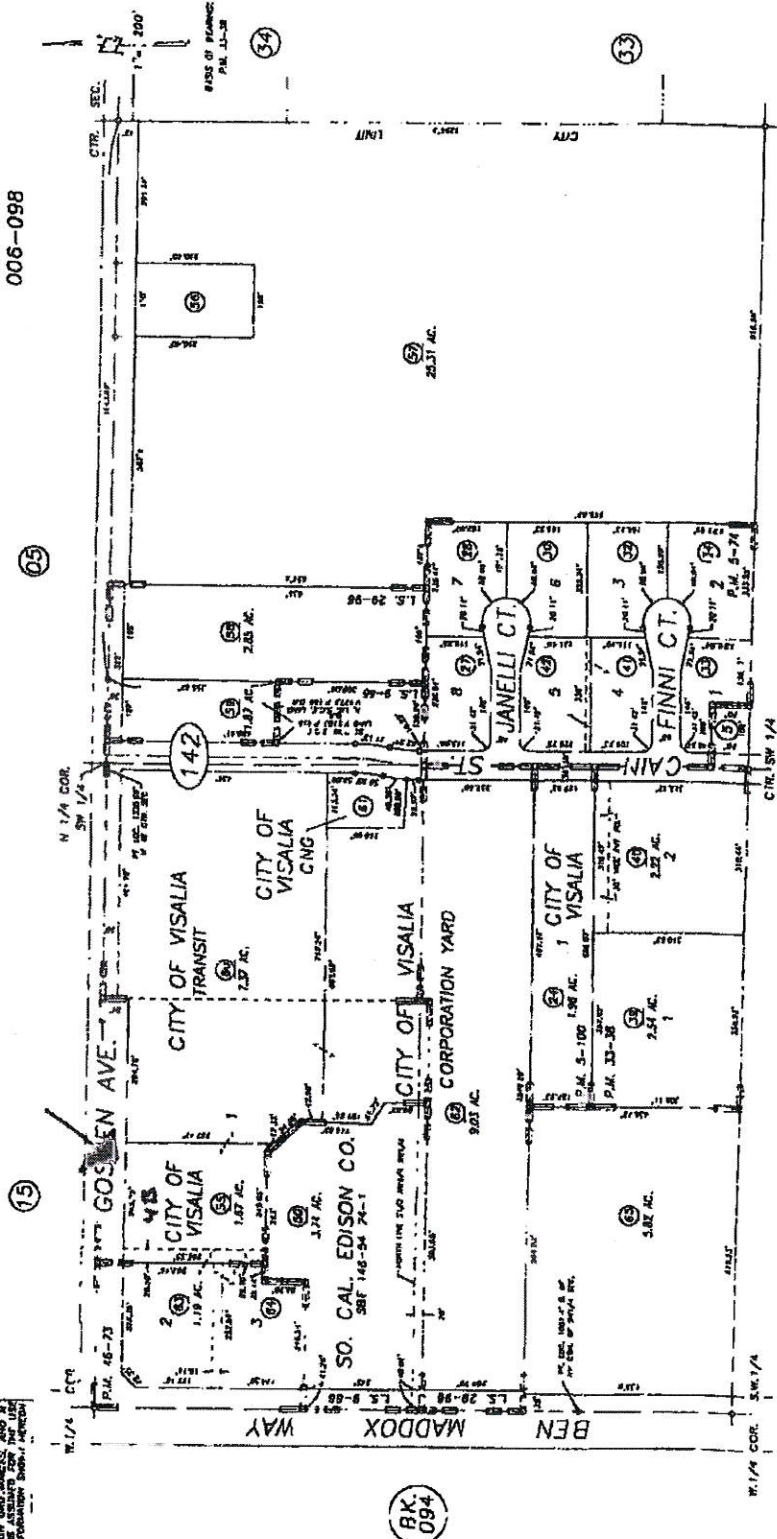
Items 3.21B, 3.21C & 3.35

5 of 6

Tax Area Codes 098-14
006-010
006-098

N1/2 OF SW1/4 SEC.28, T.18S., R.25E., M.D.B.&M.

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL GOVERNMENT PURPOSES ONLY. IT IS NOT A SURVEY. THE CITY OF VISALIA AND THE COUNTY OF TULARE MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN HEREON.



E 1/4 COR. SW 1/4

13

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CITY OF VISALIA
ASSESSOR'S MAPS BK.098 , PG.14
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Figures

PARCEL MAP NO. 474, P.M. 5-74
PARCEL MAP NO. 500, P.M. 5-100
RECORD OF SURVEY, L.S. 8-66
PARCEL MAP NO. 3236, P.M. 33-38
PARCEL MAP NO. 4568, P.M. 46-73
RECORD OF SURVEY, L.S. 29-96

Itm 48

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