

RESOLUTION NO. SACRA 12-05-15-01

A RESOLUTION OF THE CITY OF SAN JUAN CAPISTRANO, ACTING AS SUCCESSOR AGENCY TO THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY, RECOMMENDING APPROVAL OF THE TRANSFER OF HOUSING PROPERTIES AND ASSETS TO THE HOUSING AUTHORITY; AND THE DESIGNATION OF CERTAIN PROPERTIES AS GOVERNMENTAL USE PROPERTIES BY THE OVERSIGHT BOARD

**WHEREAS**, the City of San Juan Capistrano, Acting as Successor Agency to the San Juan Capistrano Community Redevelopment Agency ("Successor Agency") has met and has duly considered a list of various properties formerly held by the San Juan Capistrano Community Redevelopment Agency ("Agency"), including housing properties designated by the Successor Agency to be within the jurisdiction of the San Juan Capistrano Housing Authority ("Authority"); and

**WHEREAS**, the Successor Agency has reviewed the list of real property previously owned by the Agency, including without limitation housing properties and properties in governmental use, which is set forth as Exhibit "A" hereto ("Property List"); and

**WHEREAS**, the Successor Agency desires to recommend that the Oversight Board formally designate housing properties, governmental use properties and properties held for private reuse, as more particularly described in the accompanying staff report and the Property List; and

**WHEREAS**, properties formerly held by the Agency have been deleteriously affected by a national and regional real estate recession, which has had particularly negative effects within the City of San Juan Capistrano. Given current market conditions, it is in the interest of taxing agencies, including those represented on the Oversight Board, that properties be marketed in a judicious and careful fashion and not precipitously or in a hurried or random fashion.

**NOW THEREFORE, BE IT RESOLVED** by the City of San Juan Capistrano, acting as Successor Agency to the San Juan Capistrano Community Redevelopment Agency, as follows:

**Section 1.** The Successor Agency finds and determines that the foregoing recitals are true and correct.

**Section 2.** The Successor Agency approves the Property List and recommends approval of the Property List by the Oversight Board.

**Section 3.** The Successor Agency recommends that the Oversight Board direct the Successor Agency to begin the process to dispose of the Lower Rosan Ranch property.

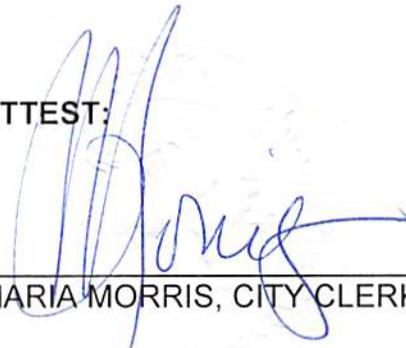
**Section 4.** The Successor Agency also recommends that the Oversight Board approve, to the greatest extent legally allowable, the transfer of any amounts on deposit in the former Agency's Low and Moderate Income Housing Fund to the Authority.

**PASSED, APPROVED, AND ADOPTED** this 15<sup>th</sup> day of May, 2012.

**CITY OF SAN JUAN CAPISTRANO, ACTING  
SOLELY IN ITS CAPACITY AS A  
SUCCESSOR AGENCY**

  
\_\_\_\_\_  
LARRY KRAMER, MAYOR

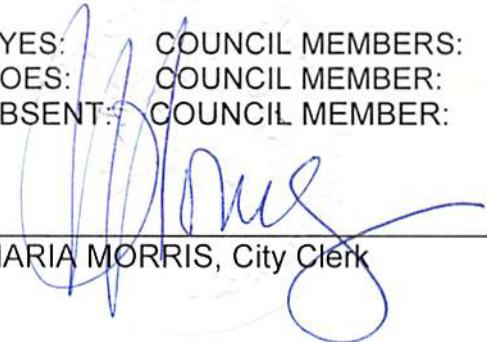
**ATTEST:**

  
\_\_\_\_\_  
MARIA MORRIS, CITY CLERK

STATE OF CALIFORNIA                    )  
COUNTY OF ORANGE                 ) SS.  
CITY OF SAN JUAN CAPISTRANO     )

I, MARIA MORRIS, appointed City Clerk of the Successor Agency to the Community Redevelopment Agency, do hereby certify that the foregoing **SACRA Resolution No. 12-05-15-01** was duly adopted by the City Council of the City of San Juan Capistrano at a special meeting thereof, held on this 15th day of May, 2012, by the following vote:

AYES:            COUNCIL MEMBERS:    Freese, Allevalo, Reeve, Taylor and Mayor Kramer  
NOES:           COUNCIL MEMBER:       None  
ABSENT:        COUNCIL MEMBER:       None

  
\_\_\_\_\_  
MARIA MORRIS, City Clerk

**EXHIBIT "A"**  
**SUCCESSOR AGENCY**  
**TO THE**  
**SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY**  
**INVENTORY OF PROPERTY**

DESCRIPTION	APN	LOCATION	AREA	PURPOSE	YEAR ACQUIRED	ACREAGE	Building Area (Sq. Ft.)	
<b>PROPERTY CURRENTLY IN CITY SERVICE (Governmental Purpose)</b>								
1	Historic Town Center Park	124-160-09; 124-160-10; 124-160-11; 124-160-12	El Camino Real	HTC	Historic Town Center Park	1987	2.17	160
2	Blas Aguilar Adobe	124-160-08; 124-160-27	El Camino Real	HTC	Historic Preservation	1987	0.41	2,000
3	Los Rios Park - Phase I	121-143-13; 121-143-14; 121-143-20	Little Hollywood Area	LR	Los Rios Park - Phase I	1984	1.74	2,171
4	Los Rios Park - Phase II	121-143-09; 121-143-18	Paseo Adelanto North	LR	Los Rios Park - Phase II	1984 and 2001	1.90	
5	Kinoshita Farmland <sup>(1)</sup>	121-190-57 (1/5 undivided interest only)	Alipaz/Del Avion	O	Sports Park/Community Center/Preservation	1991	4.05	45,751
6	Former Pacific Bell	124-160-55	El Camino Real	HTC	Community Theater	1988	0.38	4,500
7	Remnant property along Paseo Adelanto	121-160-21	South West corner of River St./ Paseo Adelanto	LR	Public Right of Way	1986	0.02	
8	Kord/Herrera	668-112-04; 668-112-05	Camino Capistrano Bridge	O	Public Right of Way	1985	3.25	
9	Texaco Parking Lot	124-160-31	Ortega Hwy/El Camino Real	HTC	Parking Lot	1987	0.81	
10	Love Parking Lot	124-160-19	El Camino Real/Yorba	HTC	Parking Lot	1988	0.46	
11	Mitchell Parking Lot	124-160-16	El Camino Real/Forster	HTC	Parking Lot (Behind Esslinger Building)	1986	0.15	
12	Veteran's Park and Portion of Mitchell Parking Lot	124-160-18	North Side of Yorba St, between Camino Capistrano and El Camino Real	HTC	Veteran's Park/Parking lot on Northwest corner of Yorba and El Camino Real	1986	0.39	
13	Library Parking Lot	124-203-14; 124-203-15	El Horno Street	CC	Parking Lot	1992	1.00	
14	Property adjacent to the Regional Library <sup>(2)</sup>	124-190-24	Camino Capistrano/	CC	Tennis Courts/Roller Hockey/Headstart	1997	3.01	est. 5,000
<b>Property developed and currently in City Service</b>								
<p>*pursuant to the 1985 Cooperation Agreement between the City, former Redevelopment Agency and the Capistrano Unified School District, this property belongs to the City and is properly recorded on the City's financial records. However, the property is recorded in the as owned by the former Redevelopment Agency. Therefore, has been added to this list for disclosure and proper resolution by the Successor Agency. See additional information attached.</p> <p><sup>(1)</sup> Undivided portion of a larger parcel. Square footage includes all buildings on the entire parcel.</p> <p><sup>(2)</sup> Building Area is Orange County Head Start Program Facility.</p>								
<b>POTENTIAL FUTURE PROJECT SITES (Private Reuse)</b>								
15	Rosan Ranch	121-240-76; 121-240-39; 121-240-73; 121-253-13; 121-253-14	Stonehill Drive between Camino Capistrano and San Juan Creek	O	Future Redevelopment	1988 and 2006	21.76	
<b>AFFORDABLE HOUSING PROPERTY (Housing)</b>								
16	Little Hollywood Rental Units	121-142-01;	North of Los Rios Historic District	LR	Workforce Housing	1984	16.48	7,622
	Little Hollywood - Phase I	121-142-17; 649-281-04;	North of Los Rios Historic District	LR	Rehabilitation			
	Little Hollywood - Phase II	649-281-05;	North of Los Rios Historic District	LR	Expansion - 10 additional units			