

# COUNTY-WIDE SUCCESSOR AGENCY OVERSIGHT BOARD OF YOLO COUNTY

## Staff Report – Item #9

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**TO:** County-Wide Successor Agency Oversight Board of Yolo County

**FROM:** Fred Arnold, Real Property Manager, City of West Sacramento Redevelopment Successor Agency

**SUBJECT:** Consideration of Oversight Board Resolution 2024-04 authorizing the Executive Director of the West Sacramento Redevelopment Successor Agency (“Successor Agency”) to take any and all actions necessary to complete a public use transfer of the Broderick Boat Ramp located at 103 4<sup>th</sup> Street APN’s: 010-102-008, 010-103-001 to 002, and 010-493-001 to 002 to the City of West Sacramento.

**DATE:** January 24, 2024

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### **OBJECTIVE:**

Consideration of Oversight Board Resolution 2024-04 approving West Sacramento Redevelopment Agency Successor Agency (“Successor Agency”) Executive Director to take any and all actions necessary to complete a public use transfer of the parcels comprising the Broderick Boat Ramp located at 103 4<sup>th</sup> Street (APN’s: 010-102-008, 010-103-001 to 002, and 010-493-001 to 002 (“the Broderick Boat Ramp Properties”)) to the City of West Sacramento.

### **RECOMMENDATIONS:**

It is respectfully recommended that the County-Wide Oversight Board adopt OB Resolution 2024-04, authorizing the Executive Director to transfer Successor Agency-owned parcels located at: 103 4<sup>th</sup> Street APN’s: 010-102-008, 010-103-001 to 002, and 010-493-001 to 002 to the City as public use property.

### **BACKGROUND & DISCUSSION:**

The Broderick Boat Ramp has been in continuous use and maintained by the City since the City incorporated in 1987. The recommended action is part of the Successor Agency's ongoing efforts to dispose of the former West Sacramento Redevelopment Agency's (RDA's) real property as required by the redevelopment dissolution legislation (the "Dissolution Law"). The Dissolution Law authorizes a Successor Agency to transfer property that is in use for a governmental purpose to the City without compensation. See Health & Safety Code § 34181. The recommended action implements the Plan approved by the Oversight Board on October 10, 2013 and by the Department of Finance on May 16,

2014. The LRPMP was subsequently updated by the Successor Agency and approved the Oversight Board and the State Department of Finance (“DOF”) in 2015.

Last year, staff discovered an error in the County’s tax roll records related to the Broderick Boat Ramp Properties, (See Exhibit A of Attachment 1 Boat Ramp Parcels Location Map). The County Recorder’s Office listed the City as the owner of the Properties; however, the Properties were actually owned by the former RDA. The error was discovered when the City sought to renew a 20-year lease with the State Lands Commission for the boat launch area. At that time the City was required to show sufficient site control consistent with the proposed lease area; a review of title records revealed that the title to the parcels upland of the Broderick Boat Ramp were still in the name of the former RDA and not the City. As a temporary solution, to allow the City’s continued operation of the boat ramp, the Successor Agency and the City entered into a license agreement with the State Lands Commission that will expire May 2025.

### **ANALYSIS**

It is necessary to perfect the City’s real property rights to the boat ramp to maintain the lease agreement with the State Lands Commission. To correct this error and transfer fee title of the Broderick Boat Ramp parcels to the City, a joint meeting of West Sacramento City Council and Successor Agency took place on December 6, 2023 to adopt Joint Resolution 23-90, approving CEQA findings, and transfer the Broderick Boat Ramp Properties to the City. These actions correct the omission of the Broderick Boat Ramp properties from the LRPMP and authorize their transfer under the public use transfer disposition mechanism. Per Section 34181 of the Health and Safety Code, a public use transfer is the transfer of ownership from the Successor Agency to the City, subject to the approval of the Successor Agency and City, the Oversight Board and DOF, for assets that were constructed or used for a governmental purpose (prior to 2012) including parks. Under this disposition approach, no compensation is owed to the taxing entities as defined by Section 34171 of the Health and Safety Code. If the Oversight Board approves the resolution, then the action will be sent to DOF for approval. The City’s acceptance of the Broderick Boat Ramp parcels is conditioned upon DOF’s consent.

### **ENVIRONMENTAL CONSIDERATIONS**

The proposed transfer of the Broderick Boat Ramp is exempt from the California Environmental Quality Act (“CEQA”) pursuant to the Categorical Exemptions under Section 15301 (existing facilities) of the CEQA Guidelines. This transfer will permit the City to invest in minor alterations and upgrades to the existing facility and to perfect the City’s State Lands Commission lease.

### **BUDGET/COST IMPACT**

Section 34181 of the Health and Safety Code authorizes the transfer of ownership from the Successor Agency to the City, subject to the approval of the Successor Agency and City, the Oversight Board and DOF, for assets that were constructed or used for a governmental purpose (prior to 2012) including parks. Under this disposition approach, no compensation is owed to the taxing entities.

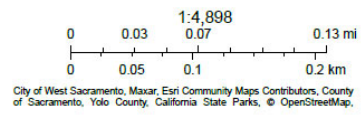
Attachments:

1. Boat Ramp Parcels Map
2. Resolution 2024-04

Exhibit A - Broderick Boat Ramp Parcels



11/7/2023



**COUNTY-WIDE SUCCESSOR AGENCY OVERSIGHT BOARD OF YOLO COUNTY****RESOLUTION NO. 2024-04**

**WHEREAS**, pursuant to Resolution 12-7, adopted by the City Council of the City of West Sacramento on February 1, 2012, the City of West Sacramento (“City”) agreed to serve as the Successor Agency to the Redevelopment Agency of the City of West Sacramento (“Successor Agency”) commencing upon dissolution of the Redevelopment Agency of the City of West Sacramento (“Redevelopment Agency”) on February 1, 2012, pursuant to Assembly Bill X1 26; and

**WHEREAS**, Health and Safety Code section 34177(h) directs the City of West Sacramento as the Successor Agency (“Successor Agency”) to wind down the affairs of the former Redevelopment Agency; and

**WHEREAS**, the Successor Agency is the owner of the Broderick Boat Ramp in West Sacramento, located at 103 4<sup>th</sup> Street, APN’s 010-102-008, 010-103-001 to -002, and 010-493-001 to -002 (“Properties”) as shown on Exhibit A; and

**WHEREAS**, AB X1 26 required the creation of oversight boards to review and approve certain actions by the redevelopment successor agencies, acting as fiduciaries to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues;

**WHEREAS**, in 2018, pursuant to Health and Safety Code section 34179(j), the County-Wide Successor Agency Oversight Board of Yolo County (“County-Wide Oversight Board”) assumed the functions of the oversight boards in Yolo County (the County-Wide Oversight Board and its predecessors shall be referred to as “Oversight Board”); and

**WHEREAS**, on October 10, 2013, the Oversight Board adopted OB Resolution 13-15 approving the Long-Range Property Management Plan (LRPMP) and the dispositions recommendation contained therein; and

**WHEREAS**, on May 16, 2014, the State of California Department of Finance (“DOF”) approved the Successor Agency’s LRPMP allowing the Successor Agency, as directed by the Oversight Board, to dispose of its assets; and

**WHEREAS**, on May 8, 2014, the Oversight Board adopted OB Resolution 14-2 approving changes to the disposition of the LRPMP recommendations and amending the adopted LRPMP; and

**WHEREAS**, on March 20, 2015, DOF approved changes to the LRPMP recommendations amending the adopted LRPMP; and

**WHEREAS**, the City and the Successor Agency desire to make changes to the adopted LRPMP to facilitate a public use transfer of the Properties from the Successor Agency to the City; and

**WHEREAS**, the City and the Successor Agency Certify that the Properties are an existing recreation facility that was in public service and being continuously publicly maintained by the City since the City incorporated in 1987; and

**WHEREAS**, the City and Successor Agency certify that the Properties were accidentally omitted from the approved LRPMP due to an error in County tax records; and

**WHEREAS**, no compensation is owed to the taxing entities as defined by Section 34171 of the Health and Safety Code.

**NOW, THEREFORE, BE IT RESOLVED**, by the County-Wide Successor Agency Oversight Board of Yolo County, that:

1. The County-Wide Oversight Board finds that the foregoing is true and correct.

2. The transfer of the subject Properties from the Successor Agency to the City, as presented to the Consolidated Oversight Board and attached to this Resolution, is hereby approved.
3. Staff is directed to transmit this Resolution to the County Administrative Officer, the County Auditor-Controller, the State Controller, and the State Department of Finance.
4. Staff is directed to comply with all other legal requirements, including, without limitation, as directed by the Successor Agency, Oversight Board, and Department of Finance.

The foregoing Resolution was passed and adopted this 24<sup>th</sup> day of January 2024, by the following vote:

AYES:

NOES:

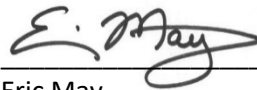
ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson

Attest:

Approved as to Form:



\_\_\_\_\_  
Clerk

Eric May  
Oversight Board Counsel