

ATTACHMENT A
MONTEREY COUNTY
SUCCESSOR AGENCY
LONG RANGE PROPERTY MANAGEMENT PLAN SUMMARY
January 15, 2014

Introduction:

The former Redevelopment Agency of the County of Monterey (RDA) acquired a number of properties located within the Project Areas that transferred to the Successor Agency on February 1, 2012. A summary of the property profiles included in the Long Range Property Management Plan (LRPMP) are presented below. Referenced documents, such as Disposition and Development Agreements (DDAs) and Lease Agreements, are available for review through Successor Agency staff. All relevant documents are required to be included in the Final LRPMP. The Successor Agency properties that must be disposed of are grouped into three categories: 1) Properties that are proposed to be transferred to the County or other entity for continued public use and purpose; 2) Properties to be retained for a period of time in order to meet an “enforceable obligation” as approved by the State Department of Finance (DOF); or 3) Properties that are to be sold.

Property Profiles

Governmental Purpose Properties:

The Dissolution Act distinguishes properties that are owned by the Successor Agency that are determined to be used as a qualifying governmental purpose. In these cases (as determined by DOF), the Oversight Board may direct the Successor Agency to “transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset” (Health and Safety Code section 34181(a)). The Monterey County Successor Agency owns three properties that qualify for this category:

1. **Pajaro Park** – (APN 117-341-009, 010, and 025). This property totals approximately 5 acres and is located on San Juan Road in Pajaro. The property was donated to the former RDA in 2010 by Granite Construction for use as a community park. The former RDA was able to secure \$5 million in grant funding from the State Department of Parks and Recreation Proposition 84 grant program. An additional \$1.2 million in RDA Tax Increment funding was committed which allowed for the development of a much needed

active park in this disadvantaged community. The park has been completed and will be transferred to the Pajaro Sunny Mesa Community Services District in early 2014. The DOF is in the process of formally approving the transfer, so this property will not need to be included on the LRPMP. It is included in this summary for informational purposes only.

2. **Porter-Vallejo Mansion** - (APN 117-323-013). This property totals approximately 0.5 acre and is located on Bishop Street in Pajaro. The property was acquired by the former RDA in 1987 and has been in continuous public use since. The property is developed with the 9,624 square foot Porter-Vallejo Mansion that currently houses a County Library, County offices, a Sheriff's field office, and some meeting space. A separate 3,385 square foot building is also located on the property and is leased to the Clinica de Salud for use as a non-profit medical clinic. In 2010 the former RDA entered into a lease agreement with Clinica de Salud del Valle de Salinas for the building which houses the medical clinic. The term of the lease is six years ending in 2016. The Lease Agreement provides for two extensions of six years each. The County has been managing and maintaining the property since 1988 under a Lease Agreement with the RDA. Staff is recommending that this property transfer to the County to continue the existing use.
3. **Japanese School** – (APN 030-102-003). This property totals approximately 0.2 acre located on the corner of Pajaro and Geil Streets in Castroville. The former RDA acquired the property in 2000 from the North Monterey County Unified School District. The property is developed with the 1,500 square foot historic Japanese Schoolhouse building. It has been used continuously as a community facility since 2000. The property is adjacent to a neighborhood park owned and operated by the North County Recreation and Parks District (NCRPD). The former RDA spent approximately \$950,000 on renovations to the building and outdoor spaces, which includes an historic interpretive display. In 2008 the facility was leased by the former RDA to the NCRPD for \$1 per year for a term of 20 years with options to extend. The NCRPD uses the facility for a wide range of community events, classes, and meetings. Staff is recommending that this property transfer either to the County or to the NCRPD to continue the existing use.

Properties to be Retained for a Period of Time in Order to Meet Enforceable Obligations:

The Dissolution Act allows properties to be retained for a while by the Successor Agency to meet an “Enforceable Obligation”. The East Garrison Development and Disposition Agreement (DDA), entered into in 2005, has been recognized by the DOF to be an Enforceable Obligation. The DDA requires that certain properties be retained by the Successor Agency for eventual transfer and development as an Historic District, Town Center and other public uses. Project documents refer to these properties as “Redevelopment Agency Carve-Out Parcels” and are described below:

1. **East Garrison Carve Out Parcel A** – (APN 031-161-130). This property is approximately 0.59 acre in size. It is currently a vacant lot in the Phase 1 area of the East Garrison development. It was acquired by the former RDA in 2007 as an Economic Development Transfer. It is subject to the adopted East Garrison Specific Plan. The DDA requires that this property be retained by the Successor Agency to be developed as a future public library and sheriff field office as part of the Town Center before being transferred to an appropriate body such as the East Garrison Community Facilities District.
2. **East Garrison Carve Out Parcel B** – (APN 031-161-021). This property is approximately 0.78 acre in size. It was acquired by the former RDA in 2007 as an Economic Development Transfer. It is currently developed with dilapidated historic buildings (old mess halls). It is subject to the adopted East Garrison Specific Plan and East Garrison Historic District Covenants and Policies. The DDA requires that this property be retained by the Successor Agency until transferred to an approved developer for restoration of the historic mess hall buildings for use as artist studios as part of the Historic District.
3. **East Garrison Carve Out Parcel C** – (APN 031-161-022). This property is approximately 2.39 acres in size and is currently developed with dilapidated historic buildings (old mess halls). It was acquired by the former RDA in 2007 as an Economic Development Transfer. It is subject to the adopted East Garrison Specific Plan and East Garrison Historic District Covenants and Policies. The DDA requires that this property be retained by the Successor Agency until transferred to an approved developer for restoration of the historic mess hall buildings for use as artist studios as part of the Historic District.
4. **East Garrison Carve Out Parcel D** – (APN 031-161-023). This property is approximately 8.29 acres in size and is currently developed with dilapidated historic buildings (warehouses, theater, battle simulation building). It was acquired by the former RDA in 2007 as an Economic Development Transfer. It is subject to the adopted East Garrison Specific Plan and East Garrison Historic District Covenants and Policies. The DDA requires that this property be retained by the Successor Agency until transferred to an approved developer for restoration of the historic buildings to be developed as artist studios and a public recreation facility as part of the Historic District.
5. **East Garrison former MCWD Well Lot L35.8** – (APN 031-161-016). This property is approximately 0.14 acres in size and is currently developed with dilapidated historic buildings (old mess halls). It was acquired by the former RDA in 2007 as an Economic Development Transfer. In 2007 the Marina Coast Water District quitclaimed to the

former RDA its easement rights to this site. The property is subject to the adopted East Garrison Specific Plan and East Garrison Historic District Covenants and Policies. The DDA requires that this property be retained by the Successor Agency for restoration of the historic mess hall buildings for use as artist studios as part of the Historic District pending ultimate development according to the DDA.

Properties to be Sold:

The Dissolution Act requires that the Successor Agency dispose of any property it owns that is not approved to be transferred for a continued governmental use or to meet an enforceable obligation. The disposal is to be done “expeditiously and in a manner aimed at maximizing value” (Health and Safety Code section 34177(e)). The future sales of these properties may require environmental review under the California Environmental Quality Act (CEQA) for each property, depending on the specific circumstances. The Monterey County Successor Agency owns nine separate properties that fall into this category:

1. **Pajaro Park Donation Ag Parcel** – (APN 117-221-034). This property is approximately 0.71 acre in size and is zoned F-40A/U, with a land use designation of “Prime Farmlands 40-160 acre minimum and Resource Conservation”, and is located entirely within an agricultural field owned by Sakata Farms (APN 117-221-033). The parcel was acquired in 2010 by the former RDA as part of the land donation from Granite Construction for the Pajaro Park. Since it was part of the land donation for the park, is not adjacent to any potable water supply or public access, and is currently being farmed by the surrounding land owner (without the benefit of a lease), staff is preliminarily recommending that it sold for a nominal amount to the Pajaro Sunny Mesa Community Services District for eventual sale or lease to the surrounding property owner as a revenue source for the park.
2. **Fort Ord Landfill Border - Ord Market Commercial Development Parcel E8a.1.2** – (APN 031-101-039). This property is approximately 21.3 acres in size and is located at the intersection of Imjin Parkway and Abrams Drive, adjacent to the old landfill on the former Fort Ord. It was acquired by the former RDA in 2006 as an Economic Development Transfer. 1.8 acres of the property is currently developed with the Ord Market and Gas Station/Car Wash. The remainder of the parcel is undeveloped. The entire parcel is designated in the County General Plan and the Fort Ord Reuse Authority Base Reuse Plan as “Planned Development Mixed Use”, and is zoned PQP (the undeveloped portion – which was the zoning when the Army owned it) and LCD- S (the portion developed with Ord Market).

In 2006 the former RDA entered into Disposition, Development (DDA) and Lease Agreement with Darryl Choates for the 1.8-acre Ord Market site which consists of a food

market/convenience store, a gas station and a car wash. That portion of the property was rezoned in 2008 as part of the approval of the land use entitlements for the Ord Market and Gas Station. The term of the DDA/Lease Agreement is 20 years (ending on August 22, 2026). There is no provision for a guaranteed right of extension. The DDA/Lease also provides the former RDA (now Successor Agency) with the right of Early Termination “for any reason whatsoever”, however, if the Successor Agency would want to terminate the Lease early for a reason other than “fault” of the Lessee, the Successor Agency would have to reimburse the Lessee for any unrecovered costs of the Premises improvements (e.g., gas tank installation) and the goodwill value of the business at the time of termination. The rent is structured in a way that allows a reduced rent for the first 10 years of the Lease (2006 to 2016), but transforms to a “fair market value” rent, based on appraisals, for the last 10 years (2016 to 2026). While the DDA/Lease provides the Lessee with the right to seek to sublease or assign its interests, the Lessee must obtain the written consent of the Successor Agency, which has “sole and absolute discretion” in determining whether or not to allow a sublease or assignment. The current rent is approximately \$3,400 per month with the County receiving 50% and FORA receiving 50% under the terms of the May 8, 2001 Fort Ord Implementation Agreement, Section 5(g).

The property is subject to a 1000-foot Closed Landfill Buffer Zone, and a Land Use Covenant by the California Department of Toxic Substances Control (DTSC) relating to contaminated groundwater and a methane recovery system. Staff is recommending that this property be sold and assign the existing lease. The sale of the property may require a specific CEQA review. The undeveloped portions of the property could potentially be developed consistent with the County General Plan and Base Reuse Plan. Such development would be subject to full project-level environmental review and consideration by the appropriate authority as a land use application.

- 3. Fort Ord Landfill Border E8a.1.3** – (APN 031-101-040). This property is approximately 2.7 acres in size, located on the south side of Imjin Parkway adjacent to the old landfill. It was acquired by the RDA in 2006 as an Economic Development Transfer. It is currently undeveloped and is designated as “Habitat Management Area” in the County General Plan, the Fort Ord Reuse Authority Base Reuse Plan, and the Fort Ord Reuse Authority Draft Basewide Habitat Conservation Plan (HCP). It is subject to the adopted Habitat Management Plan (HMP), the 1000-foot Closed Landfill Buffer Zone, a DTSC Land Use Covenant relating to contaminated groundwater and methane recovery system, and a 2008 Memorandum of Agreement regarding Habitat Management among the Redevelopment Agency, the Fort Ord Reuse Authority, and Cypress Marina Heights LP. This property can only be used for habitat conservation, preservation, and restoration. Staff’s preliminary analysis indicates that this property cannot be transferred or retained under the Dissolution Act and attempts to sell the property must be made.

4. **Fort Ord Landfill Border E8a1.4** – (APN 031-101-041). This property is approximately 30.4 acres in size, and is located south of Imjin Parkway, adjacent to the westerly boundary of the old landfill. It was acquired by the RDA in 2006 as an Economic Development Transfer. It is currently undeveloped and is partially designated as Habitat Management Area (approx 28.7 acres) and partially as Planned Development Mixed Use (approx 1.7 acres) in the County General Plan, the Fort Ord Reuse Authority Base Reuse Plan, and the Fort Ord Reuse Authority Draft Basewide Habitat Conservation Plan (HCP). It is subject to the adopted Habitat Management Plan (HMP), the 1000-foot Closed Landfill Buffer Zone, the DTSC Land Use Covenant relating to contaminated groundwater and methane recovery system, and a 2008 Memorandum of Agreement regarding Habitat Management among the Redevelopment Agency, the Fort Ord Reuse Authority, and Cypress Marina Heights LP. In 2009 the 1.7-acre “development” portion of this site was included in a formerly-proposed 58-acre light industrial subdivision and development project known as “Whispering Oaks”. This development was disapproved by the County Board of Supervisors, and no other development projects have been proposed since that time. Staff’s preliminary analysis indicates that this property cannot be transferred or retained under the Dissolution Act and attempts to sell the property must be made.

5. **Fort Ord Landfill Border E8a1.5** – (APN 031-101-042). This property is approximately 21.4 acres in size and is located between and adjacent to the southeast side of the closed landfill and the westerly side of the CSUMB housing development. It was acquired by the RDA in 2006 as an Economic Development Transfer. It is currently undeveloped and is designated as “Habitat Management Area” in the County General Plan, the Fort Ord Reuse Authority Base Reuse Plan, and the Fort Ord Reuse Authority Draft Basewide Habitat Conservation Plan (HCP). It is subject to the adopted Habitat Management Plan (HMP), the 1000-foot Closed Landfill Buffer Zone, a DTSC Land Use Covenant relating to contaminated groundwater and methane recovery system. This property can only be used for habitat conservation, preservation, and restoration. Staff’s preliminary analysis indicates that this property cannot be transferred or retained under the Dissolution Act and attempts to sell the property must be made.

6. **Fort Ord Landfill “Shoe” E8a.1.1.2** – (APN 031-101-056). This property is approximately 85 acres in size and is located between the southerly side of the closed landfill and the north side of Intergarrison Road. It was acquired by the RDA in 2007 as an Economic Development Transfer. The site is currently undeveloped. The property is partially designated as “Habitat Management Area” (approx 29 acres) and partially as “Planned Development Mixed Use” (approx 56 acres) in the County General Plan, the Fort Ord Reuse Authority Base Reuse Plan, and the Fort Ord Reuse Authority Draft

Basewide Habitat Conservation Plan (HCP). It is subject to the adopted Habitat Management Plan (HMP), the 1000-foot Closed Landfill Buffer Zone, a DTSC Land Use Covenant relating to contaminated groundwater and methane recovery system. In 2009 the development portion of the site was included in a proposed 58-acre light industrial subdivision and development known as “Whispering Oaks”. This development application was ultimately denied by the County Board of Supervisors in 2012. No other development projects have been proposed since that time. Staff’s preliminary analysis indicates that this property cannot be transferred or retained under the Dissolution Act and attempts to sell the property must be made.

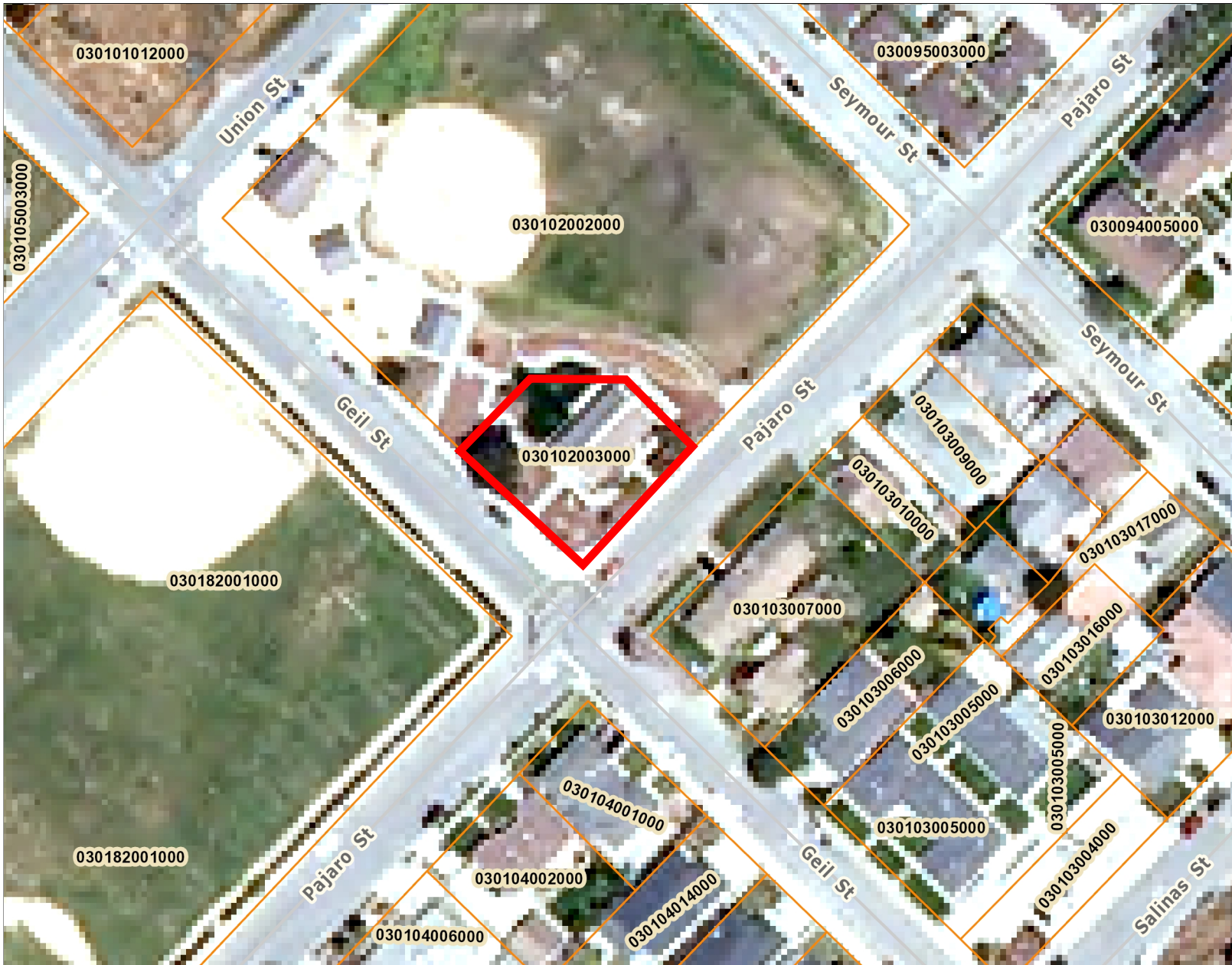
7. **Fort Ord Imjin Road Widening Parcel E4.6.2** – (APN 031-101-058). This property is approximately 16.3 acres in size and runs along the southerly frontage of Imjin Parkway between Abrams Drive and the northerly extension of 7th Avenue for the length of the closed landfill polygon (approximately 4,300 lineal feet). This property was acquired by the RDA in 2006 as an Economic Development Transfer. Approximately 1.2 acres of this parcel is part of the Ord Market lease, and the remainder is undeveloped. The parcel is designated as “Planned Development Mixed Use” in the County General Plan, and the Fort Ord Reuse Authority Base Reuse Plan. It is subject to the 1000-foot Closed Landfill Buffer Zone, and the DTSC Land Use Covenant relating to contaminated groundwater and methane recovery system. Staff is preliminarily recommending that this parcel be transferred to the County to preserve the opportunity to dedicate roadway right of way if determined necessary in the future.

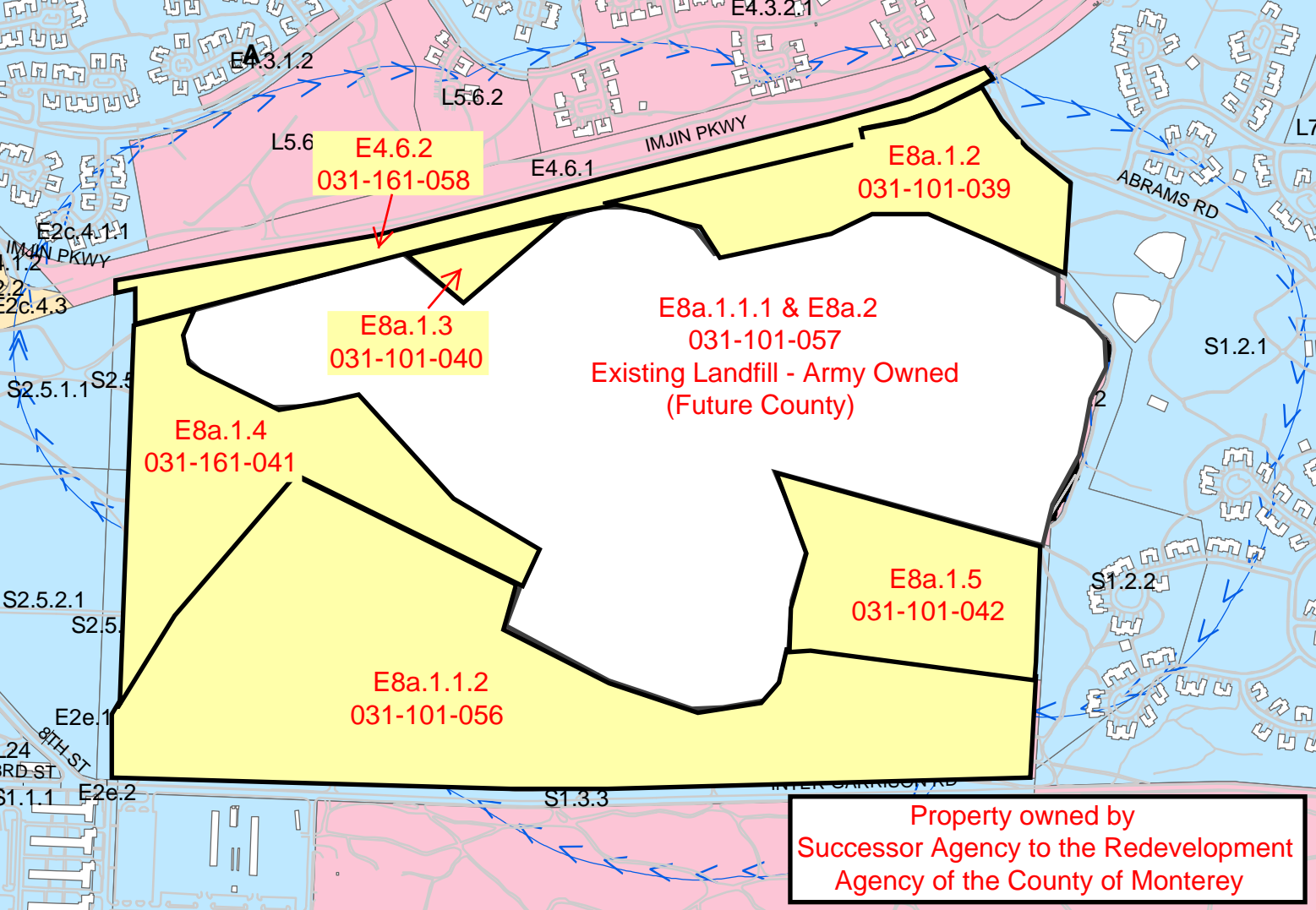
8. **East Garrison II Parcels L23.3.1, L23.3.2, and L23.3.2.2** – (APN 031-161-032 and 031-161-040). These properties total approximately 152 acres in size and are located southwest of Reservation Road, south of the development under construction at East Garrison I, and north of the BLM lands, now a National Monument. These properties were acquired by the RDA as an Economic Development Transfer. The properties are designated as “Planned Development Mixed Use” in the County General Plan and the Fort Ord Reuse Plan. Originally, the East Garrison II Parcels were contemplated to be developed as an expansion to the East Garrison I Project. Future development of these parcels is constrained by the lack of a water allocation and other limitations related to the Reuse Plan. The parcels could be included in the habitat and open space system on Fort Ord, potentially enhancing the National Monument lands. Staff’s preliminary analysis indicates that this property cannot be transferred or retained under the Dissolution Act and attempts to sell the property must be made.

Northern Monterey County









E4.3.1.2

L5.6.2

E4.3.2.1

L5.6

E4.6.2
031-161-058

E4.6.1

IMJIN PKWY

E8a.1.2
031-101-039

ABRAMS RD

E2c.4.1.1

IMJIN PKWY

E2c.4.3

E8a.1.3
031-101-040

E8a.1.1.1 & E8a.2
031-101-057
Existing Landfill - Army Owned
(Future County)

S1.2.1

E8a.1.4
031-161-041

S2.5.1.1

S2.5

S2.5.2.1

S2.5

E8a.1.5
031-101-042

S1.2.2

E8a.1.1.2
031-101-056

E2e.1

9TH ST

24
RD ST

S1.1.1

E2e.2

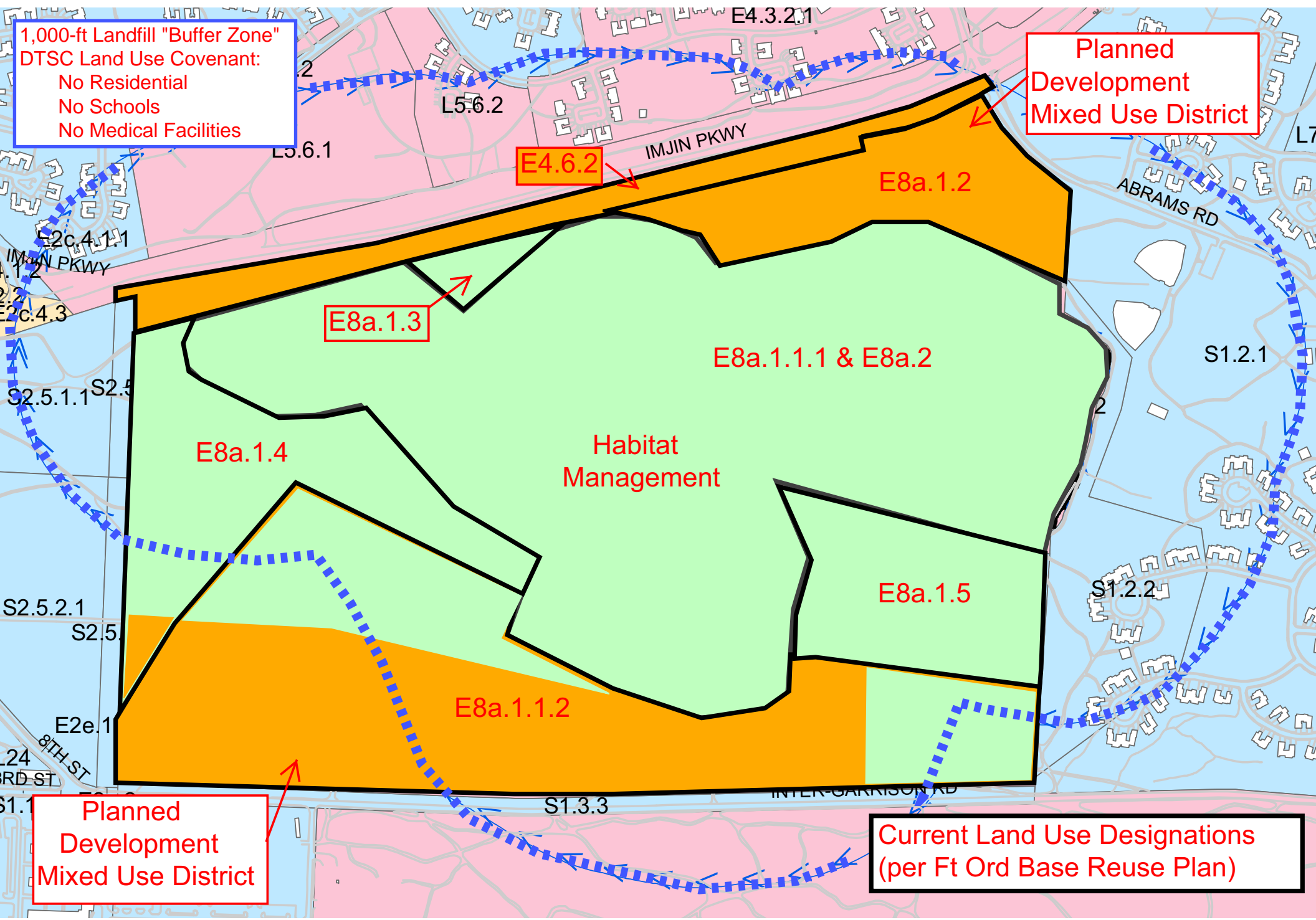
S1.3.3

INTER BARRICADES

**Property owned by
Successor Agency to the Redevelopment
Agency of the County of Monterey**

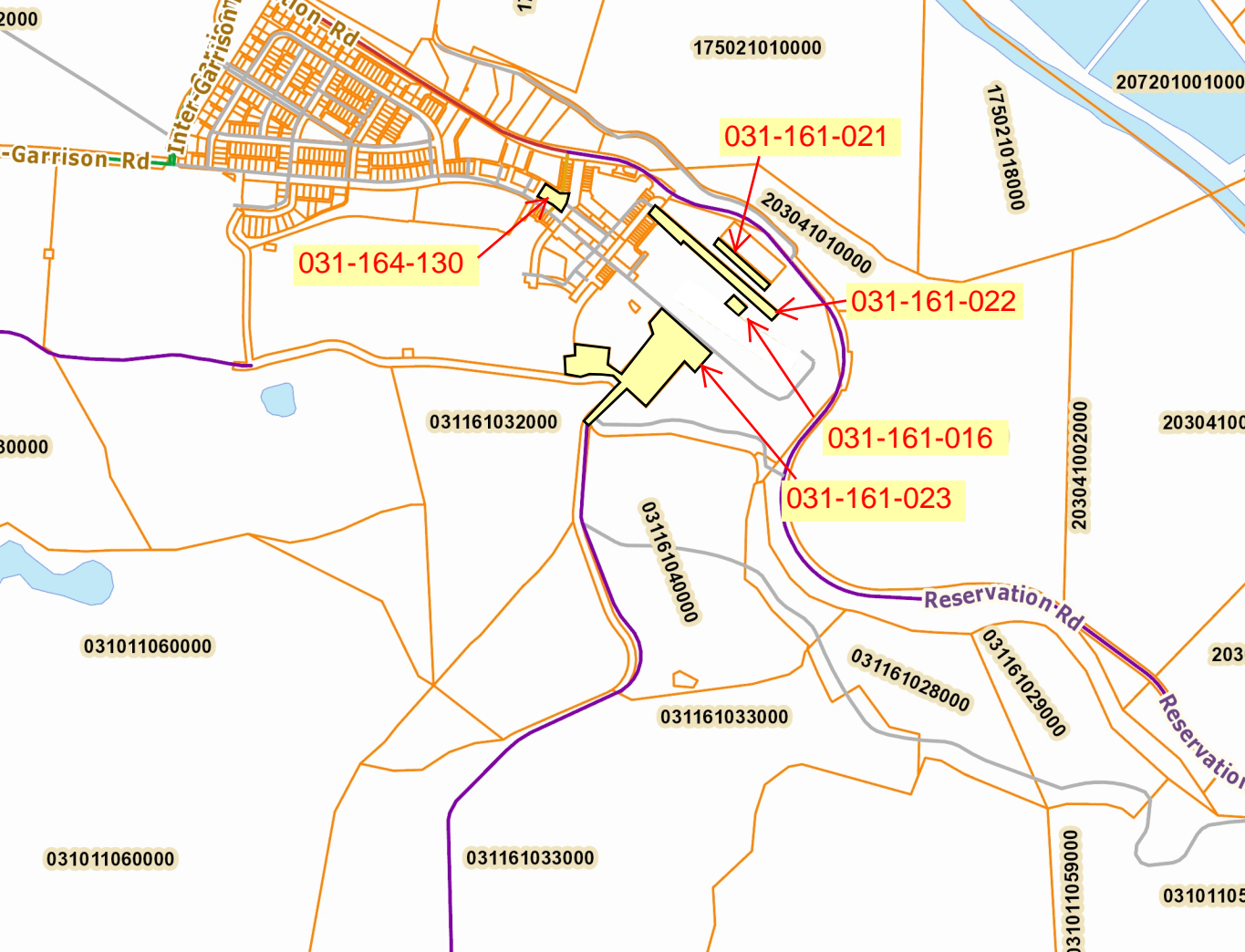
1,000-ft Landfill "Buffer Zone"
DTSC Land Use Covenant:
No Residential
No Schools
No Medical Facilities

Planned
Development
Mixed Use District



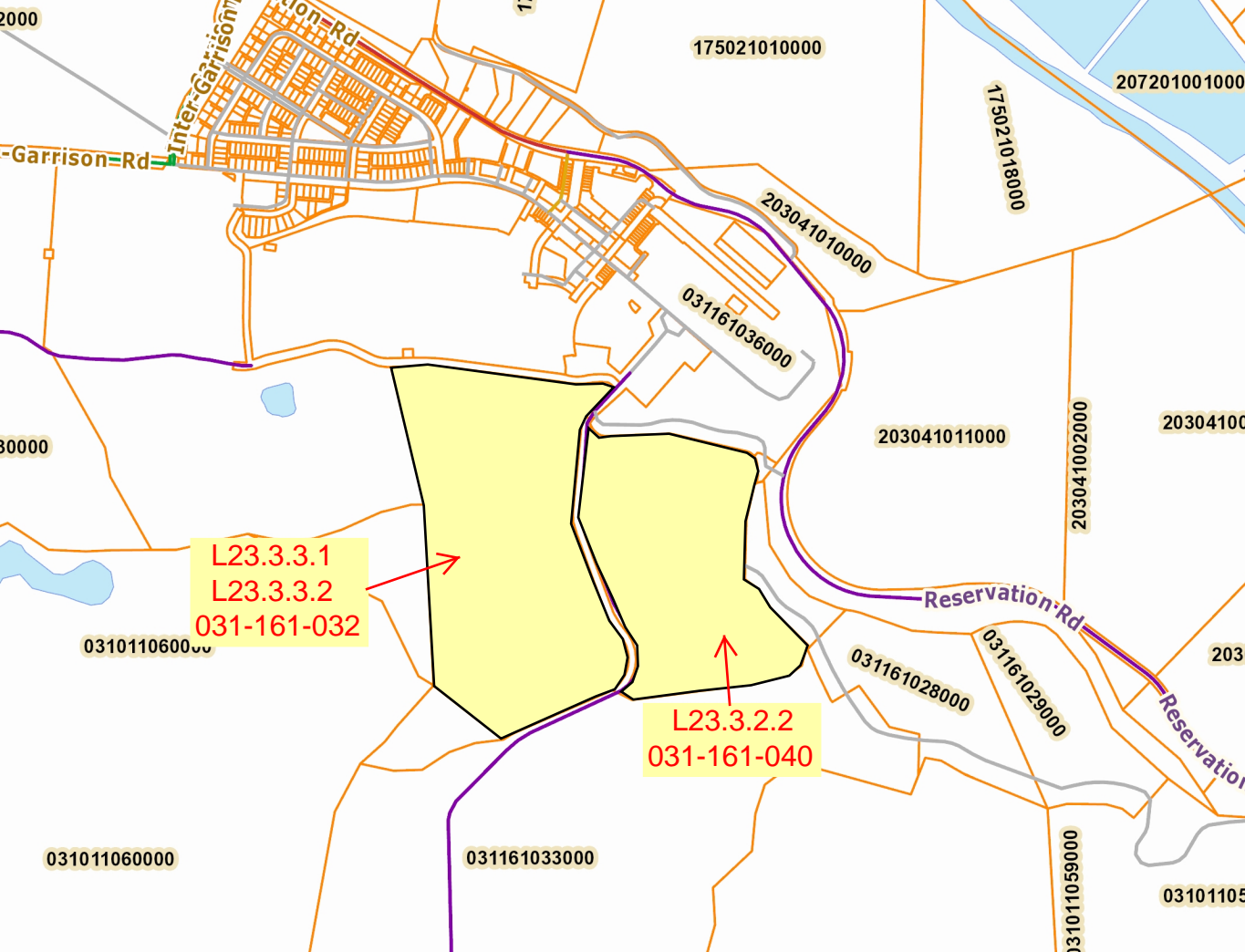
Planned
Development
Mixed Use District

Current Land Use Designations
(per Ft Ord Base Reuse Plan)



East Garrison Phase I - 2005 Aerial Image





2000

175021010000

207201001000

-Garrison=Rd

Inter-Garrison Rd

1750210180000

203041010000

031161036000

30000

203041011000

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L23.3.3.1
L23.3.3.2
031-161-032

031011060000

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Reservation Rd

203

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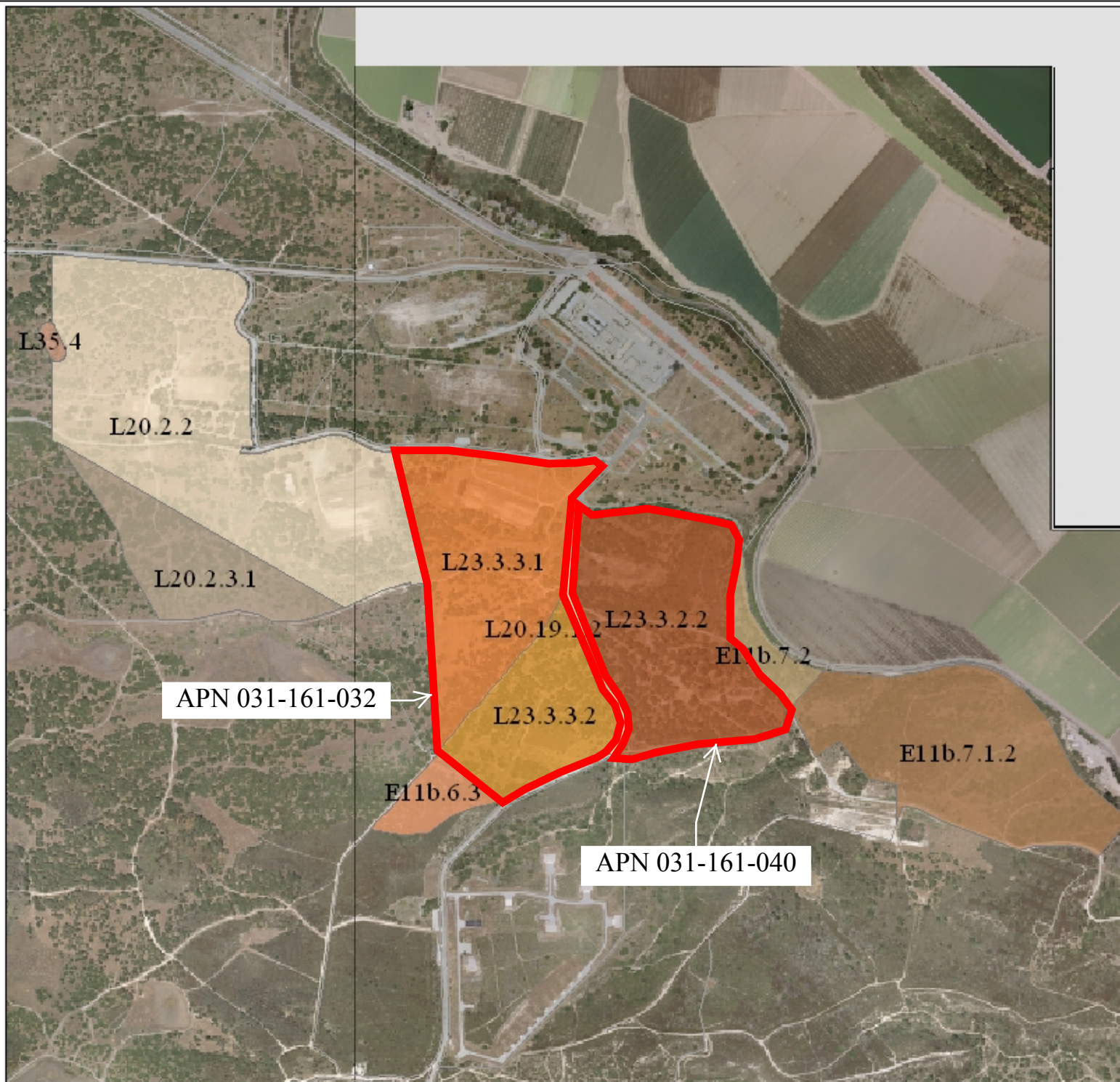
L23.3.2.2
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031011060000

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03101105



L35.4

L20.2.2

L20.2.3.1

L23.3.3.1

L20.19.1.2

L23.3.2.2

E11b.7.2

APN 031-161-032

L23.3.3.2

E11b.7.1.2

E11b.6.3

APN 031-161-040