

# **Successor Agency**

## **Long Range Property Management Plan**

Workshop  
January 28, 2014

## Background:

- All Redevelopment Agencies were dissolved in 2012
- Properties and assets owned by the former RDA transferred to the Successor Agency
- All properties must be disposed of
- A LRPMP must be prepared and submitted to the State Department of Finance (DOF) by April 18, 2014
- The LRPMP must be approved by the Successor Agency then the Oversight Board

## Background:

**DOF prescribes the form and content of the LRPMP which must include:**

- Date and purpose of acquisition
- Parcel data – general plan designation, zoning, size, deed restrictions
- Estimated value
- Estimated revenues from leases or rentals
- History of environmental contamination
- Potential for transit oriented development and/or the advancement of planning objectives
- History of previous development proposals
- The proposed disposition of each property

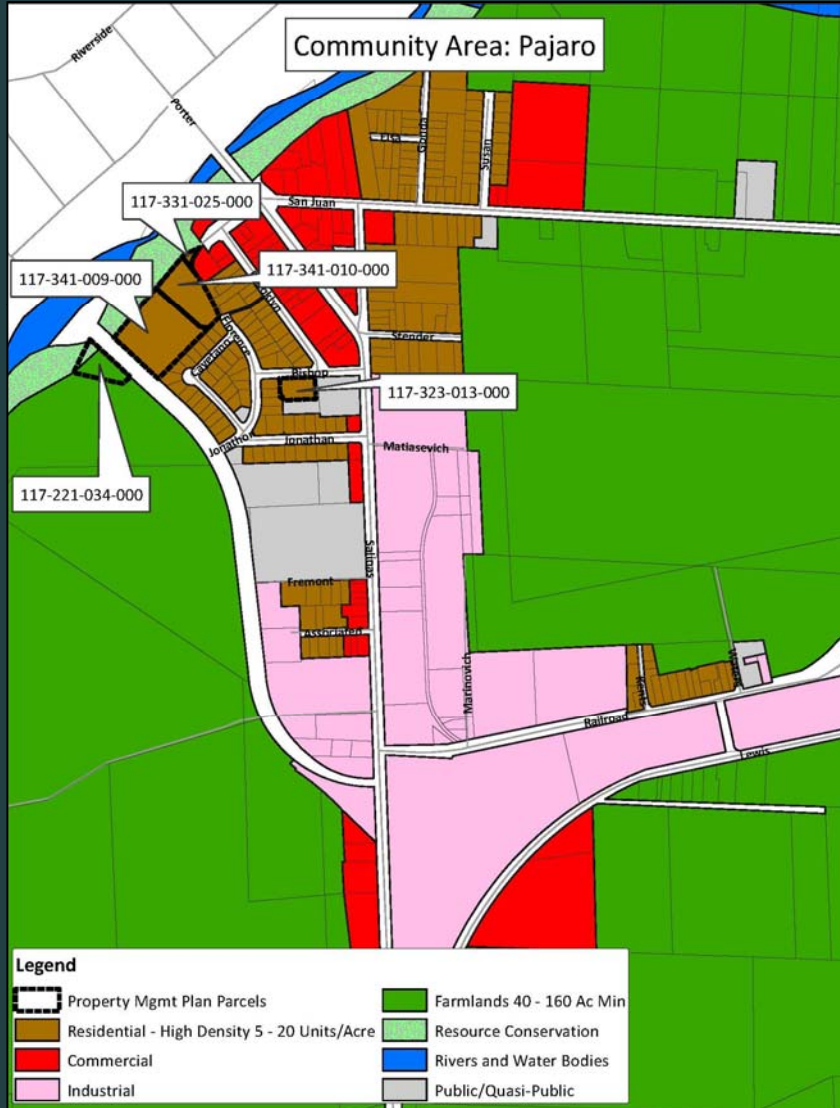
## Property Categories:

- 1) Governmental Purpose Properties
- 2) Properties to be retained to meet enforceable obligations
- 3) Properties to be sold

## **1) Governmental Purpose Properties:**

# 1) Governmental Purpose Properties:

## Pajaro Park:



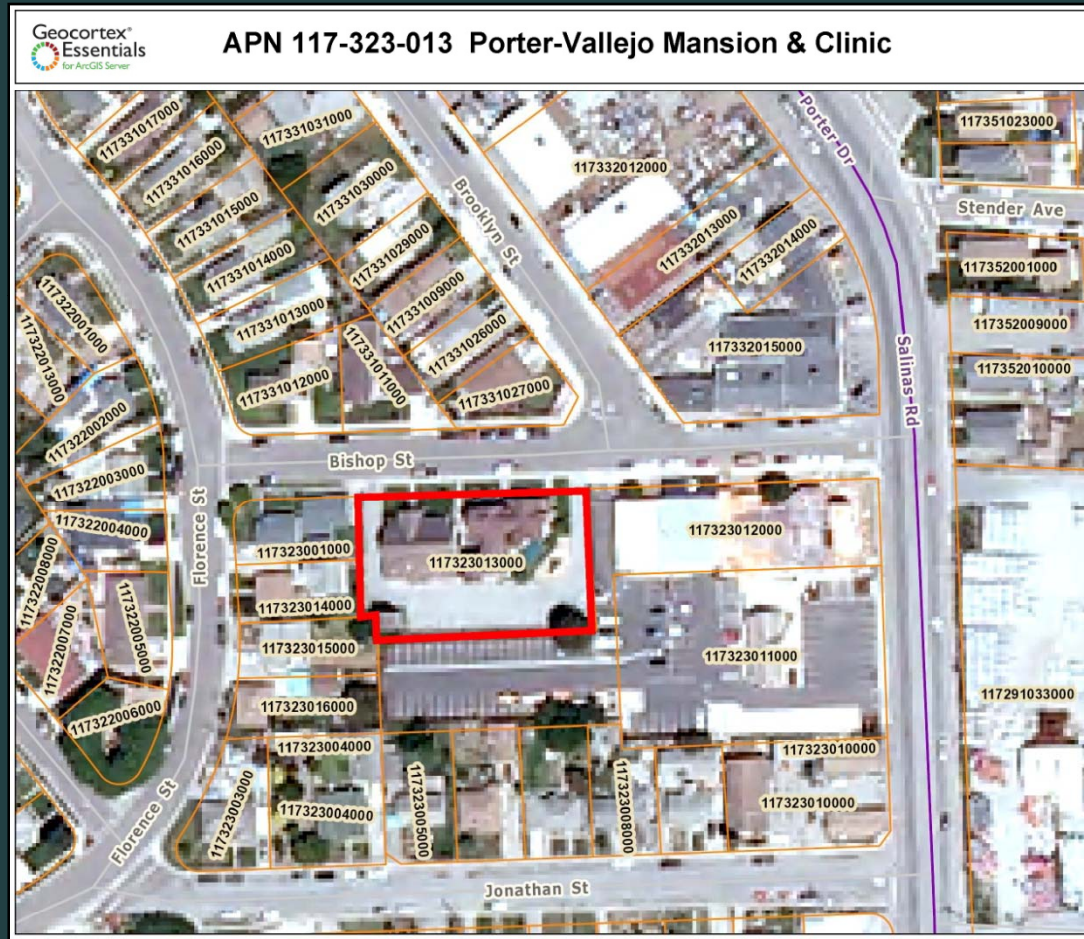
- Donated to RDA in 2010
- Constructed as a public park
- To be transferred to the Pajaro Sunny Mesa Community Services District (PSMCSD)





## 1) Governmental Purpose Properties:

## Porter Vallejo Mansion:



- Acquired by the RDA in 1987
- Used for County Library, offices and medical clinic
- Proposed to transfer to the County



# 1) Governmental Purpose Properties:

## Japanese Schoolhouse:



- Acquired by the RDA in 2000
- Leased to the NCRPD
- Proposed to transfer to the County or the NCRPD

## **2) Properties to be retained to meet enforceable obligations:**

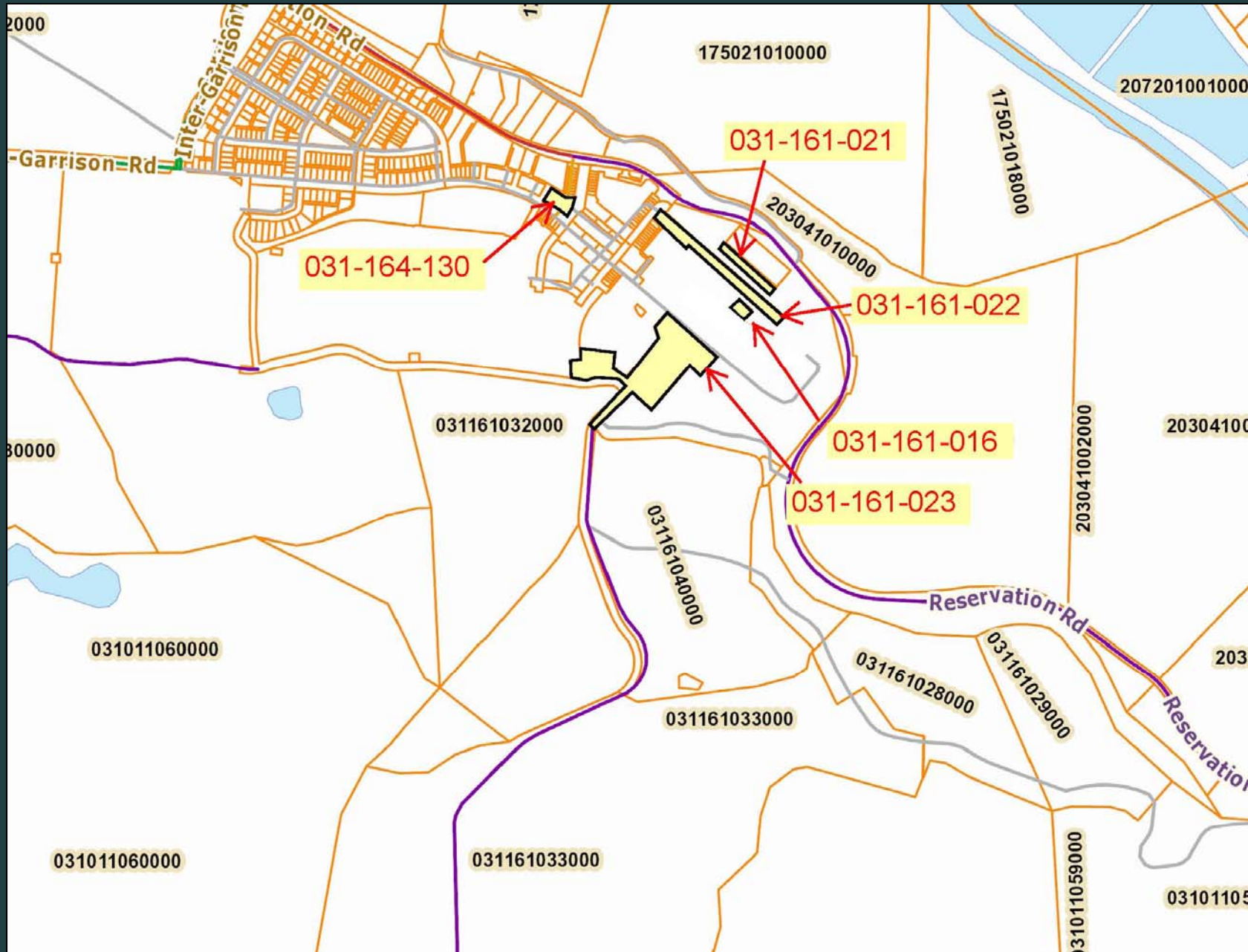


## East Garrison Phase I - 2005 Aerial Image





## East Garrison Carve-out parcels:



## 2) Properties to be retained to meet enforceable obligations:

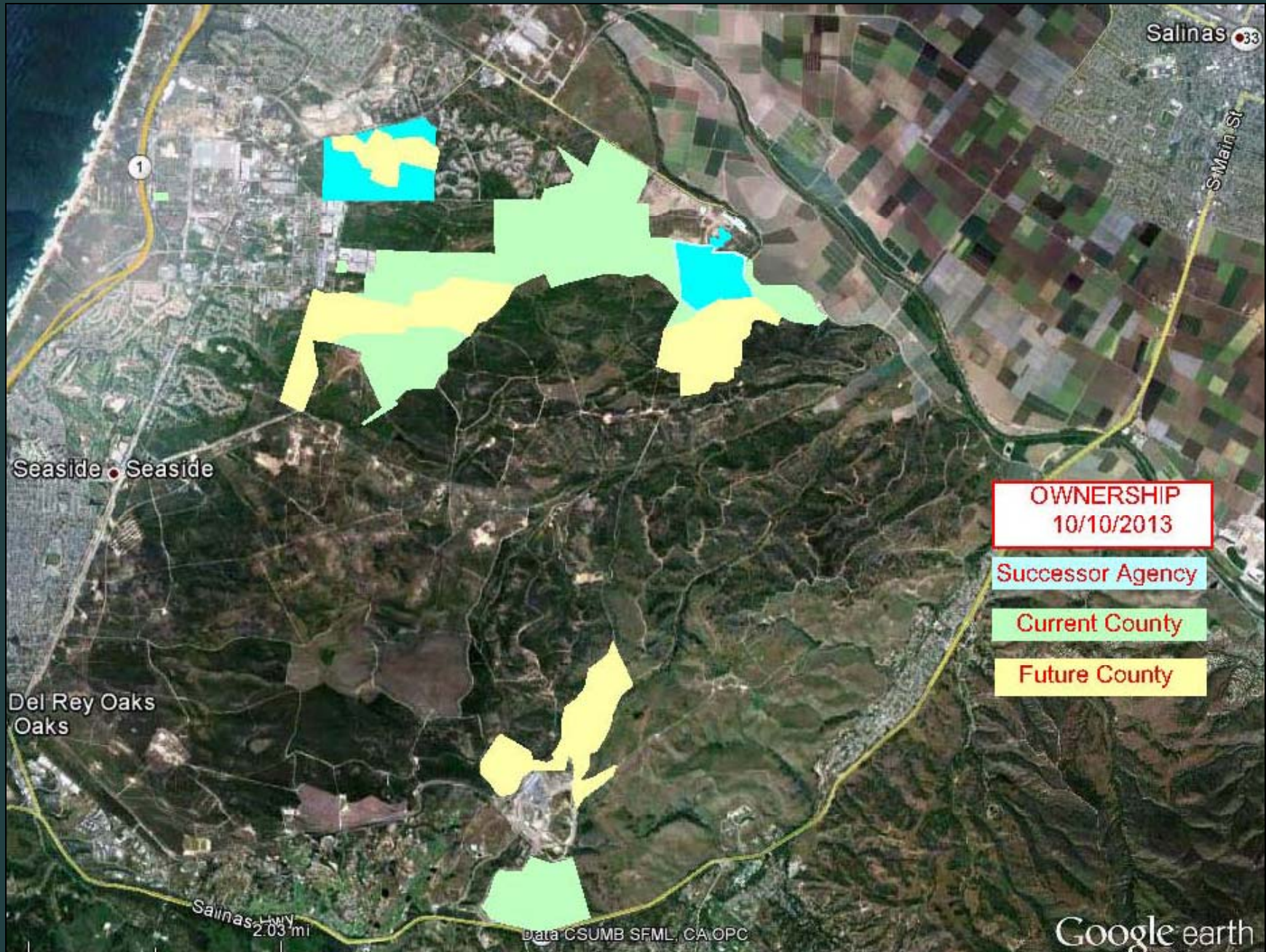
### East Garrison Carve-out parcels:

- Parcel A – Future Library
- Parcel B – Artist Studios
- Parcel C – Restoration of Mess Halls for artist studios
- Parcel D – Restoration of Mess Halls for artist studios and Public Recreation Facility

### 3) Properties to be sold:

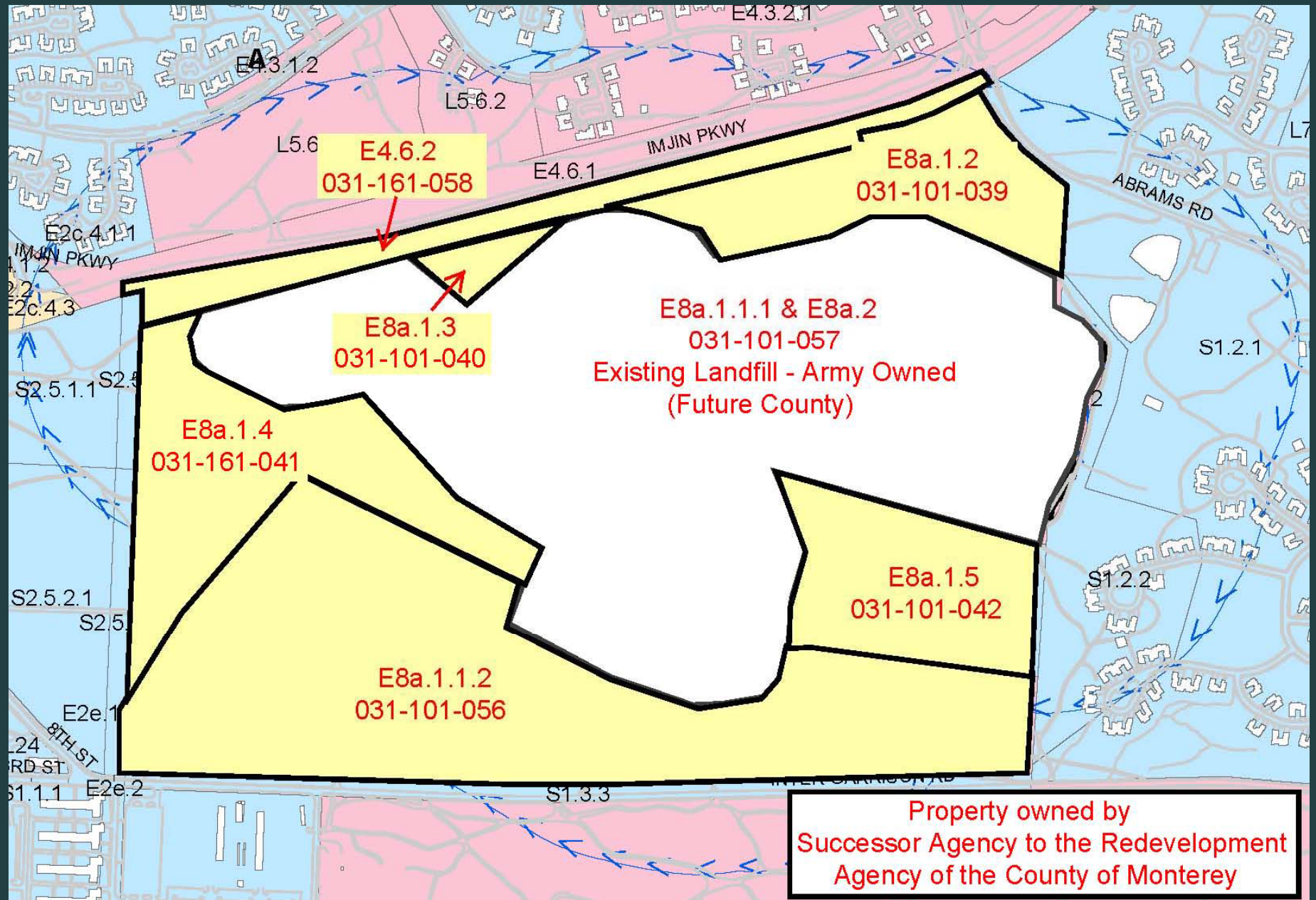


## Fort Ord Map:

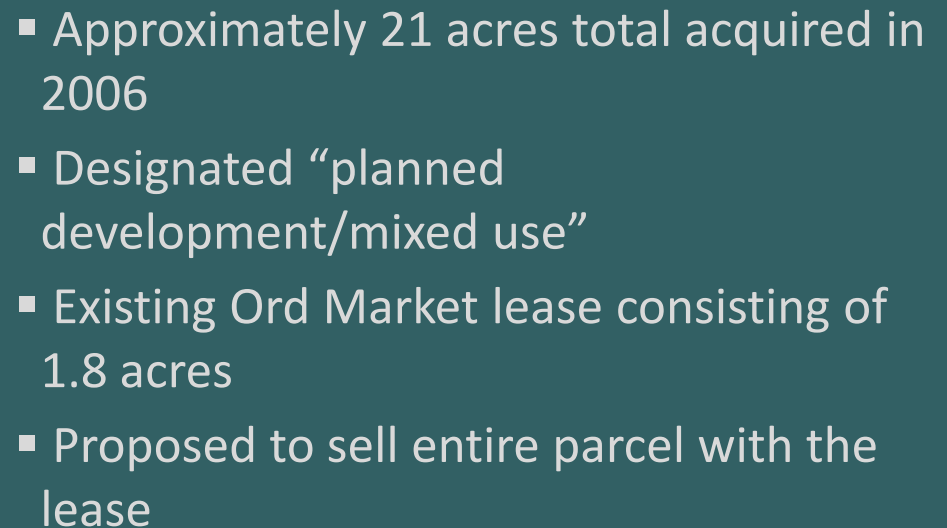




## Fort Ord Landfill habitat and development border parcels:



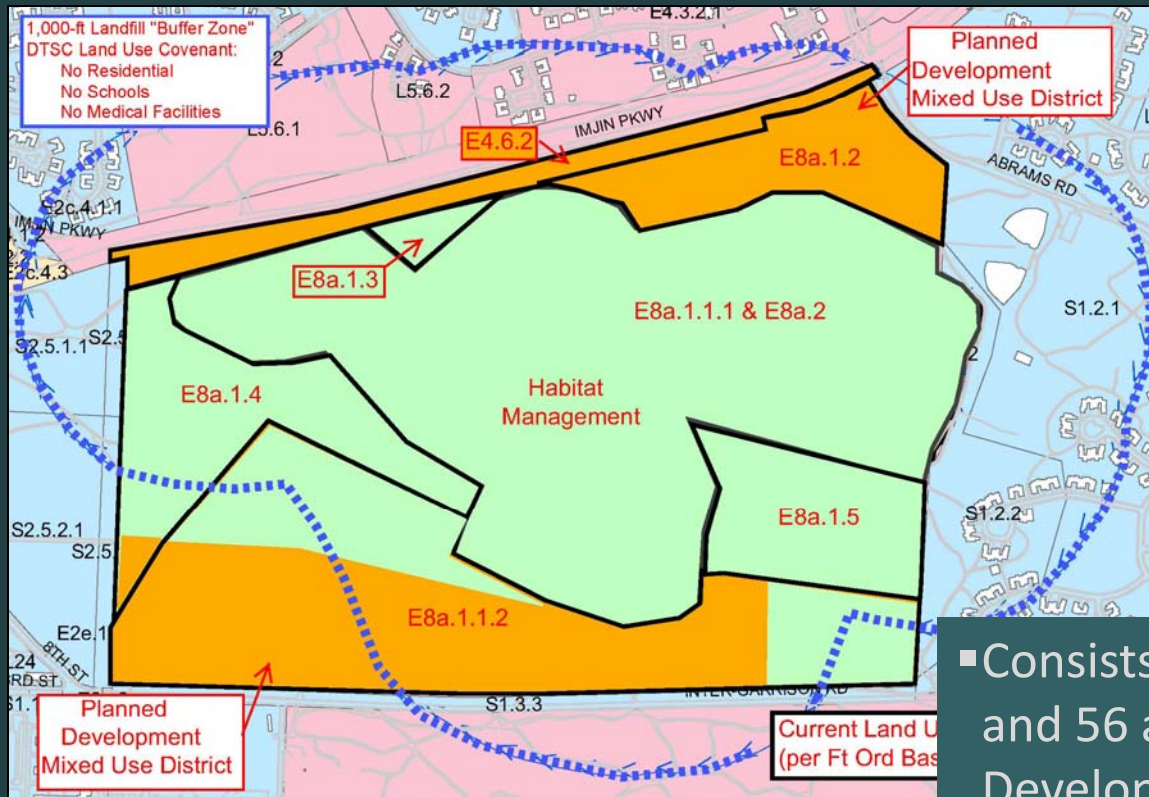
## Ord Market Development Parcel:





### 3) Properties to be sold:

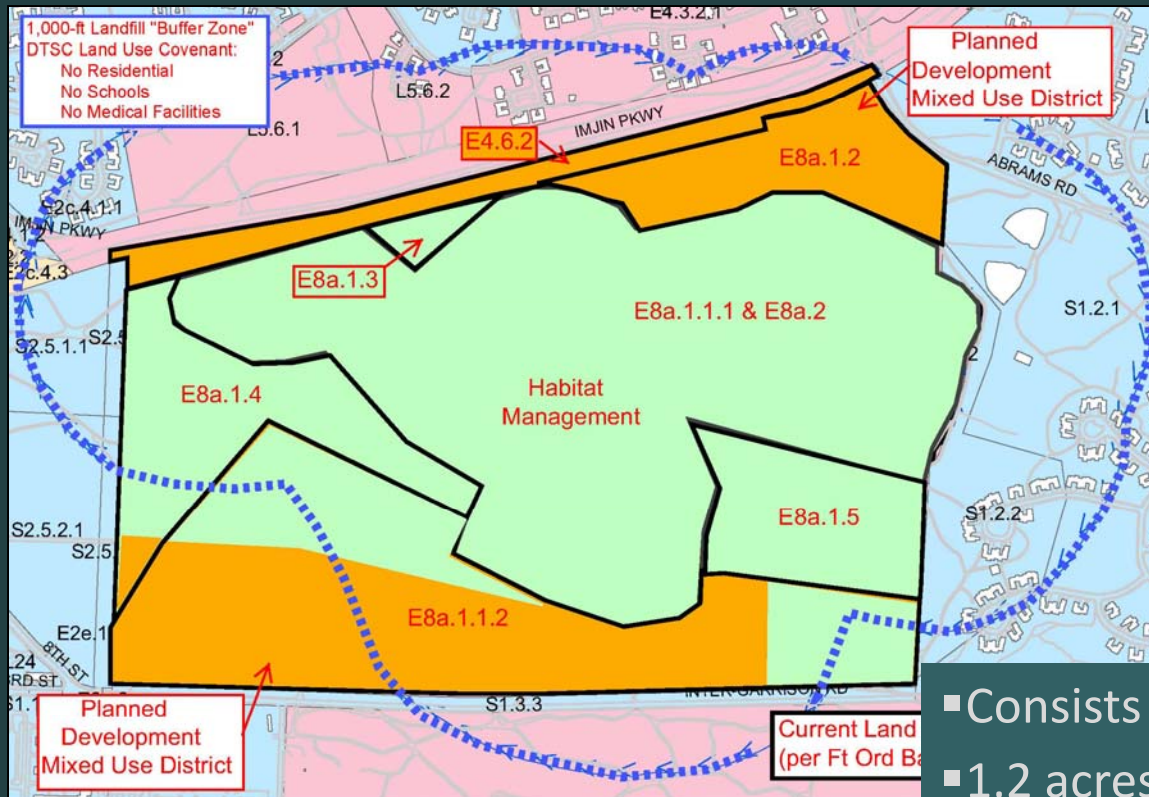
#### Other Landfill habitat and develop border parcels:



- Consists of about 80 acres of “Habitat” and 56 acres of “Planned Development/Mixed Use”
- Subject to adopted HMP, future HCP, Landfill Buffer and DTSC restrictions
- Dissolution Act may not allow for transfer or retention

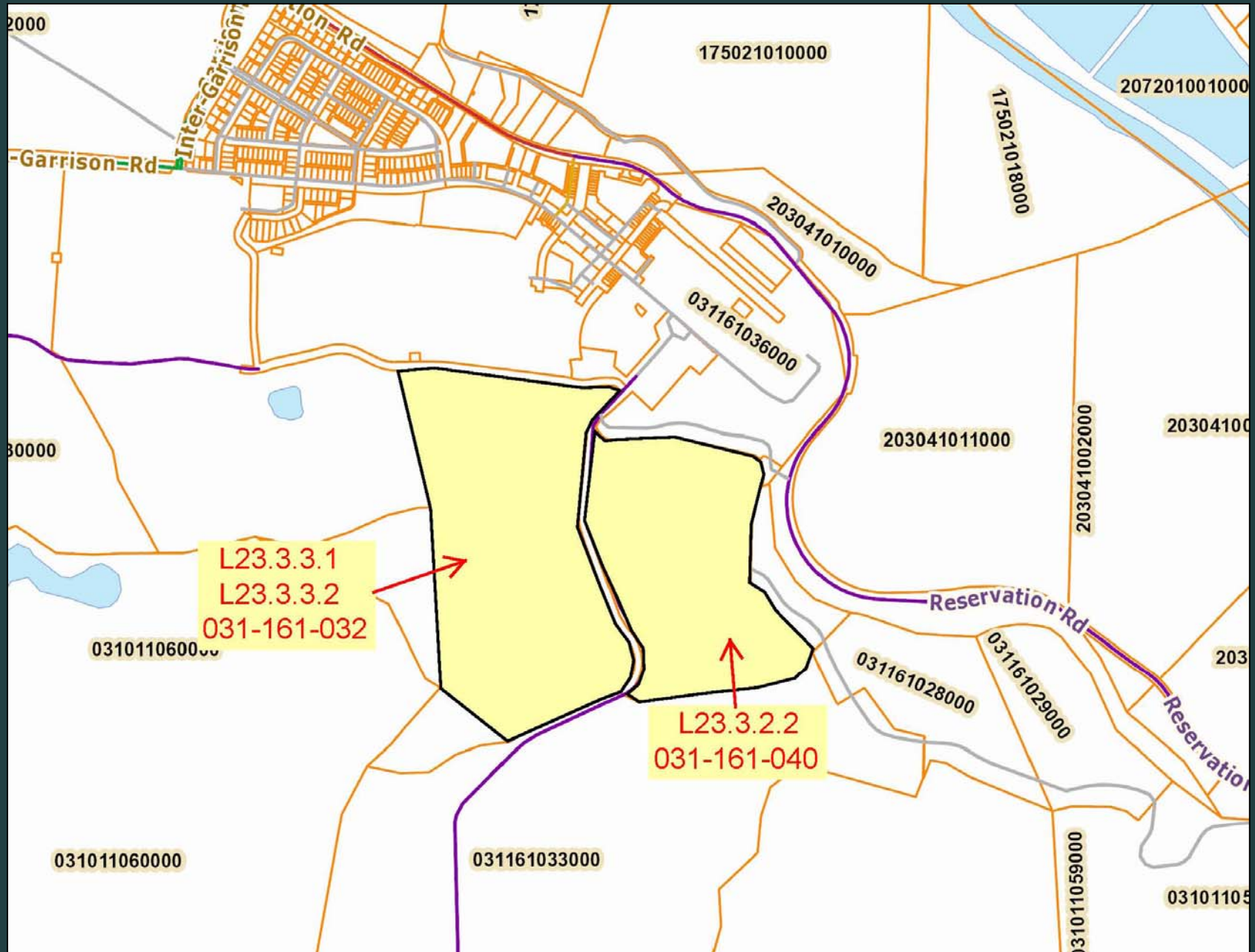
### 3) Properties to be sold:

#### Imjin Road Widening Parcel:



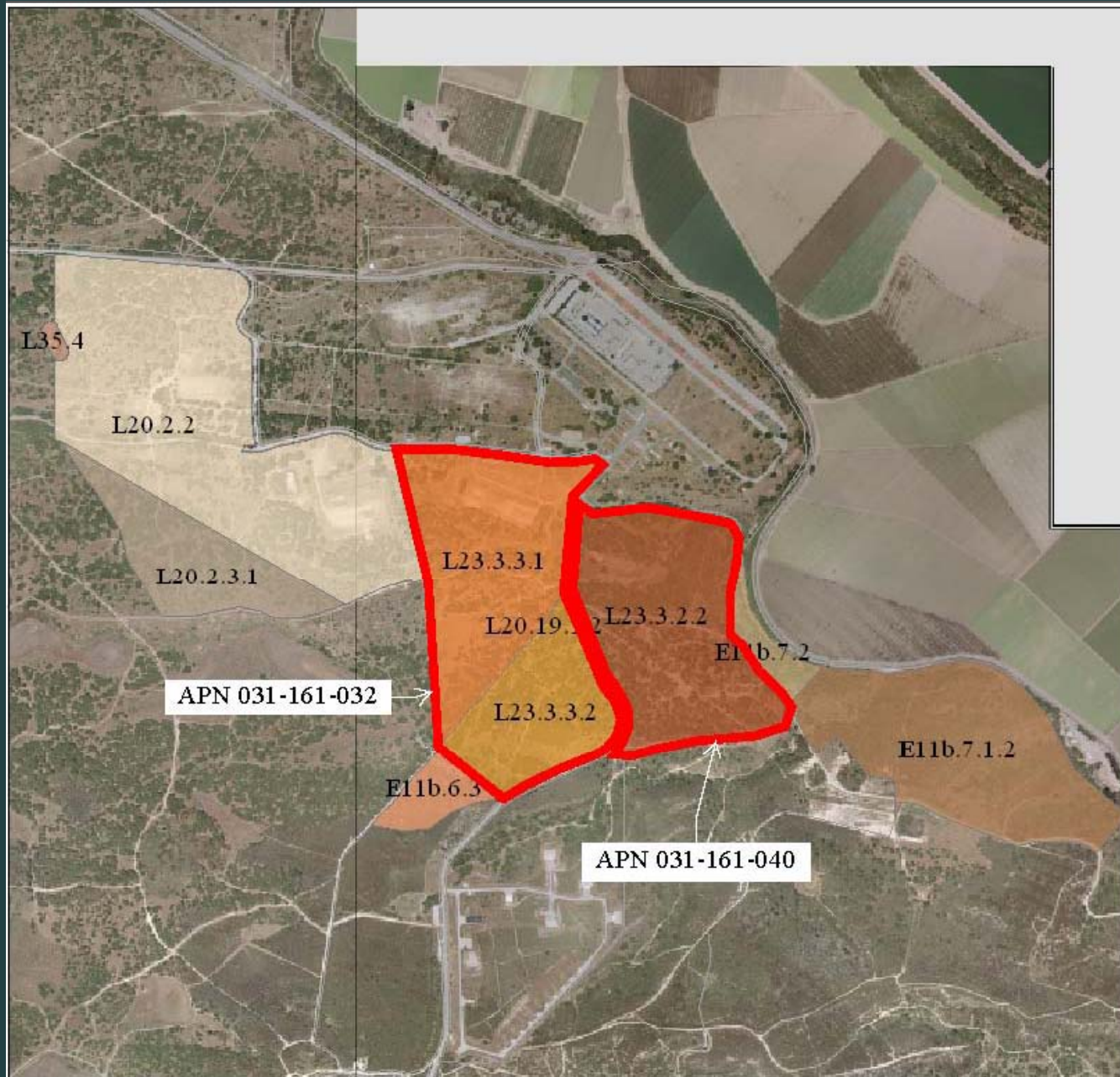
- Consists of 16 acres along Imjin Parkway
- 1.2 acres is part of the Ord Market Lease
- Designated as "Planned Development/Mixed Use"
- Proposed to transfer to County for future ROW dedication

## East Garrison II Parcels





## East Garrison II Parcels



### 3) Properties to be sold:

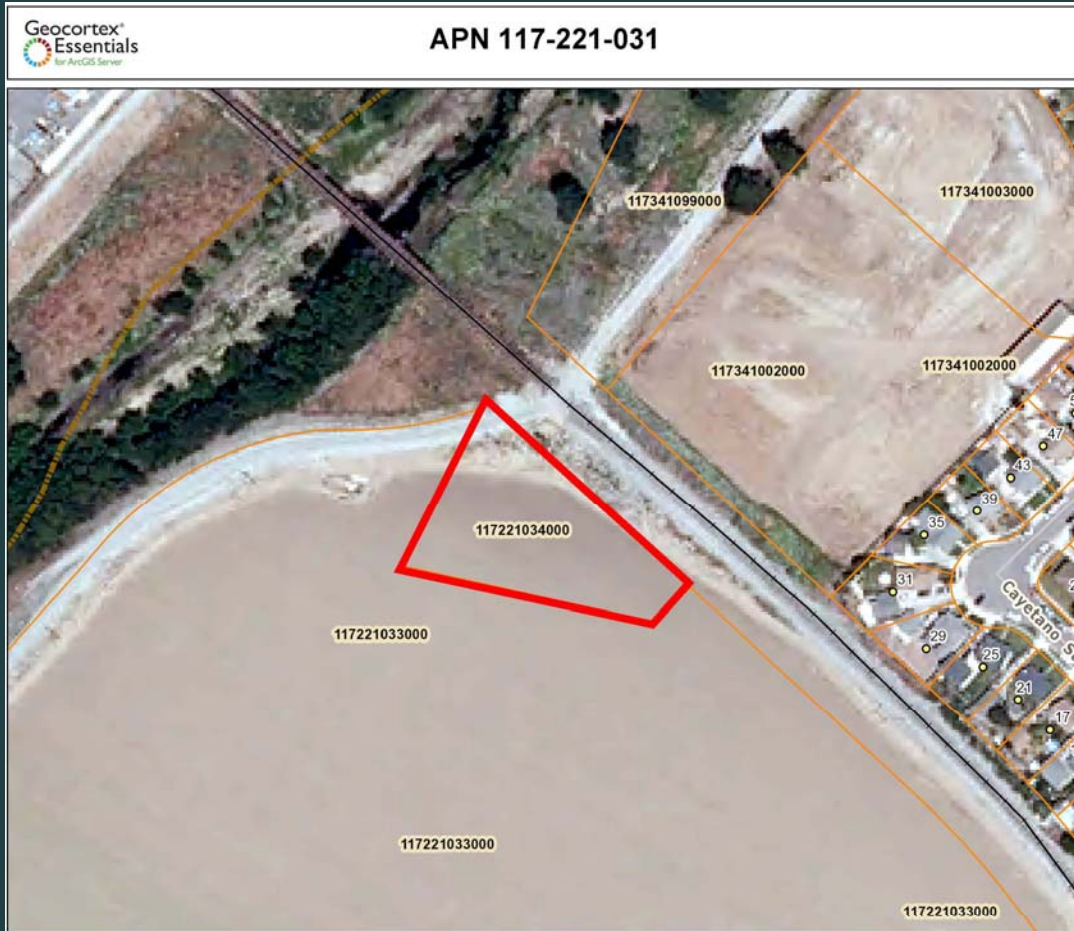
#### East Garrison II Parcels

- Consists of about 152 acres
- Designated as “planned development/mixed use”
- Future development constrained by lack of water and residential allocation
- Adjacent to BLM land
- Proposed to sell for habitat and open space



### 3) Properties to be sold:

#### Pajaro Park Ag Parcel:



- Acquired in 2010 with the park site
- Located within an ag field with no access or separate services
- Currently being farmed without a lease
- Pajaro Sunny Mesa CSD would like to acquire it to help fund park operations
- Proposed to sell it to the CSD for a nominal amount

## Next Steps:

- Successor Agency provides input to staff
- Staff to bring back refined recommendations – February
- Successor Agency provides specific direction for each parcel – February
- Staff prepared draft LRPMP – March
- Successor Agency approved LRPMP – March
- Oversight Board considers approved LRPMP – either approves or modifies and approves – late March/early April
- Staff submits LRPMP as approved by the Oversight Board to the DOF – April 18th