

*Baldwin Park Successor Agency  
Long-Range Property Management Plan*

*Prepared for:*

Baldwin Park Successor Agency

August 28, 2014

## Introduction

### A. Purpose of Long Range Property Management Plan

As required under Health and Safety Code section 34191.5, successor agencies must, within six months after receiving a Finding of Completion from the California Department of Finance (DOF), submit for approval to the Oversight Board and to DOF a Long-Range Property Management Plan (LRPMP) in connection with the disposition of the real property assets of dissolved Community Development Commission of the City of Baldwin Park (the "Dissolved CDC"), (excluding "housing assets" as defined in Health and Safety Code Section 34176 and transferred pursuant to Health and Safety Code Sections 34176(a)(1), 34176(a)(2), 34177(g), or 34181(c). The LRPMP addresses the disposition and use of all real properties in the Community Redevelopment Property Trust Fund of the successor agency.

An initial version of the Successor Agency's LRPMP (the "Initial LRPMP"), was approved by the Successor Agency's Oversight Board (the "Oversight Board") on October 2, 2013 and submitted to the California Department of Finance (the "DOF"). The DOF specified various revisions that are required to the Initial LRPMP before the DOF would be prepared to approve the Successor Agency's LRPMP. The Initial LRPMP inadvertently included "housing assets" as defined in Health and Safety Code Section 34176(e)(1), which are required to be used for affordable housing purposes under Health and Safety Code Section 34176(c) and thus not eligible for inclusion in the LRPMP.

This document (the "Revised LRPMP") contains the revisions specified by the DOF to the Initial LRPMP and will be presented for consideration of approval by the Oversight Board and the DOF. Upon such approval, this Revised LRPMP will serve as the official Long-Range Property Management Plan of the Successor Agency pursuant to the Redevelopment Dissolution Act, with particular reference to Health and Safety Code Section 34191.5, and no subsequent or future approvals will be required from the Oversight Board or the DOF for the transfer of the properties pursuant to this Revised LRPMP.

The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities pursuant to Health and Safety Code Section 34180(f) are not required in connection with the disposition of the Successor Agency's Properties to the City under authority of Health and Safety Code Section 34191.5(c)(2)(A) for use or further disposition by the City for projects identified in the Approved Redevelopment Plans or for any public use parcels under Health and Safety Code Section 34191.5(c)(2).

However, pursuant to DOF direction, the City and the Successor Agency will enter into a compensation agreement pursuant to Health and Safety Code Section 34180(f) (the "Compensation Agreement") with the affected taxing entities (the "Taxing Entities") specifying that the Net Proceeds (as further defined and described below) of (1) the City's use of the Properties and (2) any further disposition by the City to third parties of the Properties will be remitted to the County Auditor-Controller for distribution to all of the Taxing Entities on a pro-rata basis in proportion to each Taxing Entity's respective share of the property tax base. Transfer of the Properties by the Successor Agency to the City in accordance with this Revised LRPMP is conditioned upon the future execution of a Compensation Agreement by the City, the Successor Agency and the Taxing Entities.

As will be further set forth in the Compensation Agreement, the Net Proceeds to be remitted by the City for distribution to the Taxing Entities will consist generally of the following:

- So long as a Property is retained in the ownership of the City, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the City with respect to the Property minus the documented costs to the City of improvement, operation and maintenance of the Property.
- Upon disposition of a Property by the City to private development entity, the Net Proceeds will consist of the sale proceeds, if any, received by the City with respect to the Property minus the documented costs to the City of the improvement, operation, maintenance and disposition of the Property.

Notwithstanding the foregoing or any other provision of this Revised LRPMP, no Compensation Agreement will be required, and the City may retain any proceeds from the use or disposition of the Properties, if a court order, legislation or DOF policy reverses the DOF's directive regarding the need for a Compensation Agreement (a "Reversal"). In the event of a Reversal that occurs prior to the full execution of the Compensation Agreement, the Properties the condition of or need for such full execution shall be voided. If a Reversal occurs after the full execution of the Compensation Agreement, the Compensation Agreement will provide that it can be terminated by any party. Upon such termination, any Net Proceeds received by the City after such termination, may be retained by the City and are directed pursuant to this Revised LRPMP to be used by the City to pay costs of one or more projects identified in the Approved Redevelopment Plans.

## **B. Summary of the former Baldwin Park Community Development Commission**

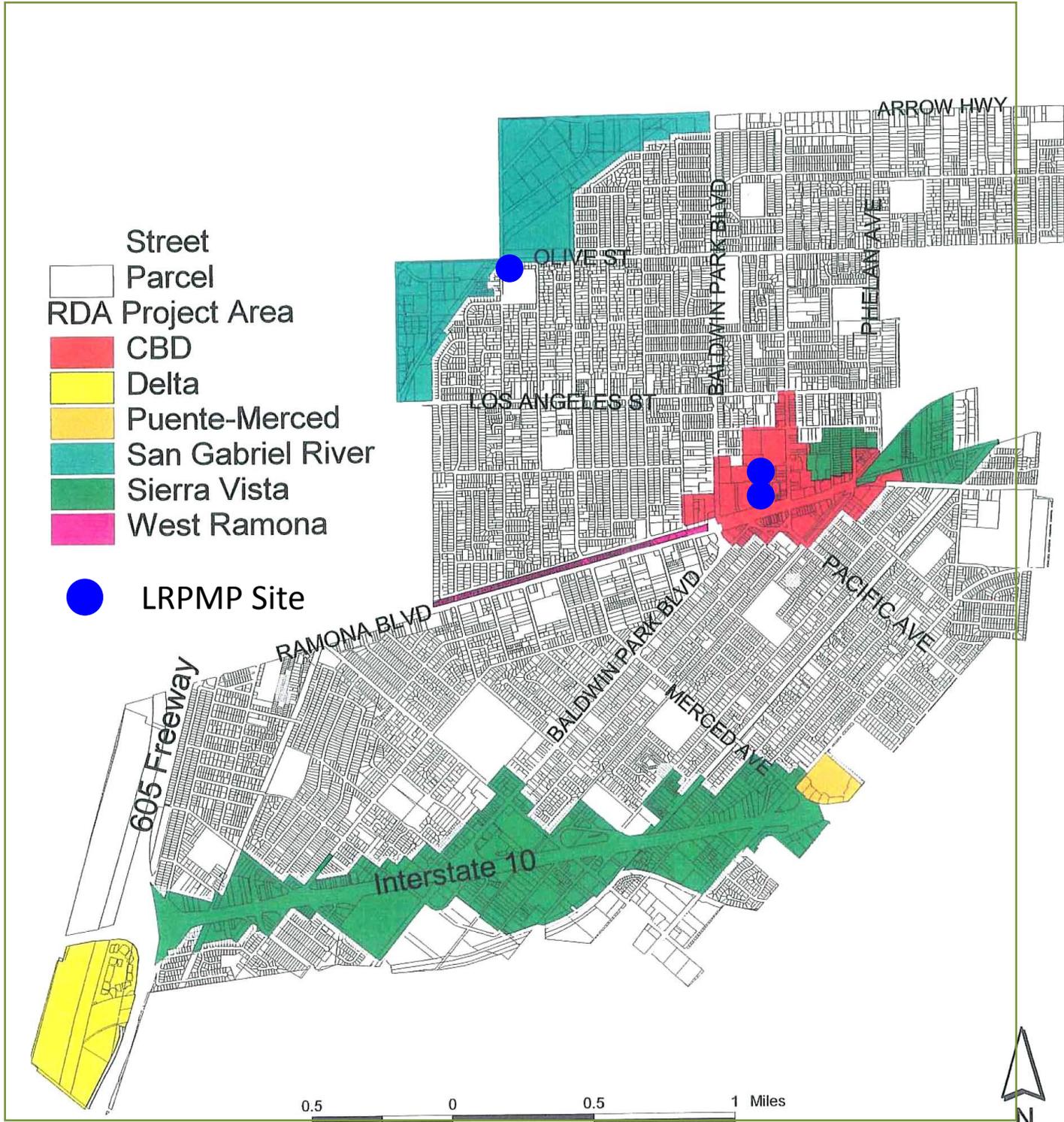
The Baldwin Park Redevelopment Agency (RDA) was activated on November 27, 1974. Acting as the redevelopment agency for the City of Baldwin Park, the RDA undertook a wide variety of activities and programs in the interest of the City's long-term benefit. From 1976 to 1986, six redevelopment plans were prepared by the RDA and adopted by the City Council: San Gabriel River (1976); Puente-Merced (1978); West Ramona Boulevard (1979); Central Business District (1982); Delta (1983); and Sierra Vista (1986). The adoption of these Component Redevelopment Plans enabled the RDA to address conditions of blight, promote economic and community development, and improve affordable housing opportunities in areas throughout the City. In 2000, five Redevelopment Plans were amended and combined to create the Merged Redevelopment Project, leaving the Central Business District Project Area as a separate entity. In 2004, the RDA was reorganized as the Community Development Commission of the City of Baldwin Park (CDC), and assumed responsibility for furthering the City's redevelopment program.

With the dissolution of redevelopment agencies in the State under AB X1 26, redevelopment powers and tax increment funds that previously went to the RDA were no longer available and were diverted to the underlying taxing entities. Successor Agencies were established to manage redevelopment projects currently underway, make payments on enforceable obligations, and dispose of redevelopment assets and properties. This LRPMP is prepared by the Successor Agency to the dissolved CDC.

### **C. Summary of Successor Agency-owned Properties**

The Successor Agency owns three sites, consisting of three parcels totaling 0.81 acres within the City. Figure 1 illustrates the location of the previous redevelopment project areas and the successor agency-owned sites.

**Figure 1**  
**Former Community Development Commission's Redevelopment Project Areas**  
**and Successor Agency-Owned Properties**



# Site 1

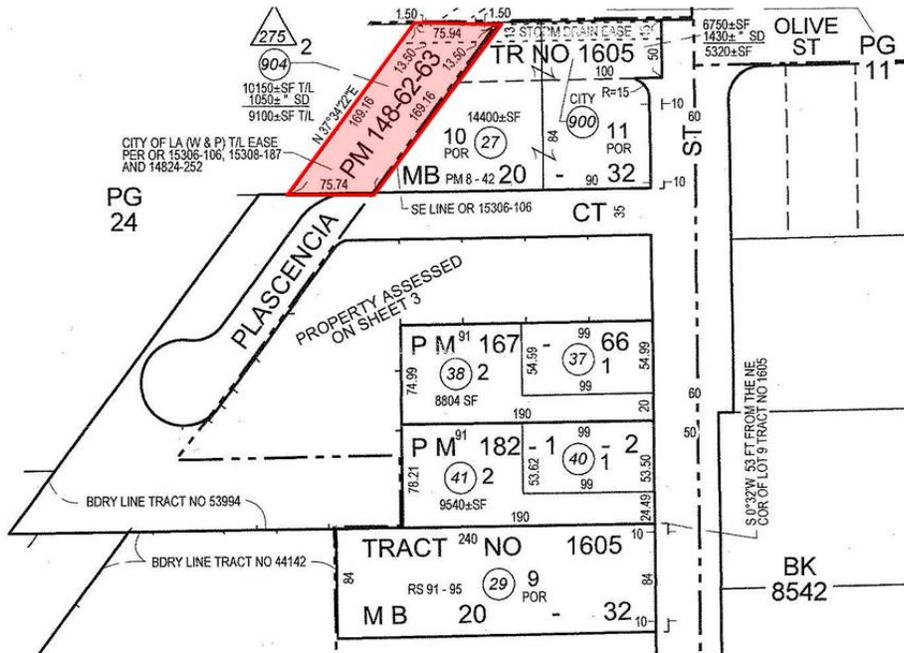
## (Public Works Yard/Power Line)

<b>Address:</b>	Olive Street and Center Street	<b>APN:</b>	8535-012-904
<b>Size:</b>	10,149 SF (0.23 acres)	<b>Current Use:</b>	Public Works storage yard and public easement
<b>General Plan:</b>	Public Facilities	<b>Zoning:</b>	OS
<b>Permissible Use:</b>	Governmental Use		

### Summary of Property Acquisition

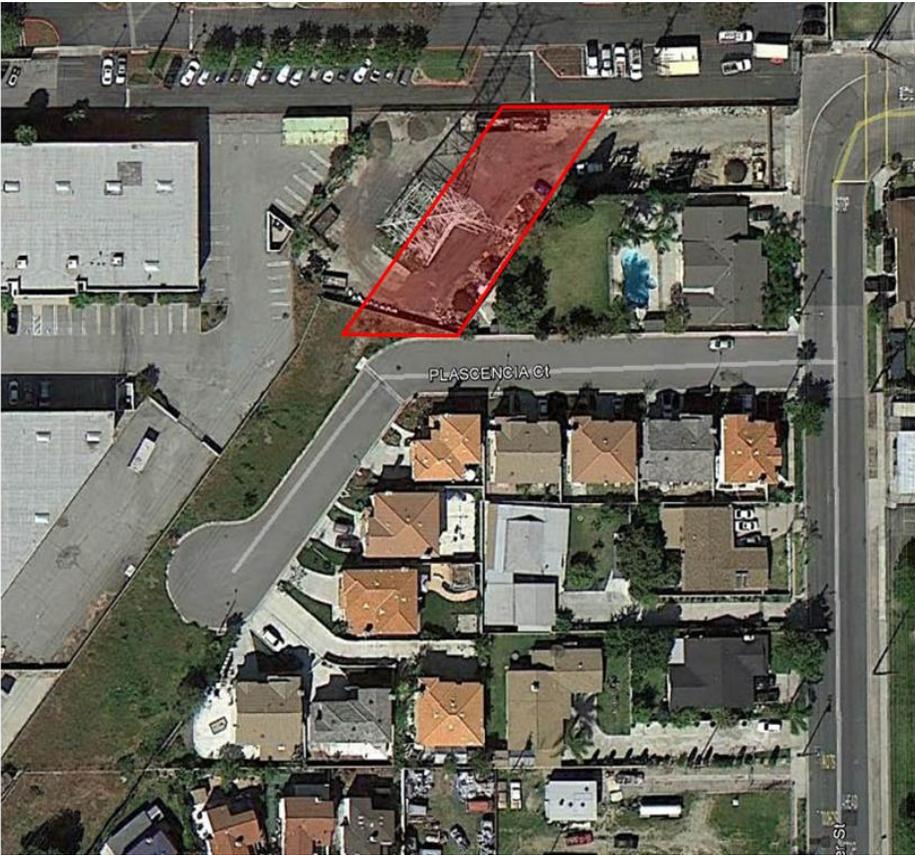
<b>Acquired Date:</b>	8/15/1995	<b>Purpose of Acquisition:</b>	Redevelop for industrial use
<b>Acquired Value:</b>	NA	<b>Current Value:</b>	\$113,000, (\$11.13/SF)
<b>Revenues:</b>	None		

### Parcel Map



# Site 1

Aerial Map



Existing Conditions



# Site 1

**History/Background** *(History of previous development proposals and activity, including the rental or lease of the property):*

In 1995, the former RDA purchased the real property located north of Plascencia Court and west of Center Avenue. Site 1, is currently used by the City's Public Works Department as a storage yard. A portion on the site includes a transmission line tower that is owned and operated by the Los Angeles Department of Water and Power (DWP) and a transmission line easement that traverses to the site. Currently, there is no direct street access to the site. Since its acquisition by the RDA, there have been no development proposals on the site. Barriers for potential development include the irregular shape and insufficient size of the property, and the presence of a transmission line tower and easement. The transmission line easement severely restricts the use of the site to such activities as nurseries, industrial storage and recreation.

**Property Value** *(Estimate of current value of the parcels including, if available, any appraisal information):*

**Current Value** - The estimated value of the property at Site 1 is **\$113,000**. The value is depressed by the DWP transmission line easement, which restricts the use of the property. This value was obtained by first calculating the cost of leasing a vacant storage lot within the vicinity of Site 1. There were only a few comparable properties available for lease at prices ranging from \$0.10 to \$0.15 per square foot per month. Given that the subject property has a transmission tower in the center, occupying a significant part of the parcel, coupled with power lines going through the property, it was estimated that a fair rent would be \$0.50 per square foot per month. A 10,149-square foot property leased at \$0.50 per square foot per month, and assuming a return of five percent, would result in a value of approximately \$113,000.

**Contractual Requirements** *(Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds):*

**Estimate of Lease/Rental/Other** - None

**Contractual Requirements for Use of Income/Revenue** - None

**Environmental Contamination** *(History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts):*

Site 1 has no records indicating site contamination, nor is it a Brownfield site. A review of recent sources listing potential hazardous waste sites, indicate that Site 1 is not included in the EPA NPL, CERCLIS, Cortese, or LUFT list. As previously mentioned, the San Gabriel Valley (Area 2), which includes the entire City of Baldwin Park, is an area of contaminated groundwater and is identified as an EPA Superfund site with the highest priority for cleanup.

**Transit-Oriented Development Potential** *(Description of the property's potential for transit-oriented development):*

This site does not have a potential for transit oriented development. The transmission tower and lines and the OS (Open Space) zoning would restrict the development of any residential uses or mixed-uses on the site.

**Agency's Planning Objectives** *(Description of the advancement of the planning objectives of the successor agency):*

The use of the site as a storage yard for the City's Public Works Department is consistent with the General Plan Land Use Element.

**Use/Disposition of Property:**

The Successor Agency shall transfer the property to the City to use (without need for a compensation agreement) as the Public Works Department's storage yard as permitted under HSC 34181(a).

# Site 2

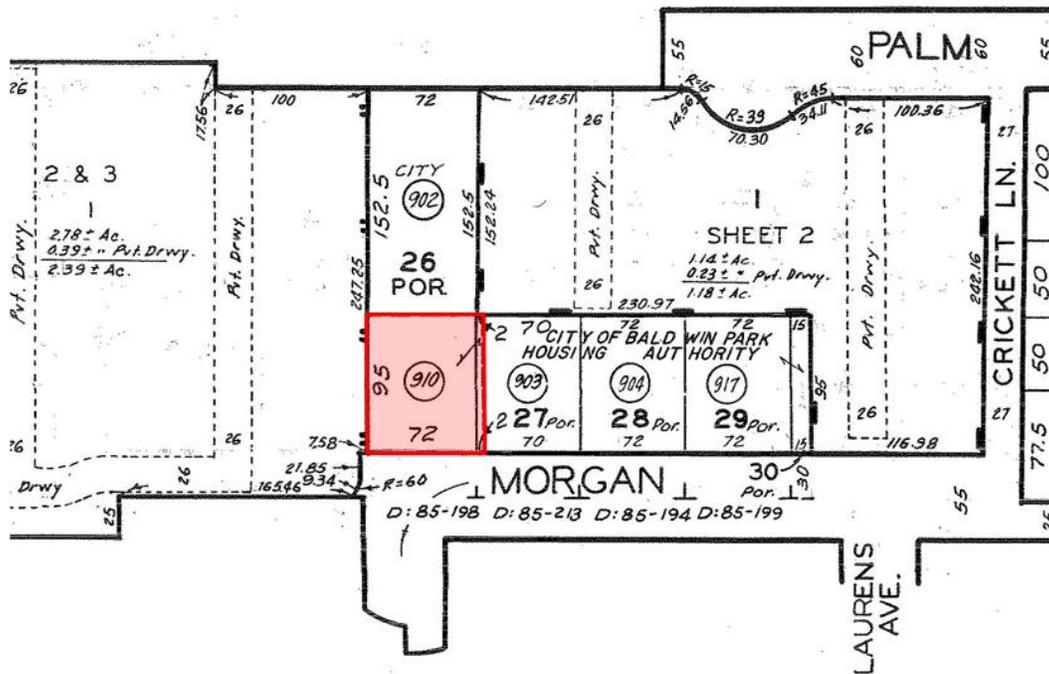
## (Family Services Parking)

<b>Address:</b>	14305 Morgan	<b>APN:</b>	8544-019-910
<b>Size:</b>	7,031 SF (0.16 acres)	<b>Current Use:</b>	Family Service Center parking lot
<b>General Plan:</b>	Public Facilities	<b>Zoning:</b>	R3 (DO)
<b>Permissible Use:</b>	Governmental Use		

### Summary of Property Acquisition

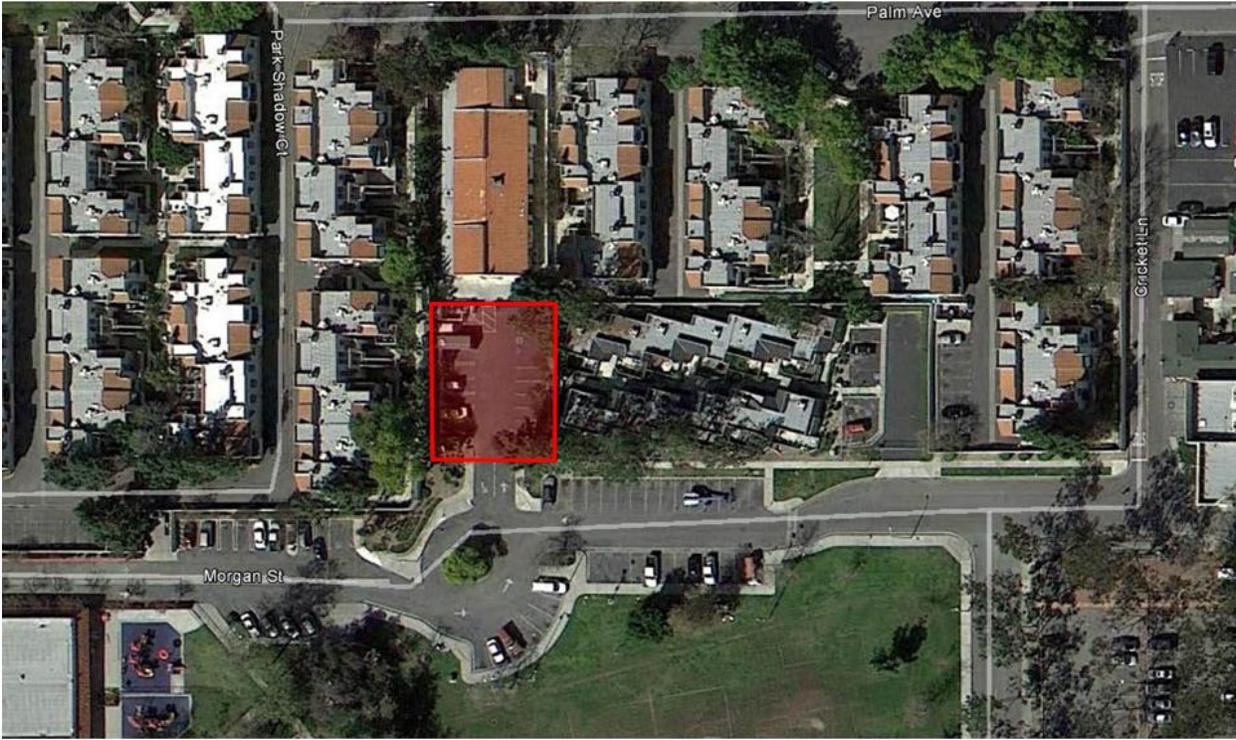
<b>Acquired Date:</b>	1/16/1986	<b>Purpose of Acquisition:</b>	Public parking
<b>Acquired Value:</b>	NA	<b>Current Value:</b>	\$223,600 (\$31.80/SF)
<b>Revenues:</b>	None		

### Parcel Map



# Site 2

Aerial Map



Existing Conditions



## Site 2

**History/Background** *(History of previous development proposals and activity, including the rental or lease of the property):*

The property is the parking lot for the adjacent Family Services facility located immediately to the north. There have been no previous development proposals or activity on the site.

**Property Value** *(Estimate of current value of the parcels including, if available, any appraisal information):*

**Current Value** - The current property value of Site 2 is estimated at **\$223,600**. Similar to the methodology used to estimate property value for previous vacant and parking lot sites, the estimated property value was calculated based on a \$31.80 per square foot value. This value is an update of a recent appraisal ordered by the City on another property located at the northeast corner of Ramona Boulevard and West Badillo Street. The property appraisal indicated a value of approximately \$30.00 per square foot. This price was updated to reflect the increase in the CPR for Los Angeles County since 2011, which resulted in an updated price of \$31.80 per square foot.

**Contractual Requirements** *(Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds):*

**Estimate of Lease/Rental/Other** - None

**Contractual Requirements for Use of Income/Revenue** - None

**Environmental Contamination** *(History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts):*

Site 2 has no records indicating site contamination, nor is it a Brownfield site. A review of recent sources listing potential hazardous waste sites, indicate that Site 2 is not included in the EPA NPL, CERCLIS, Cortese, or LUFT list. As previously mentioned, the San Gabriel Valley (Area 2), which includes the entire City of Baldwin Park, is an area of contaminated groundwater and is identified as an EPA Superfund site with the highest priority for cleanup.

**Transit-Oriented Development Potential** *(Description of the property's potential for transit-oriented development):*

Site 2 is located in the Baldwin Park Central Business District and is approximately one-quarter mile — walking distance — from City Hall and the Baldwin Park Metrolink station. The station is served by Metrolink's San Bernardino Line, which runs regularly, seven days a week, between Union Station in Downtown Los Angeles and to the cities of San Bernardino and Riverside. Site 2 is in the vicinity of bus service by both Foothill Transit and MTA. The ULI report found that the adjacency of the City Hall complex to the Metrolink station and the shopping center directly north of Ramona Boulevards make the downtown area suitable for a walkable and sustainable community.

**Agency's Planning Objectives** *(Description of the advancement of the planning objectives of the successor agency):*

Goal/Objective of the General Plan, Circulation Element is to ensure that adequate parking is provided to meet the existing and future demand. The Family Services Center is identified in the General Plan, Open Space and Conservation Element as one of the key recreational services providers in the City. The Center offers referrals to homeless shelters, food banks, legal aid, counseling services, medical care and agencies that offer utility and transportation vouchers. Site 2 is the only parking lot directly for the Family Services Center.

**Use/Disposition of Property:**

The Successor Agency shall transfer the property to the City for continued public use (conditioned on the future execution of a compensation agreement) to continue the use as the Family Services Center's parking lot as permitted under HSC 34181(a). This site is essential in providing access and parking to this ongoing community service facility.

# Site 3

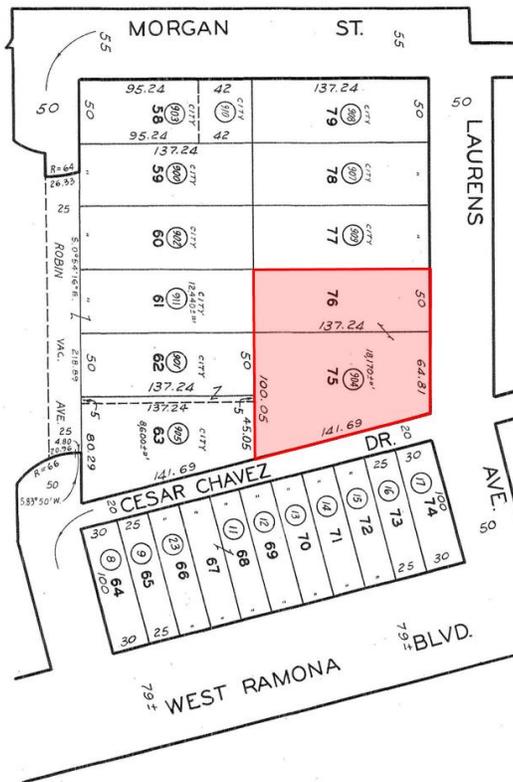
## (Morgan Park Basketball Courts)

<b>Address:</b> Off Cesar Chavez Drive	<b>APN:</b> 8544-021-904
<b>Size:</b> 18,170 (0.42 acres)	<b>Current Use:</b> Morgan Park Basketball Courts
<b>General Plan:</b> Parks	<b>Zoning:</b> OS (DO)
<b>Permissible Use:</b> Governmental Use	

### Summary of Property Acquisition

<b>Acquired Date:</b> 5/20/1987	<b>Purpose of Acquisition:</b> NA
<b>Acquired Value:</b> \$143,000	<b>Current Value:</b> \$288,903 (\$15.90/SF)
<b>Revenues:</b> None	

**Parcel Map**



# Site 3

Aerial Map



Existing Conditions



## Site 3

**History/Background** *(History of previous development proposals and activity, including the rental or lease of the property):*

The property is part of a public park (Morgan Park). There have been no previous development proposals or activity on the site.

**Property Value** *(Estimate of current value of the parcels including, if available, any appraisal information):*

**Current Value** - The current property value of Site 3 is estimated at **\$288,903**. Similar to the methodology used to estimate property values for previous vacant and parking lot sites, the estimated property value was calculated based on a \$31.80 per square foot value, then adjusted for current General Plan, zoning designation, which is Parks OS. GRC reduced by 50% the \$31.80 per square foot value, which was an update of a recent appraisal ordered by the City on another property located at the northeast corner of Ramona Boulevard and West Badillo Street. The property appraisal indicated a value of approximately \$30.00 per square foot. This price was updated to reflect the increase in the CPI for Los Angeles County since 2011, which resulted in an updated price of \$31.80 per square foot, subsequently reduced by 50% to reflect change in General Plan-zoning.

**Contractual Requirements** *(Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds):*

**Estimate of Lease/Rental/Other** - None

**Contractual Requirements for Use of Income/Revenue** - None

**Environmental Contamination** *(History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts):*

Site 3 has no records indicating site contamination, nor is it a Brownfield site. A review of recent sources listing potential hazardous waste sites indicate that Site 3 is not included in the EPA NPL, CERCLIS, Cortese, or LUFT list. However, as previously mentioned, the San Gabriel Valley (Area 2), which includes the City of Baldwin Park, is an area of contaminated groundwater and is identified as an EPA Superfund site with the highest priority for cleanup.

**Transit-Oriented Development Potential** *(Description of the property's potential for transit-oriented development):*

Site 3 is located in the Baldwin Park Central Business District and is less than one-quarter mile -- walking distance -- from City Hall and the Baldwin Park Metrolink station. The station is served by Metrolink's San Bernardino Line, which runs regularly, seven days a week, between Union Station in Downtown Los Angeles and to the cities of San Bernardino and Riverside. Site 3 is in the vicinity of bus service by both Foothill Transit and MTA. The ULI report found that the adjacency of the City Hall complex to the Metrolink station and the shopping center directly north of Ramona Boulevard make the downtown area suitable for a walkable and sustainable community.

**Agency's Planning Objectives** *(Description of the advancement of the planning objectives of the successor agency):*

Morgan Park is designated as a community park in the General Plan, Open Space and Conservation Element. It is the only community park within the City. It includes a community center and other recreational facilities.

**Use/Disposition of Property:**

The Successor Agency shall transfer the property to the City for governmental use (without the need for a compensation agreement) as a public park as permitted under HSC 34181(a).