



## LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

---

**Instructions:** Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment\_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to [Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov).

---

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

### GENERAL INFORMATION:

Agency Name: **Lemon Grove Successor Agency**

Date Finding of Completion Received: **To be completed by 12/31/15**

Date Oversight Board Approved LRPMP: **November 18, 2015**

---

### Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes  No

For each property the plan includes the purpose for which the property was acquired.

Yes  No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes  No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes  No

For each property the plan includes an 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.

Yes  No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes  No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes  No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes  No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes  No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes  No

---

## ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

---

**Agency Contact Information**

Name: Cathleen Till

Name: Mike James

Title: Finance Director  
12/31/15

Title: Interim City Manager (effective 12/1-

Phone: 619-825-3803

Phone: 619-825-14

Email: ctill@lemongrove.ca.gov

Email: mjames@lemongrove.ca.gov

Date: 11/19/15

Date: 11/19/15

---

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRMP:  APPROVED  DENIED

APPROVED/DENIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVAL OR DENIAL LETTER PROVIDED:  YES DATE AGENCY NOTIFIED: \_\_\_\_\_

---



**OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE LEMON GROVE  
COMMUNITY DEVELOPMENT AGENCY  
STAFF REPORT**

Item No.: 1

Meeting Date: November 18, 2015

Item Title: Long Range Property Management Plan for the Lemon Grove Successor Agency

Staff Contact: Cathy Till, Finance Director

Recommendation:

Adopt a resolution approving the Long Range Property Management Plan for the Lemon Grove Successor Agency.

**Discussion:**

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1X26. One of the key components of AB 1484 is the requirement that all successor agencies develop a long-range property management plan that governs the disposition and use of the former redevelopment agency property. This document is the Long Range Property Management Plan (Plan) for the Successor Agency (SA) to the former Lemon Grove Redevelopment Agency (RDA).

**Background and Purpose of Plan**

Part of the process of dissolving redevelopment agencies included legislation which provides certain flexibility and local benefits in connection with real property disposition for a successor agency that has received a Finding of Completion by the State's Department of Finance. Pursuant to Health & Safety Code Section 34191.5, within six months after receipt of a Finding of Completion, the Successor Agency must prepare and submit a Plan to address the retention, sale, or other disposition of any real property of the dissolved redevelopment agency. This Long Range Property Management Plan must be approved by the Oversight Board and by the State Department of Finance. Although the Successor Agency has not received a Finding of Completion, due to outstanding payment due to the State, the Successor Agency must submit the Plan before December 31, 2015.

**Summary of Properties Owned By The Successor Agency**

The attached Property Inventory worksheet details the properties owned by the former RDA. The properties are located within the boundaries of the City's Redevelopment Project Area ("Project Area") and are subject to the provisions of the Redevelopment Plan ("Redevelopment Plan") that was approved and adopted on May 19, 1986, by the Redevelopment Agency; the City's General Plan; and the City's zoning and land use regulations, as set forth in City codes and ordinances.

Pursuant to Health and Safety Code § 34191.5(b), the Successor Agency prepared and now submits this Plan for consideration and approval by the Oversight Board for the Successor Agency and the California Department of Finance. Pursuant to Health and Safety Code § 34191.5(c) this Plan will inventory the Successor Agency's real property assets and will provide salient identification and historical information about each property. This Plan will also address the use and disposition of the properties in the Trust Fund with a focus on permissible uses under Health and Safety Code § 34191.5(c) and whether the use and disposition of each

property is dedicated to government use, to fulfilling an enforceable obligation, and/or to facilitate a project identified in the URA's redevelopment plan.

**Conclusion:**

Staff recommends that the Oversight Board adopt the attached Resolution approving the Long Range Property Management Plan for the City of Lemon Grove as the Successor Agency for the Lemon Grove Redevelopment Agency.

**Attachment:**

- 1) Resolution 2015-14

Resolution No. 2015-14

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE LEMON GROVE SUCCESSOR AGENCY APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5**

**WHEREAS**, THE California Legislature determined to dissolve redevelopment agencies throughout the state, including the Lemon Grove Redevelopment Agency, and adopted legislation providing for a dissolution process and distribution of assets of a former redevelopment agency; and

**WHEREAS**, a part of the process of dissolving redevelopment agencies included legislation which provides certain flexibility and local benefits in connection with property disposition for a Successor Agency; and

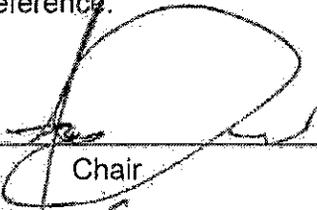
**WHEREAS**, the property management plan must include an inventory with specified information about each property, and address the use or disposition of each property; and

**WHEREAS**, the former Lemon Grove Redevelopment Agency owned a number of properties and has prepared the required inventory; and

**WHEREAS**, the City of Lemon Grove as the Successor Agency has prepared a proposed Long Term Property Management Plan for approval by the Oversight Board and the Department of Finance, which plan was approved by the City Council acting as the Successor Agency on November 16, 2015 via Resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the Oversight Board of the Lemon Grove Successor Agency, resolves as follows:

1. That the above recitations are true.
2. That the Oversight Board to the Lemon Grove Redevelopment Successor Agency, hereby approves the Long Range Property Management Plan, which is attached hereto as Exhibit "A" and incorporated by this reference.

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Secretary

ATTEST:

I, James Davis, Board Member of the Board of the Lemon Grove Successor Agency, DO HEREBY CERTIFY that Resolution No. 2015-14 was duly adopted by the Oversight Board of the Successor Agency at a regular meeting thereof held on the 16th day of November 2015, and that it was adopted by the following vote, to-wit:

AYES: 4  
NOES: 0  
ABSTAIN: 0  
ABSENT: 3

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Property Va

Other Prope

No.	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
1	7704 North Avenue	475-402-30-00	Vacant Lot/Land	Governmental Use	N/A	Street Right of Way	FY2010	164,215	0	11/5/2015	Agency Estimate	N/A	Realignment Project	0.3 Acres	HC	0	0	No	Yes	No	No	Yes		
2	7752 North Avenue*	475-402-27-00	Vacant Lot/Land	Governmental Use	Fulfill an Enforceable Obligation	To be used for a street realignment project	FY2010	2,712,240	1,050,000	11/5/2015	Agency Estimate	N/A	Realignment Project	1.05 Acres	HC	1,050,000	0	No	Yes	Yes	No	Yes		
3	7764 North Avenue	475-402-25-00	Vacant Lot/Land	Governmental Use	N/A	To be used for a street realignment project	FY2010	604,151	80,000	11/5/2015	Agency Estimate	N/A	Realignment Project	0.08 Acres	HC	80,000	0	No	Yes	No	No	Yes		
4	North Ave	475-402-24-00	Vacant Lot/Land	Governmental Use	N/A	To be used for a street realignment project	FY2010	Unknown	120,000	11/5/2015	Agency Estimate	N/A	Realignment Project	0.12 Acres	HC	120,000	0	No	Yes	No	No	Yes		
5	7859 Lester Avenue	480-111-07-00	Parking Lot/Structure	Governmental Use	N/A	Parking	FY 1989	Unknown	0	11/5/2015	Agency Estimate	N/A	Parking	0.16 Acres	DVSP Parking	0	0	No	No	No	No	Yes		
6	4865-7867 Lester Avenue	480-111-08-00	Parking Lot/Structure	Governmental Use	N/A	Parking	FY 1989	Unknown	0	11/5/2015	Agency Estimate	N/A	Parking	0.15 Acres	DVSP Parking	0	0	No	No	No	No	Yes		
7	7883 Lester Avenue	480-111-09-00	Parking Lot/Structure	Governmental Use	N/A	Parking	FY 1989	200,000	0	11/5/2015	Agency Estimate	N/A	Parking	0.16 Acres	DVSP Parking	0	0	No	No	No	No	Yes		
8	7891 Lester Avenue	480-111-10-00	Parking Lot/Structure	Governmental Use	N/A	Parking	FY 1989	118,000	0	11/5/2015	Agency Estimate	N/A	Parking	0.16 Acres	DVSP Parking	0	0	No	No	No	No	Yes		
9	7917 Lester Avenue	480-111-11-00	Parking Lot/Structure	Governmental Use	N/A	Parking	FY 1989	163,000	0	11/5/2015	Agency Estimate	N/A	Parking	0.15 Acres	DVSP Parking	0	0	No	No	No	No	Yes		
10	Lester Avenue	480-111-12-00	Parking Lot/Structure	Governmental Use	N/A	Parking	FY 1989	60,000	0	11/5/2015	Agency Estimate	N/A	Parking	0.15 Acres	DVSP Parking	0	0	No	No	No	No	Yes		

\* It is possible, after the realignment project is completed, and 2 small portions of this APN might be separated out and sold. The exact dimensions won't be known until the Realignment project is completed (best estimate 2017-2018).

Key	
LGA	Lemon Grove Avenue
DVSP	Downtown Village Specific Plan
HC	Heavy Commercial