RESOLUTION NO. 29

A RESOLUTION OF THE SAN DIMAS OVERSIGHT BOARD OF THE FORMER REDEVELOPMENT AGENCY APPROVING AN AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, on September 26, 2013 the Oversight Board approved a Long Range Property Management Plan (the LRPMP") and submitted the same to the State Department of Finance (the "DOF") for approval; and

WHEREAS, the DOF recommended changes to the LRPMP and discussed those with the Successor Agency Staff; and

WHEREAS, the recommended changes were incorporated in an amended LRPMP that was approved by the Oversight Board on July 10, 2014 and submitted to DOF for approval;

WHEREAS, the DOF reviewed the amended LRMP and recommended further changes to the LRPMP to address properties that were previously submitted to DOF as governmental purpose properties but subsequently not approved by DOF as governmental purpose properties;

WHEREAS, these properties relate to the Oversight Board's approval on July 8, 2013 of the transfer of eight properties to the City of San Dimas as governmental purpose properties, but in a letter dated October 2, 2013, DOF only approved the transfer of five of those properties to the City and deemed three of those properties ineligible for transfer;

WHEREAS, two of those properties deemed previously ineligible for transfer as government purpose properties are being added to the amended LRPMP and the third property, by separate action, is proposed to be added to an amended Housing Asset Transfer list.

NOW THEREFORE, THE OVERSIGHT BOARD DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The amended LRPMP is approved as attached hereto as Exhibit A and the LRPMP, as amended, and a copy of this Resolution shall be submitted to the DOF.

I HEREBY CERTIFY that the foregoing Resolution was introduced and passed by the Oversight Board of the Successor Agency to the former San Dimas Redevelopment Agency, at its meeting of November 13, 2014 by the following vote:

AYES: Morris, Bowman, Feldbush, Sparks

NOES:

ABSENT: Hall, Stiger, Stevens

CHAIR, OVERSIGHT BOARD

Attest:

Secretary, Oversight Board

1/0.0

Revised

Long Range Property Management Plan

City of San Dimas Successor Agency to the former Redevelopment Agency

Approved by Oversight Board on

October 13, 2014

CITY OF SAN DIMAS SUCCESSOR AGENCY
LONG RANGE PROPERTY MANAGEMENT PLAN

INTRODUCTION

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a Long Range Property Management Plan (LRPMP) which addresses the disposition and use of real properties of the former Redevelopment Agency. The LRPMP must be submitted to the Oversight Board of the Successor Agency and the Department of Finance (DOF) for approval no later than six months following the issuance by DOF to the Successor Agency of a Finding of Completion. The DOF issued a Finding of Completion to the Successor Agency on April 26, 2013.

On September 26, 2013 the San Dimas Oversight Board approved a LRPMP which was submitted to DOF for approval. DOF suggested changes to the LRPMP, which were incorporated in the Plan and the Oversight Board approved an amended Plan on July 10, 2014.

In addition, Health and Safety Code section 34181(a) also allows a Successor Agency to transfer to a City certain governmental purpose properties, if approved by the Oversight Board and Department of Finance. On July 8, 2013 the Oversight Board approved the transfer of eight properties to the City of San Dimas as governmental purpose properties pursuant the Health and Safety Code. In a letter dated October 2, 2013 DOF approved the transfer of five of the properties to the City for Government use, and deemed three of those properties ineligible for transfer. Two of those properties have been included in the LRPMP with the third property being added to the Housing Asset Transfer list.

EXECUTIVE SUMMARY

There are five properties that were owned by the former Redevelopment Agency that are included in the LRPMP. Those properties are identified in the LRPMP as:

- 108 & 112 Cataract
- 344 Bonita Ave.
- Bonita and Eucla
- Portion of Municipal Parking District Parking Lot #1
- Portion of Municipal Parking District Parking Lot #2

Each of these properties is within the boundaries of the former Redevelopment Agency Creative Growth project area and is within the C-G Creative Growth Zone. Each of the properties was acquired by the

former Agency to meet objectives of the Creative Growth Redevelopment Project as identified in the former Agency's Five-Year Implementation Plan.

The LRPMP consists of detailed information on each of the three properties including information required by Health and Safety Code Section 34191.5 and the intended disposition strategy for each. The disposition strategy for each property is summarized as:

- 108 & 112 Cataract – Transfer the property to the City for the development of a public parking lot once approvals are obtained from Metropolitan Transportation Authority. The City will enter into a compensation agreement with the other taxing entities.
- 334 Bonita Ave. – Sale of the property for development consistent with the objectives of the former Redevelopment Agency Plan. The property will be sold for this purpose with the proceeds given to the Los Angeles County Auditor Controller for distribution to the taxing entities.
- Bonita and Eucla – Sale of the property for development consistent with the objectives of the former Redevelopment Agency Plan. The property will be sold for that purpose with the proceeds given to the Los Angeles County Auditor Controller for the distribution to the taxing entities.
- Portion of Municipal Parking District Parking Lot #1 – Transfer of the property to the City for its continued governmental use as a public parking lot benefiting the property owners that continue to pay assessments for the on-going maintenance and use of the parking lots.
- Portion of Municipal Parking District Parking Lot #2 – Transfer of the property to the City for its continued governmental use as a public parking lot benefiting the property owners that continue to pay assessments for the on-going maintenance and use of the parking lots.

SUCCESSOR AGENCY CONTACT

City of San Dimas
245 E. Bonita Ave.
San Dimas, CA 91773
Attn: Ken Duran
kduran@ci.san-dimas.ca.us
(909)394-6214

108 & 112 Cataract

PARCEL INFORMATION

Property Address:	108 & 112 Cataract, San Dimas
Assessor Parcel No.:	8390-021-916 & 8390-021-915
Acquisition Date:	11/18/2005
Value at Purchase:	$152,410 (Purchase price, including closing costs)
Purpose of Acquisition:	Vacant property came on the market for sale in November 2005. November 8, 2005 Agency authorized staff to make an offer on the purchase of the property. Because of the properties proximity to Frontier Village and the potential future development of the Agency owned Bonita/Cataract site it was acquired for the future development of additional parking.
Lot Size:	11,220 sq. ft.
Current Zoning:	Specific Plan – CG Area 2.
Property Type:	Vacant Lot

(See attached aerial view of the property)

ESTIMATE OF CURRENT PROPERTY VALUE – *Estimate of current value of the parcel including. If available, any appraisal information.*

No current appraisals exist. The property is constrained on its development potential as a standalone parcel due to its irregular shape and the current zoning. The Agency paid a market price for the property at the time of acquisition in 2005. The estimated current value of the property is $152,410 based upon the purchase price and current booked value of the property.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES – *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.*

The property is currently vacant. There is no current or potential for lease, rental or other revenues.

ENVIRONMENTAL CONTAMINATION HISTORY – *History of environmental contamination, including designation as a Brownsfield site, any related environmental studies, and history of any remediation efforts.*

The Agency performed a Phase 1 Site Assessment at the time of purchase. The Assessment did not indicate any environmental issues.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL – *Description of the property's potential for transit-oriented development*

The property is directly adjacent to the future Gold Line light rail system. The property is also adjacent to a park and ride lot. The property has potential for transit oriented development to provide parking for current and future development retail/commercial businesses along the Gold Line corridor and or the park and ride lot. The City is currently seeking funds from SCAG to create a new Downtown Specific Plan to better promote sustainable transit oriented development. The proposed use of the property for a public parking lot is also consistent with the approved Housing Element goals.

PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY – *Description of the advancement of the planning objectives of the Successor Agency.*

The San Dimas General Plan designation for the property is Commercial.

The zoning designation is Specific Plan C-G Creative Growth Zone - Area 2. Pursuant to the Municipal Code; "Area 2 – Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which shall service the day-to-day living needs of nearby neighborhoods or a larger section of the city."

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITY – *Brief History of previous development proposals and activity, including the rental or lease of the property.*

Since acquiring the property, the former Redevelopment Agency has envisioned that the property would be used for additional parking for the Historic Downtown. In 2013 the City and Successor Agency developed a preliminary site plan for the potential development of a parking lot utilizing a combination of this property and excess railroad right-of-way land. On April 29, 2013 the City Council gave authorization to begin discussions with MTA and Gold Line Authority to lease the excess railroad right-of-way necessary adjacent to this site to accommodate such a project. (See attached preliminary site plan for a proposed public parking lot)

USE/DISPOSITION OF PROPERTY – *Identify 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.*

The Successor Agency intends to transfer the property to the City for the development of a public parking lot once approvals are obtained from the Metropolitan Transportation Authority. The City will enter into a compensation agreement with the other taxing entities.

The property, in and of itself, is severely constrained for future development. Some of the constraints include:

- The irregular shape of the property.
- The limitations for combining adjacent properties for future development; property to the north is railroad right-of way, property to the south and east is developed single family residential and the property fronts Cataract Ave. to the west.
- The current zoning of the property.

The Agency's Five Year Implementation Plan identified a Goal and Objective of the Creative Growth Redevelopment Project:

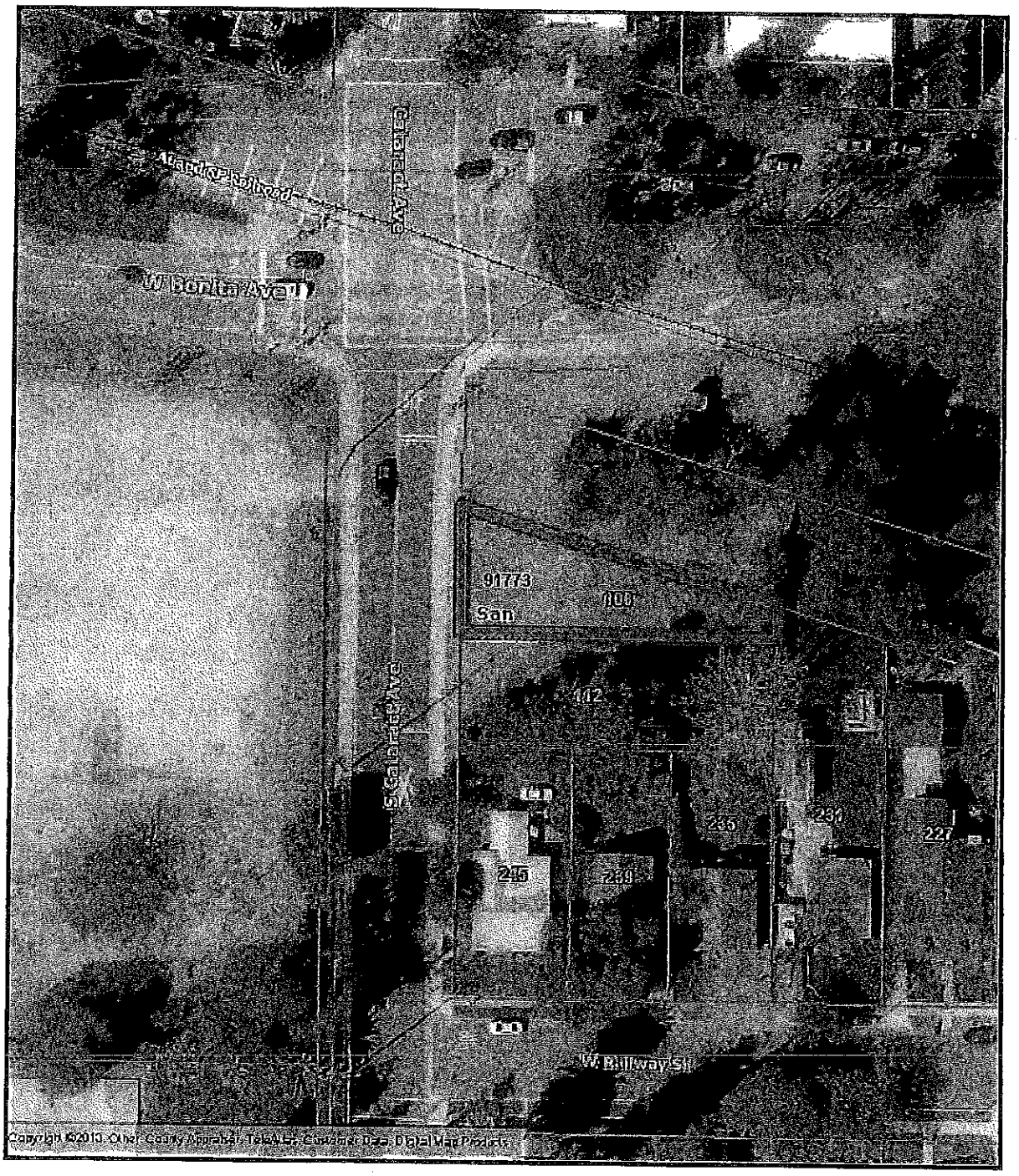
The Agency will assist the Frontier Village through:

- The evaluation and possible creation of additional off-street parking facilities.

In addition, in the Proposed Agency Programs to Eliminate Blighted Conditions section, within the general category of programs to alleviate blighted conditions for Downtown Revitalization:

"This program, which has been underway for a number of years, provides for the revitalization of the City's historic downtown core... The components of this comprehensive revitalization strategy include...creation of additional public parking..."

The property has limited, if any, resale property value due to constraints. The property was acquired by the former Redevelopment Agency with the intention of developing it for public parking.



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344 BONITA AVE

PARCEL INFORMATION

The overall property is 4.55 acres. The Agency acquired the various parcels that make up the property from over the course of eight years from 1987 – 2005. The history of the various acquisitions is described in the chart below.

PROPERTY	PARCELS	APN #	SIZE	PURCHASE PRICE/DATE	HAZ	PURCHASE NOTES
Bonita/Cataract 344 Bonita						
	Grody(e) 334 W. Bonita	8386-021-001 & 002	13,500 sq. ft.	$480,000/1995	None Underground tanks removed, building demoed	Condemnation Reso. 111 in 1988. C & G rents on property. Condemnation Judgment in 1995 included relocation and demo.
	Hernandez 116 S. Acacia	8386-021-904	20,255 sq. ft.	$138,265 net of storm drain offset/1988	None Preliminary Environmental Survey in 1988	Condemnation Reso. 108 in 1988. Purchase through Settlement in 1988 included property and relocation benefits. Gross price $157,000 with deduct of $18,735 as owners contribution of storm drain.
	Croppers 334. W. Bonita	8386-021-908	14,810 sq. ft.	$224,073/1995	None Soils remediation completed in 1995.	Condemnation Reso. 110 in 1988. Final Condemnation Judgment in 1995. Significant

						issues with contamination and clean-up.
	Steuber 115. S Cataract, 133 S. Cataract, 314 W. Bonita Ave.	8386-021-905, 906, 907	76,280 sq. ft.	$604,825/1988	None Environmental Survey completed 1988. One business and two homes demoed.	Agreed upon purchase.
	Geraci	8386-021-903	56,190 sq. ft.	$335,000/1987	None	Purchased through tax lien sale.
	Texaco 304 W. Bonita Ave.	8386-021-013	15,360 sq. ft.	$210,000/1995	None Soils remediation completed in 2000	Condemnation Reso. 112 in 1988. Final Condemnation Judgment in 1995. Judgment included payment for property and tenant goodwill. Significant issues with contamination and clean-up.
Total		**8386-021-913** Lot merger of all parcels recorded in 1995.	**192,520 sq. ft.**	**Total Acquisition Cost $1,992,163**		

Purpose of Acquisition: The Agency began to purchase the parcels in 1987 parcels for the purposes of eliminating blight conditions of the existing uses of the property and to assemble properties for future development. Some of the parcels were purchased under the threat of domain and three were acquired under court Condemnation Judgments. The Redevelopment Agency Resolutions that initiated the eminent domain process found that, "The acquisition of the property is for a public use and

improvement, for the elimination of blight and for redevelopment, in combination with adjacent and nearby properties, as a commercial project and for purposes authorized under the Redevelopment Plan for the San Dimas Redevelopment Project Area."

Current Zoning: Specific Plan – CG Area 2 (Retail/Commercial)

Property Type: Vacant Lot

(See attached photos and description of the property)

ESTIMATE OF CURRENT PROPERTY VALUE – *Estimate of current value of the parcel including, if available, any appraisal information.*

No current appraisals exist. The current estimated property value is $2,440,305 based upon the current booked value of the property.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES – *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.*

The property is currently vacant. There is no current or potential for lease, rental or other revenues.

ENVIRONMENTAL CONTAMINATION HISTORY – *History of environmental contamination, including designation as a Brownsfield site, any related environmental studies, and history of any remediation efforts.*

There are no current environmental contamination issues. See parcel information notes on parcel specific history.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL – *Description of the property's potential for transit-oriented development*

The property is located adjacent to the future Gold Line light rail system. The potential for development of the property for retail/commercial transit oriented services exists consistent with the existing zoning. The City is currently seeking funds from SCAG to create a new Downtown Specific Plan to better promote sustainable transit oriented development. The property is a major entry to the existing walkable downtown.

PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY – *Description of the advancement of the planning objectives of the Successor Agency.*

The San Dimas General Plan designation for the property is Retail/Commercial.

The zoning designation is Specific Plan C-G Creative Growth Zone - Area 2. Pursuant to the Municipal Code; "Area 2 – Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which shall service the day-to-day living needs of nearby neighborhoods or a larger section of the city."

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITY – *Brief History of previous development proposals and activity, including the rental or lease of the property.*

The Agency acquired the property beginning in 1987 and concluding with the final parcels in 1995. In 1989 the Agency entered into a Disposition and Development Agreement with a developer for an ice arena and commercial development. The developer terminated the Agreement in 1991 due to concerns with hazardous contamination issues with some of the properties. Over the past 20 years the Agency has marketed the property for a commercial development that would meet the objectives of the Specific Plan and former Redevelopment Plan. On several occasions the Agency entered exclusive negotiating agreements with developers but for various reasons none of them resulted in a development.

USE/DISPOSITION OF PROPERTY – *Identify 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.*

The Successor Agency intends to Sell the Property for development consistent with the objectives of the former Redevelopment Agency Plan

The Agency for years has identified this property in its Redevelopment Plan. In particular the most recently adopted Five Year Implementation Plan identified as a goal:

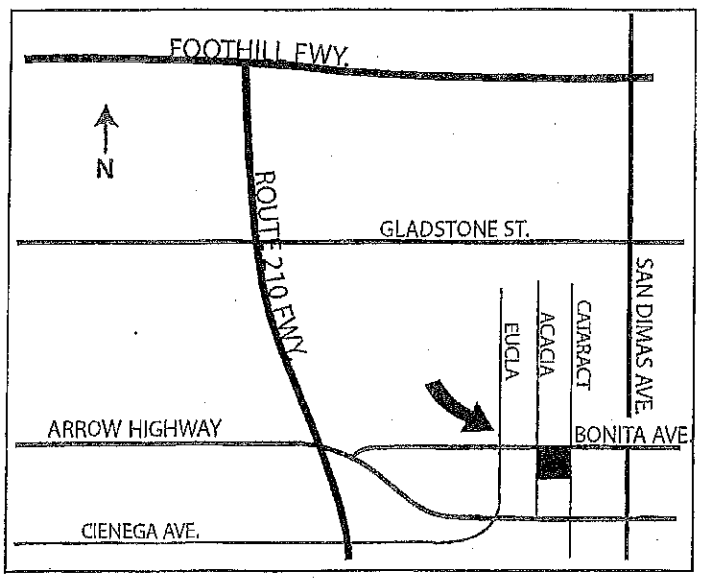
- The Agency will promote the development of property located on the south side of Bonita Avenue between Cataract Avenue and Acacia Street with a commercial use that is compatible with the Downtown.

The property is in a key location at the entry point to the City's Downtown. That is why the Agency went to such an effort to eliminate the previous blighted conditions that existed on the property prior to its acquisition. The Agency also spent a great deal of money on remediating the environmental contamination issues on two of the parcels. The Successor Agency feels that the highest and best use

development opportunity is for the Successor Agency to sell the property to facilitate future development consistent with Specific Plan and prior Redevelopment Plan. The Plan would be for the Successor Agency to actively pursue development opportunities for the property and sell the property for this purpose. The sale of the property would be under the oversight of the Oversight Board. The proceeds from the sale of this property will be submitted to the Los Angeles County Auditor Controller's office for distribution to the taxing entities The timetable for the Agency to sell the property is no later than 12 months after the former Agency's final enforceable obligation is paid off.

DEVELOPMENT OPPORTUNITY

BONITA AVENUE

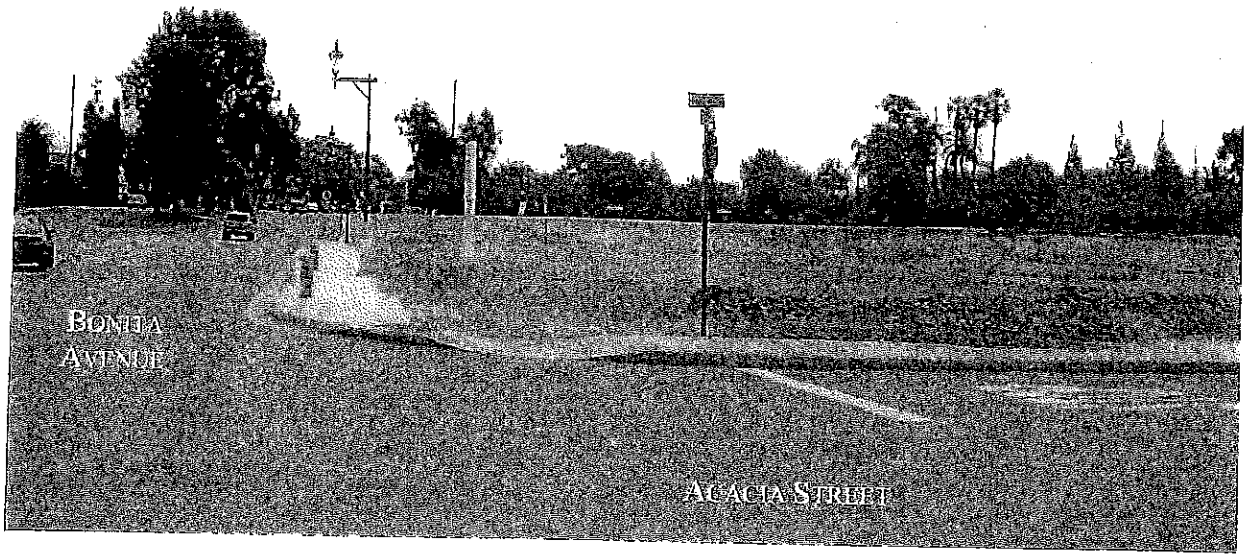


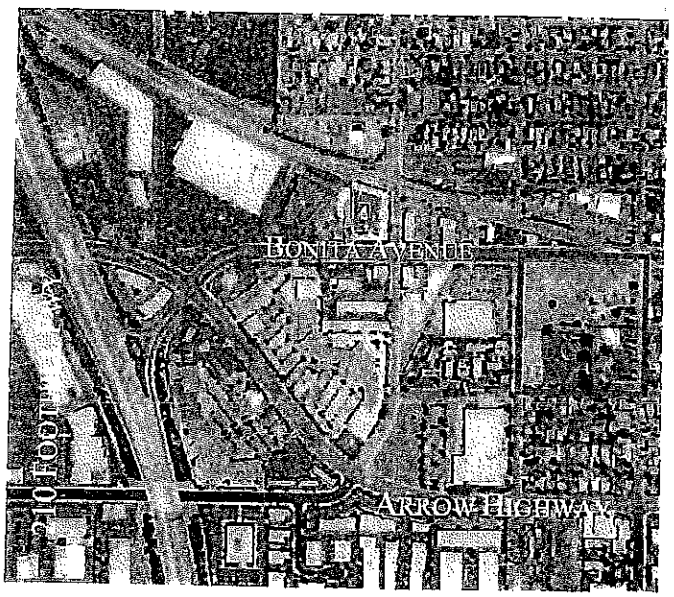
DESCRIPTION:

- 4.55 Acre Lot at the Corner of Bonita and Cataract Avenues
- Prime Location near the 210 Fwy off Arrow Hwy Exit
- High Visibility/Open Location
- Adjacent to Pioneer Park and Chapparal Lanes Bowling Center
- Entrance to downtown area
- Great development opportunity

For more information, please contact:

Ken Duran, Assistant City Manager
(909) 394-6214





LOCATION: Corner of Bonita and Cataract Avenues
BUILDINGS: Open Parcel
UTILITIES: Existing
ZONING: CG-2 (Retail/Commercial)

BONITA & EUCLA PROPERTY

PARCEL INFORMATION

The overall property is comprised of four contiguous parcels.

PROPERTY	PARCELS	APN #	SIZE	PURCHASE PRICE/DATE	HAZ	PURCHASE NOTES
Bonita/Eucla						
	Esposito 202 - 210 S. Eucla	8386-017-903 8386-017-902	14,574 sq. ft.	$198,995 / 1987	None Phase 1 Review Minor remediation when buildings were demoed	Eminent domain action commenced to remove blight and for future development. Property purchase under settlement agreement. Site contained several businesses, additional business relocation and demo costs incurred
	Meade 120-128 S. Eucla	8386-017-900	24,769 sq.ft.	$253,630 / 1987	None Phase 1 Review Minor remediation when buildings were demoed and site cleared	Eminent domain action commenced to remove blight and for future development. Property purchased under settlement agreement. Site contained Meade AC business. Relocation and demo costs incurred.
	Medovitch 424 Bonita Ave.	8386-017-901	8,950 sq. ft.	$141,304 / 1987	None Phase 1 Review	Eminent domain action commenced to

						remove blight and for future development. Property purchased under settlement agreement. Site contained Suzi's Bar. Incurred demo costs.
	Mesa 434 Bonita Ave.	8386-017-904	11,000 sq. ft.	$236,977 / 1988	None Remediation completed in 1990	Agreed upon purchase. Site contained San Dimas Auto Body. Demo and relocation costs incurred.
Total Property			**59,293 sq. ft.**	**$839,906**		

Purpose of Acquisition: These parcels were purchased in 1987 and 1988 for the purposes of eliminating blight conditions of the existing uses of the property and to assemble properties for future development. These parcels were purchased under the threat of eminent domain. The Redevelopment Agency Resolution that initiated the eminent domain process found that, "The acquisition of the property is for a public use and improvement, for the elimination of blight and for redevelopment, in combination with adjacent and nearby properties, as a commercial center and for the purposes authorized under the Redevelopment Plan for the San Dimas Redevelopment Project Area."

Current Zoning: Specific Plan – CG Area 2.

Property Type: Vacant Lot

(See the attached aerial of the property)

ESTIMATE OF CURRENT PROPERTY VALUE – *Estimate of current value of the parcel including. If available, any appraisal information.*

No current appraisals exist. Each parcel individually and the property as a whole is constrained on its development potential due to its irregular shape and its proximity to adjoining property. The current property value is estimated at $863,533 which is based upon the current booked value of the property.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES – *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.*

The property is currently vacant. There is no current or potential for lease, rental or other revenues.

ENVIRONMENTAL CONTAMINATION HISTORY – *History of environmental contamination, including designation as a Brownsfield site, any related environmental studies, and history of any remediation efforts.*

There are no current environmental contamination issues. See parcel information notes on parcel specific history.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL – *Description of the property's potential for transit-oriented development*

The property is located in close proximity, within one block, to the future Gold Line light rail system. The potential for development of the property, in combination with adjoining property for retail transit oriented services exists, subject to City zoning provisions. The City is currently seeking funds from SCAG to create a new Downtown Specific Plan to better promote sustainable transit oriented development.

PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY – *Description of the advancement of the planning objectives of the Successor Agency.*

The San Dimas General Plan designation for the property is Retail/Commercial.

The zoning designation is Specific Plan C-G Creative Growth Zone - Area 2. Pursuant to the Municipal Code; "Area 2 – Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which shall service the day-to-day living needs of nearby neighborhoods or a larger section of the city."

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITY – *Brief History of previous development proposals and activity, including the rental or lease of the property.*

The Agency acquired the property and paid for the relocation or removal of existing businesses and the demolition of structures. Over the past 25 years the Agency has undertaken several attempts to work with potential developers and adjoining property owners for a development of the property to meet the objectives of the Specific Plan and former Redevelopment Plan. Each one of those attempts required the involvement of one or both of the adjoining properties because of the significant constraint of the

irregular shape of the property. For various reasons each time the sale and development of the property was unsuccessful.

USE/DISPOSITION OF PROPERTY – *Identify 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.*

The Successor Agency intends to Sell the Property for development consistent with the objectives of the former Redevelopment Agency Plan

The property, in and of itself, is severely constrained for future development. Some of the constraints include:

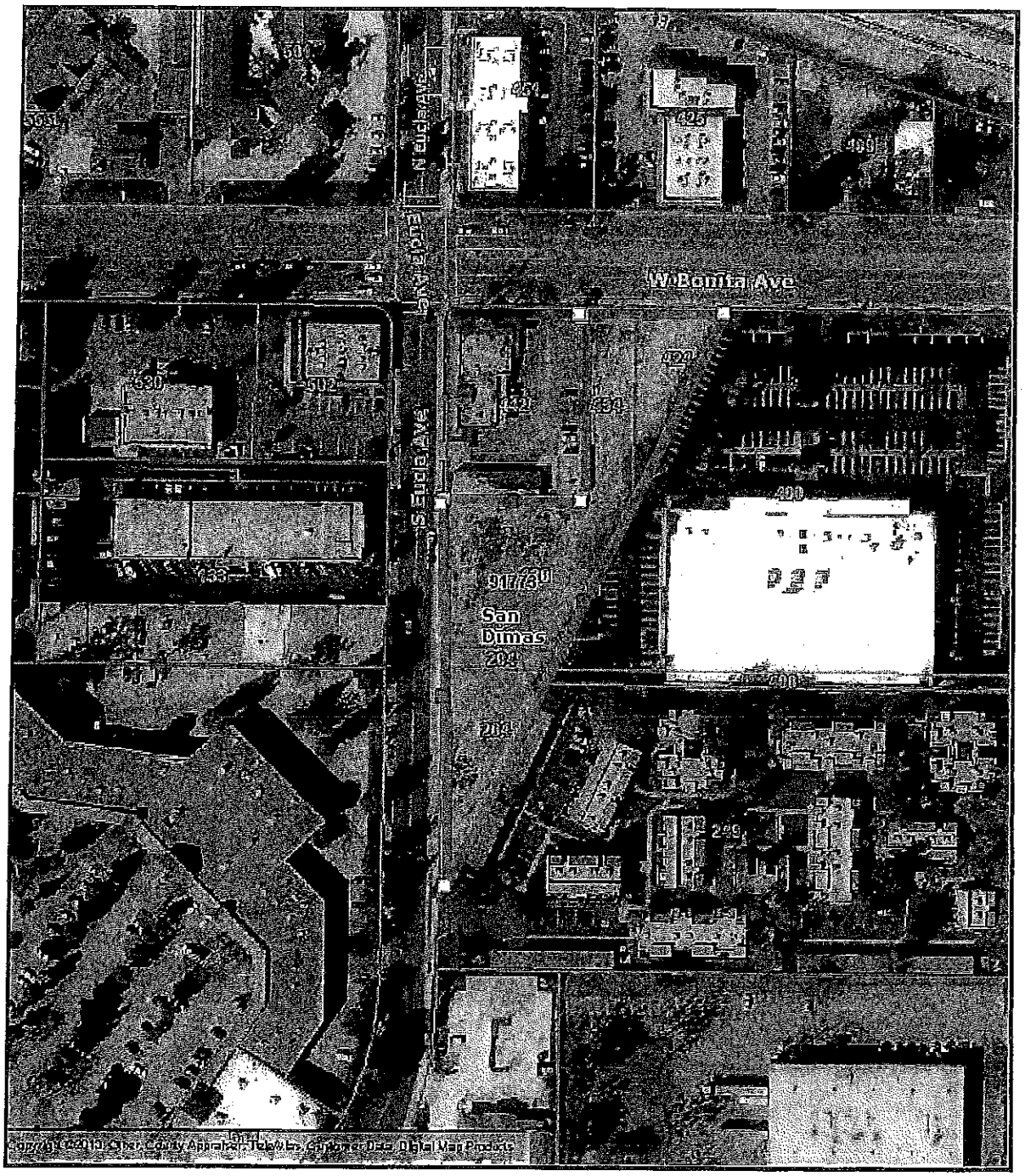
- The irregular shape of the property.
- The proximity of the property to adjacent developed property

The properties highest and best use is to be combined with one or both of the adjoining properties for an expansion of their existing use or new use. Therefore, its market value is limited

The Agency for years has identified this property in its Redevelopment Plan. In particular the most recently adopted Five Year Implementation Plan identified as a goal:

- The Agency will assist with the development of the Irregularly shaped Agency owned property on Bonita Avenue and Eucla Street adjacent to the bowling alley

The property has limited, if any, resale property value due to constraints. The property was acquired by the former Redevelopment Agency to eliminate blight and for the development of a commercial center in combination with adjacent and nearby properties. Initially, the property was not needed for the specific commercial center that was developed at the time. However, since that time several attempts have been to encourage the development of the property in conjunction with the adjacent properties. The Successor Agency feels that the highest and best use development opportunity is for the Successor Agency to sell the property to facilitate future development with the adjacent properties. The Plan would be for the Agency to actively pursue development opportunities with adjacent properties and sell the property for this purpose. The sale of the property would be under the oversight of the Oversight Board. The proceeds from the sale of the property will be submitted to the Los Angeles County Auditor Controller for distribution to the taxing entities. The timetable for the Successor Agency to sell the property is no later than 12 months after the former redevelopment agency's final enforceable obligation is paid off.



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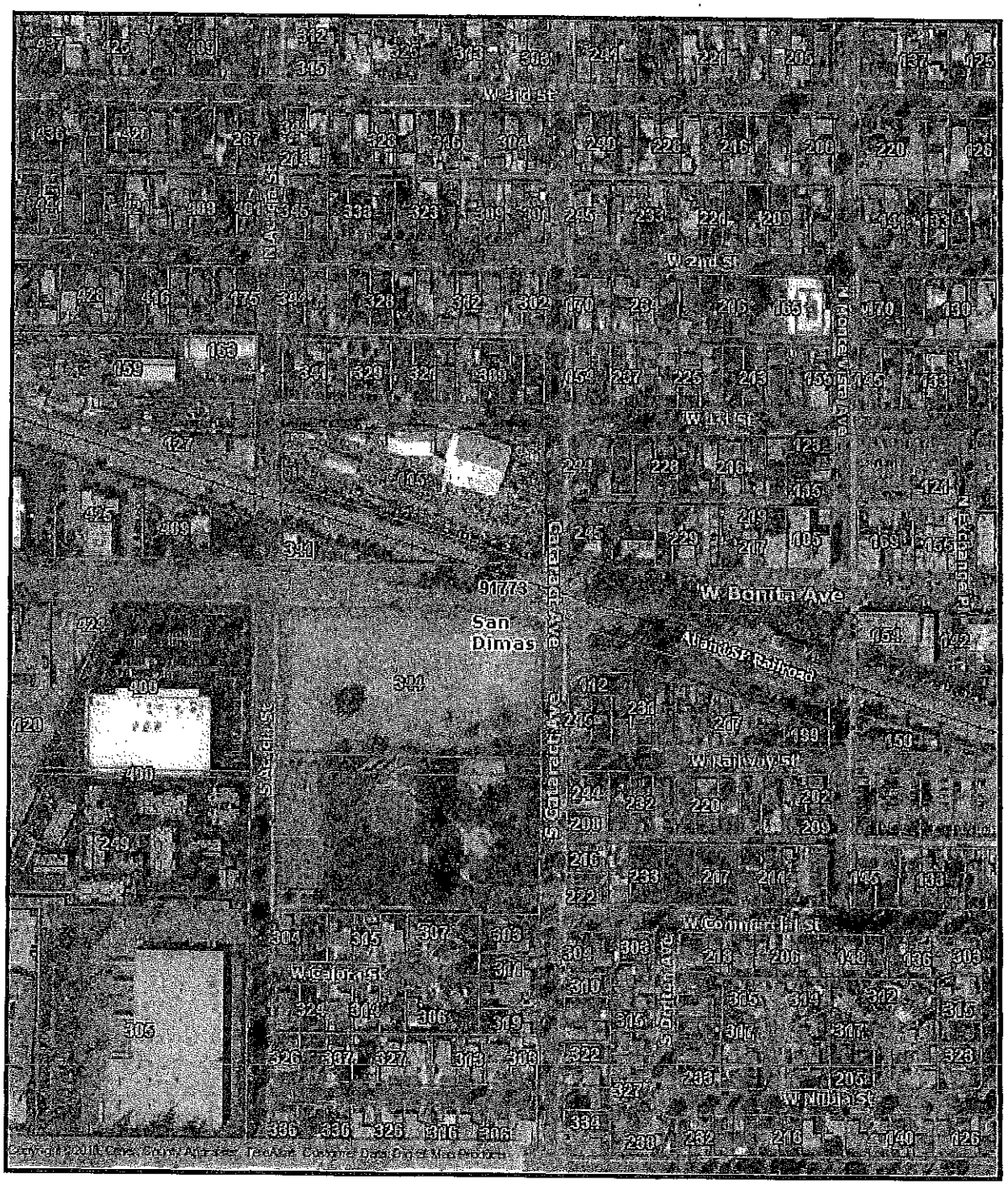

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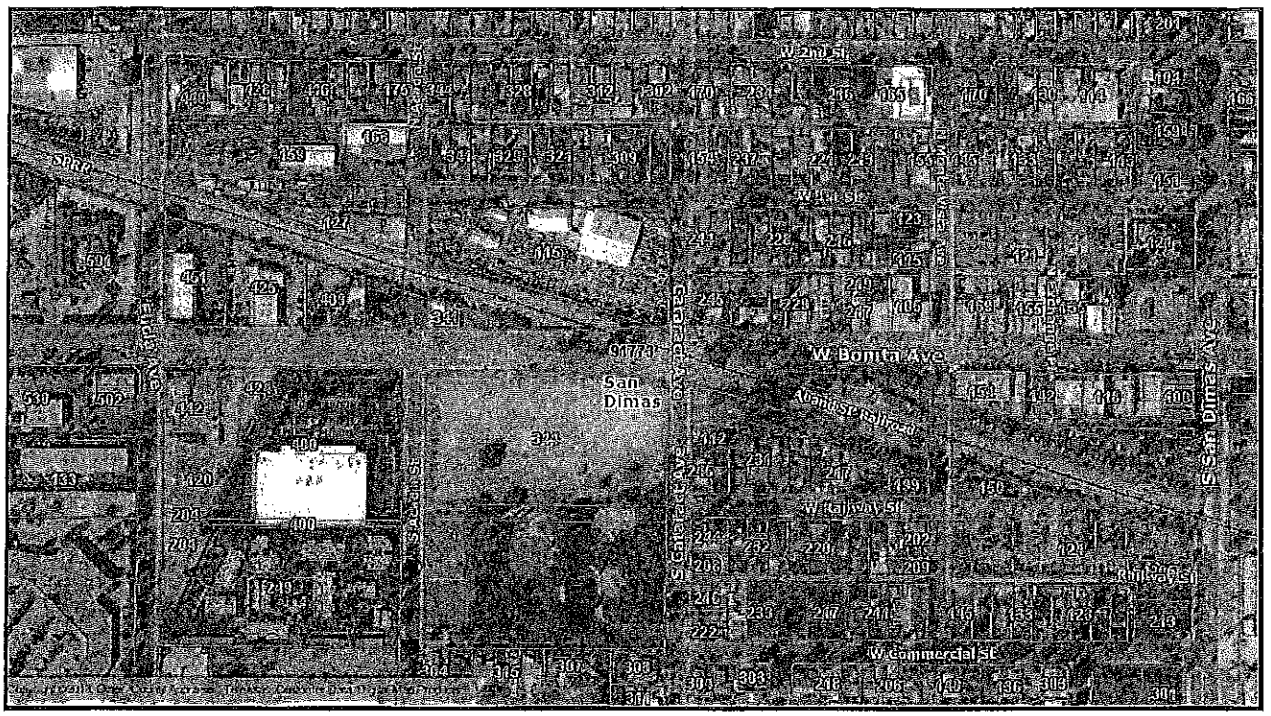

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PORTION OF MUNICIPAL PARKING DISTICT PARKING LOT #1

PARCEL INFORMATION

The parcel is 0.04 acre or 1,851 q. ft. of an overall an overall 1.2 acre or 52,946 sq.ft. municipal parking lot. The parking lot is a part of Vehicle Parking District #1, Assessment District # 12. The former Agency purchased the property in 1980, the balance of the property for the parking lot was purchased and is owned by the City.

PROPERTY	APN #	SIZE	PURCHASE PRICE/DATE	HAZ	PURCHASE NOTES
Portion of Vehicle Parking District #1	8387-011-903	1,850 sq. ft. 0.04 acre	1980	None	Purchased and constructed as a part of an overall municipal parking lot

Purpose of Acquisition: The property was purchased to add it to the existing municipal parking lot that already surrounded the property.

Current Zoning: Specific Plan – CG Area 2

Property Type: Improved portion of larger municipal parking lot.

(See attached photos and description of the property)

ESTIMATE OF CURRENT PROPERTY VALUE – *Estimate of current value of the parcel including. If available, any appraisal information.*

No current appraisals exist. The City booked value of the property is $49,857. The resale value is questionable because it is improved and used as a larger free public parking lot and encumbered to its on-going continued use by a Vehicle Parking District.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES – *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.*

The property is part of a larger no fee municipal parking lot. There is no lease, rent or other revenue generated by the property.

ENVIRONMENTAL CONTAMINATION HISTORY – *History of environmental contamination, including designation as a Brownsfield site, any related environmental studies, and history of any remediation efforts.*

There are no current environmental contamination issues.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL – *Description of the property's potential for transit-oriented development*

Since the property can only be used for parking as a part of a larger municipal parking lot there is no potential for transit oriented development.

PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY – *Description of the advancement of the planning objectives of the Successor Agency.*

The property provides free parking for the businesses and services in the City's downtown. It has no other future development potential.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITY – *Brief History of previous development proposals and activity, including the rental or lease of the property.*

Vehicle Parking District established by Ordinance No. 147 adopted November 8, 1965 and amended by Ordinance No. 226 adopted May 13, 1968 and Ordinance No. 311 adopted January 25, 1971 (the two amendments both changed the boundaries that did effect the subject property) The Map of District Boundaries, provided as an attachment to Ord. No. 311, shows the subject property as within the boundaries of the District.

The purpose of the District was to create public parking lots for the benefit of the public.

The purpose of the Assessment District was to provide funding mechanism to fund the acquisition and construction costs of the parking lots. The property owners within the District were assessed a proportionate share of the costs of acquisition and construction.

The subject property APN # 8387-011-903 was acquired by the former Redevelopment Agency in December 1980 and is located within the boundaries of the parking district and had already been improved and used as a part of the public parking lot.

In 1972, after the construction of the parking lots had been complete, the City adopted Resolution 72-74, determining the cost of maintaining the parking spaces should be paid by the property owners within the boundary of the parking district and establishing the amount of an ad valorum property tax assessed against the each property within the District for maintenance.

From Fiscal Year 1973 through Fiscal Year 1977 the City Council adopted an annual Resolution fixing the amount of the property tax assessment for the maintenance of the parking lots within the District.

In 1978 the voters of California approved Proposition 13 which fixed the amount of property taxes assessed on individual property owners based on a formula based on the amount of property taxes assessed at the time of the adoption of Proposition 13. The property tax assessment for Vehicle Parking District #1 was subject to the Proposition 13 formula. The property tax assessment has continued to be assessed on the property owners within VPD #1 from 1978 forward.

USE/DISPOSITION OF PROPERTY – *Identify 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.*

The Successor Agency intends to transfer the property to the City for its continued governmental use.

The property is improved and has been used since the former Redevelopment Agency acquired it, as a portion of a larger municipal parking lot. The municipal parking lot was established under the authority of the City adopted Vehicle Parking District #1. The improvements to the parking lot were funded by an assessment of the property owners within the boundaries of the District. Beginning in 1973 and continuing to this day, the property owners within the boundaries of the District are required to pay an ad-valorum property tax assessment which goes toward the on-going maintenance of the parking lot.

The property cannot be developed for any other purpose other than its existing use as a portion of a larger municipal parking lot within the Parking District and the property owners within the District will continue to pay a property tax assessment for maintenance of this parcel as it is a part of the larger parking lot.

Therefore, it is proposed that the property be transferred to the City for the continued use of the property as a no-fee municipal parking lot.

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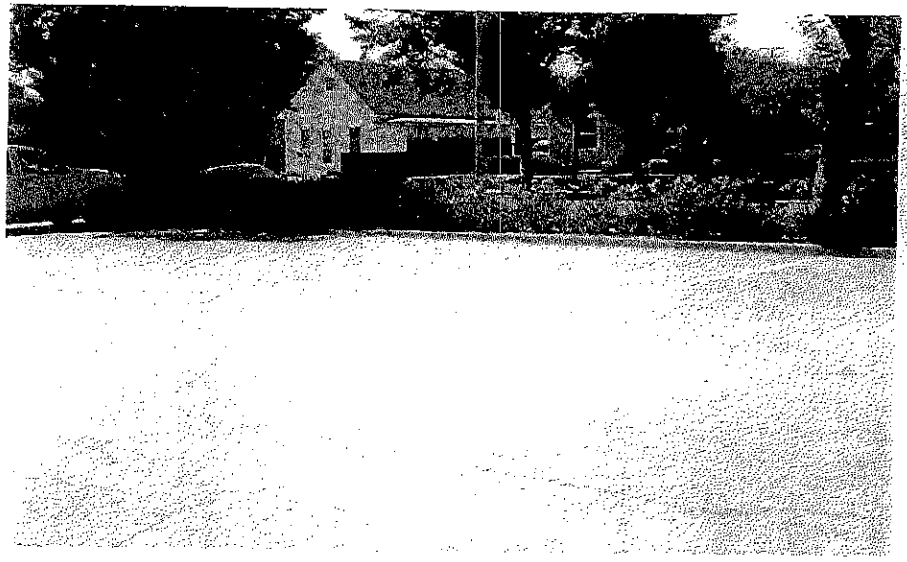
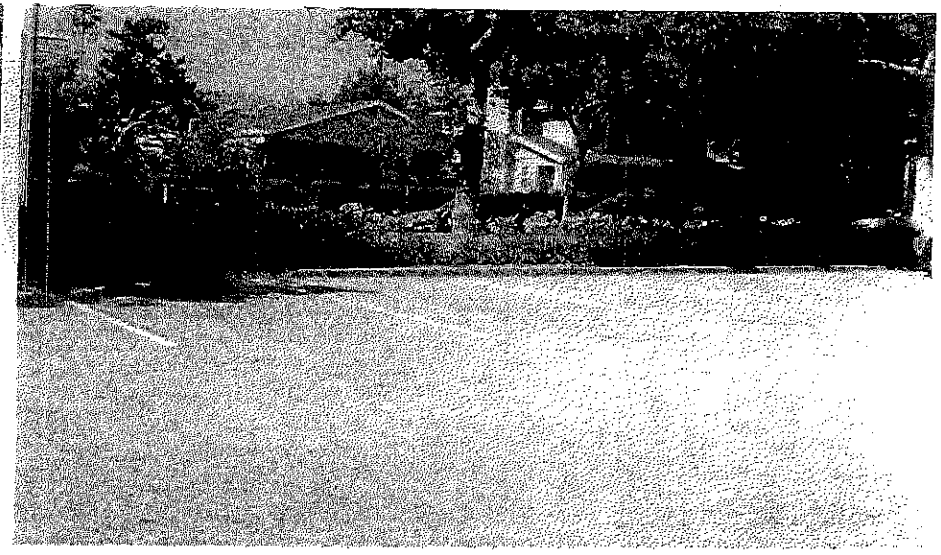
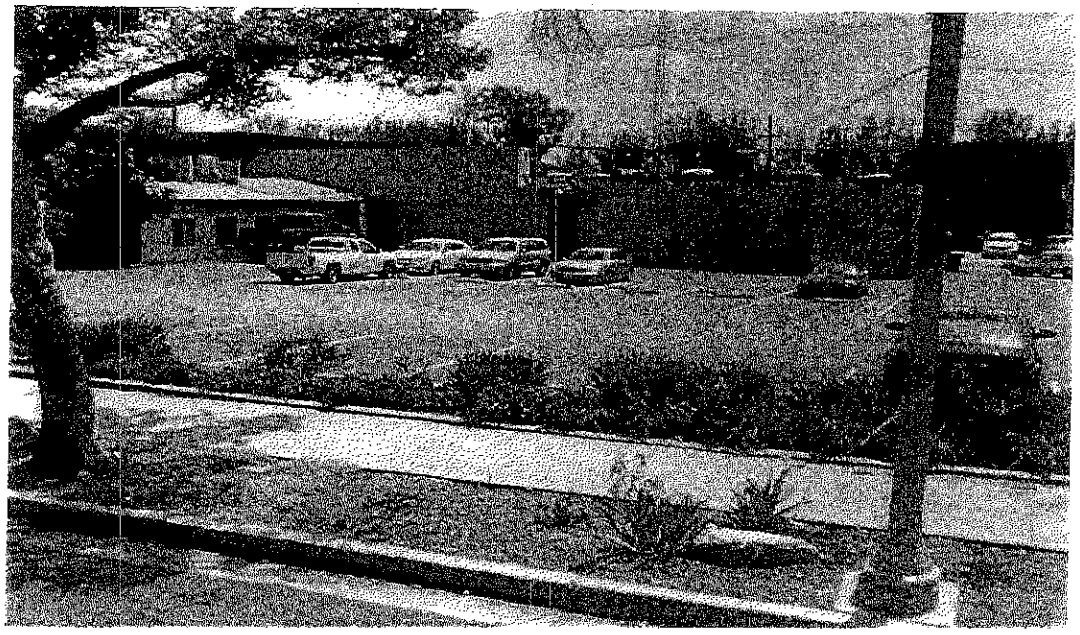
6. Portion of Municipal Parking District #1, Lot #1 – Adjacent to 1st St.







PORTION OF MUNICIPAL PARKING DISTICT PARKING LOT #2

PARCEL INFORMATION

The parcel is 0.13 acre of an overall an overall 1.18 acre municipal parking lot. The parking lot is a part of Vehicle Parking District #2, Assessment District # 15. The former Agency purchased the property in 1975; the balance of the property for the parking lot was purchased and is owned by the City.

PROPERTY	APN #	SIZE	PURCHASE PRICE/DATE	HAZ	PURCHASE NOTES
Portion of Vehicle Parking District #2	8390-0023-903	0.13 acre	1975	None	Purchased and constructed as a part of an overall municipal parking lot

Purpose of Acquisition: The property was purchased to be developed as a part of a larger municipal parking lot that surrounds the property.

Current Zoning: Specific Plan – CG Area 2

Property Type: Improved portion of larger municipal parking lot.

(See attached photos and description of the property)

ESTIMATE OF CURRENT PROPERTY VALUE – *Estimate of current value of the parcel including. If available, any appraisal information.*

No current appraisals exist. The apportioned purchase price of the property was $12,250. The resale value is questionable because it is improved and used as a larger free public parking lot and encumbered to its on-going continued use by a Vehicle Parking District.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES – *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.*

The property is part of a larger no-fee municipal parking lot. There is no lease, rent or other revenue generated by the property.

ENVIRONMENTAL CONTAMINATION HISTORY – *History of environmental contamination, including designation as a Brownsfield site, any related environmental studies, and history of any remediation efforts.*

There are no current environmental contamination issues.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL – *Description of the property's potential for transit-oriented development*

Since the property can only be used for parking as a part of a larger municipal parking lot there is no potential for transit oriented development.

PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY – *Description of the advancement of the planning objectives of the Successor Agency.*

The property provides free parking for the businesses and services in the City's downtown. It has no other future development potential.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITY – *Brief History of previous development proposals and activity, including the rental or lease of the property.*

Vehicle Parking District #2 was established by Ordinance No. 462 and 462A adopted July 22, 1974

The purpose of the District was to create public parking lots for the benefit of the public.

The purpose of the Assessment District was to provide funding mechanism to fund the acquisition and construction costs of the parking lots. The property owners within the District were assessed a proportionate share of the costs of acquisition and construction.

The subject property APN # 8390023903 was acquired by the former Redevelopment Agency in July 1975 and is located within the boundaries of the parking district and was improved and used as a part of the public parking lot. This parcel was purchased separately by the RDA because it had remediation issues that could be addressed through use of RDA funds.

In 1976, after the construction of the parking lots had been complete, the City adopted Resolution 76-79, determining the cost of maintaining the parking spaces should be paid by the property owners within the boundary of the parking district and establishing the amount of an ad valorum property tax assessed against the each property within the District for maintenance.

In Fiscal Year 1976 and Fiscal Year 1977 the City Council adopted an annual Resolution fixing the amount of the property tax assessment for the maintenance of the parking lots within the District.

In 1978 the voters of California approved Proposition 13 which fixed the amount of property taxes assessed on individual property owners based on a formula based on the amount of property taxes assessed at the time of the adoption of Proposition 13. The property tax assessment for Vehicle Parking District #1 was subject to the Proposition 13 formula. The property tax assessment has continued to be assessed on the property owners within VPD #1 from 1978 forward.

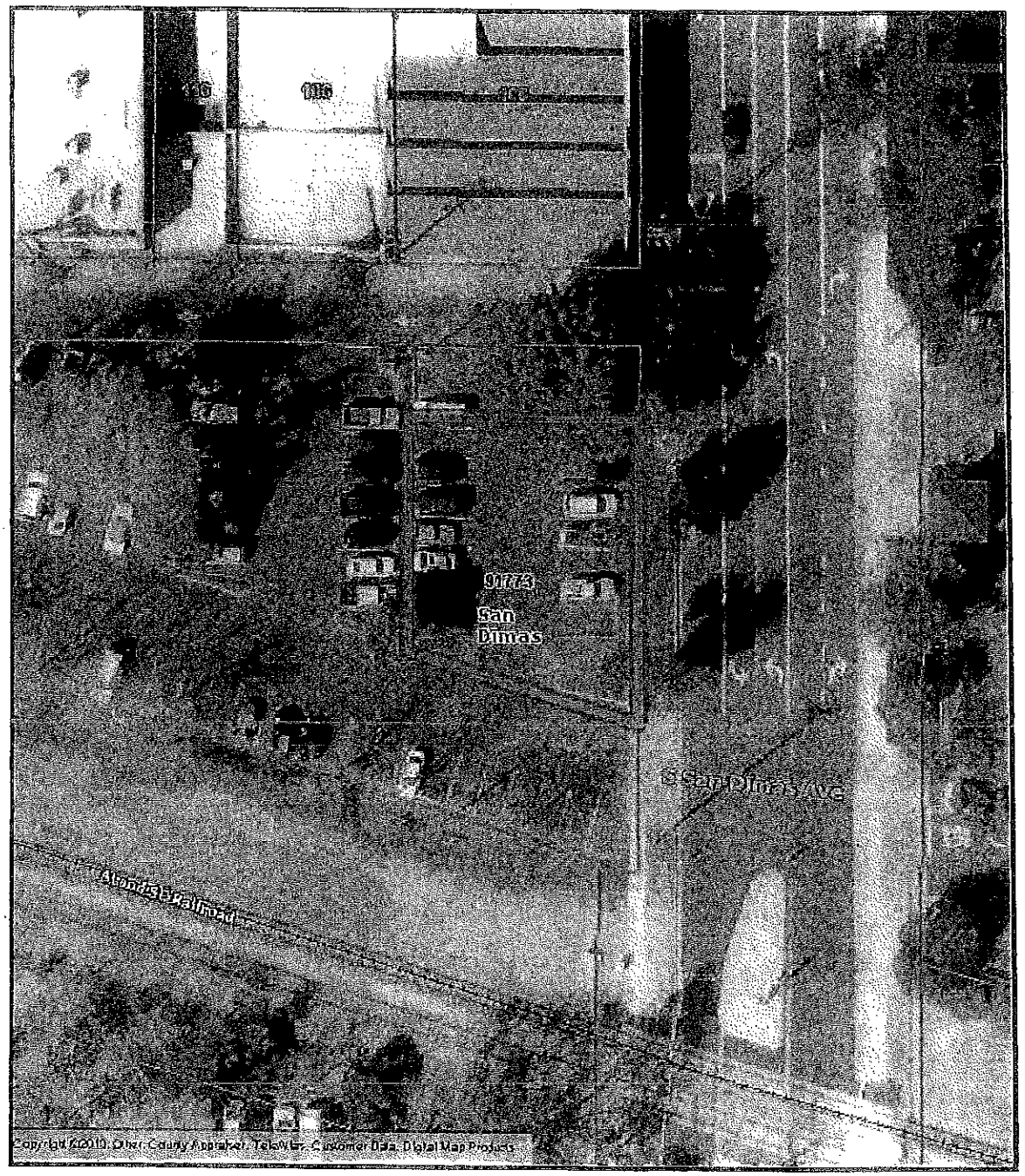
USE/DISPOSITION OF PROPERTY – *Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

The Successor Agency intends to transfer the property to the City for its continued governmental use.

The property is improved and has been used since the former Redevelopment Agency acquired it, as a portion of a larger municipal parking lot. The municipal parking lot was established under the authority of the City adopted Vehicle Parking District #2. The improvements to the parking lot were funded by an assessment of the property owners within the boundaries of the District. Beginning in 1976 and continuing to this day, the property owners within the boundaries of the District are required to pay an ad-valorum property tax assessment which goes toward the on-going maintenance of the parking lot.

The property cannot be developed for any other purpose other than its existing use as a portion of a larger municipal parking lot within the Parking District and the property owners within the District will continue to pay a property tax assessment for maintenance of this parcel as it is a part of the larger parking lot.

Therefore, it is proposed that the property be transferred to the City for the continued use of the property as a no-fee municipal parking lot.



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7. Portion of Municipal Parking District #1, Lot #2 – Adjacent to San Dimas Avenue