



Oversight Board to the Successor Agency Agenda Report

TO: Honorable Chair and Members of the Board
FROM: Cindy Russell, Chief Financial Officer/City Treasurer *CR*
DATE: January 26, 2016
SUBJECT: Notification of Correction to the Long-Range Property Management Plan

RECOMMENDATION:

Receive and file.

EXECUTIVE SUMMARY:

Recently, City staff discovered a scrivener's (typographical) error on one of the parcel numbers listed in the Revised Long-Range Property Management Plan (LRPMP). Site 9 - Lower Rosan Ranch, listed on pages 21 and 22 of the LRPMP, consists of five (5) parcels, including Assessor's Parcel Number (APN) 121-253-15. However, this APN was inadvertently listed as 121-253-14 in both the LRPMP adopted April 1, 2014, and the Amended LRPMP adopted November 3, 2015. The City Attorney's office and Special Counsel have provided direction to City staff acting on behalf of the Successor Agency to notify the State Department of Finance and the Oversight Board of the required correction to the document. The corrected pages for the Amended LRPMP are attached to this report (Attachment 1).

FISCAL IMPACT:

There is no fiscal impact to the correction of this scrivener's error.

ENVIRONMENTAL IMPACT:

Not applicable.

PRIOR OVERSIGHT BOARD REVIEW:

- On April 22, 2014, the Successor Agency Board of Directors adopted Resolution 14-04-22-02 approving the Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5.

- On November 18, 2015, the Oversight Board of Directors adopted Resolution 15-11-18-01 approving the Amended Long-Range Property Management Plan pursuant to Health and Safety Code Sections 34191.3 and 34191.5.

COMMISSION/COMMITTEE/BOARD REVIEW AND RECOMMENDATIONS:

Not applicable.

NOTIFICATION:

The State Department of Finance (DOF) has been made aware of the scrivener's error and been provided with an updated document.

ATTACHMENTS:

- Attachment 1 – Amended Long-Range Property Management Plan, Page 21 and Appendix G (Corrected)
- Attachment 2 – Amended Long-Range Property Management Plan, Page 21 and Appendix G (Redline)

Site 9. Vacant Land



Assessor's Parcel Numbers:	121-240-76; 121-240-039; 121-240-73; 121-253-13; and 121-253-15
Property Address:	Stonehill Drive, between railroad tracks and San Juan Creek
Acquisition Dates:	1988 through 2006
Total Acreage:	21.76 acres
General Plan and Zoning Designation:	Quasi-Industrial (Commercial/Manufacturing)
Acquisition Value:	\$6,510,120
Estimated Current Value:	\$7,760,000
Estimated Lease, Rental or Other Revenue Value:	\$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	None/Retail or Mixed Use Development

Background, Including Purpose of Acquisition and Potential for Development

The property was originally acquired to relocate the local solid waste hauler from the Los Rios Historic District (See pages 1-2 of this document). The property is currently vacant. Until recently, the adjacent auto dealerships used the front portion of the property for temporary car storage pending the completion of their dealership facilities under a month-to-month license agreement. Although the dealerships have indicated there may be a need for seasonal storage from time to time, currently there are no dealerships using the property.

LONG RANGE PROPERTY MANAGEMENT PLAN:PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value	SALE OF PROPERTY		Purpose for which property was acquired
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value			Proposed Sale Value	Proposed Sale Date	
1	Vacant Lot/Land	Governmental Use	Passive Park Uses	1984	\$187,947	\$79,715	Market	November-13	N/A	N/A	Los Rios Park - Property purchased by the City with State park grants funds (Los Rios Park Acquisition #06-100839), and transferred to the former redevelopment agency to assemble for the implementation of Los Rios Park)
2	Vacant Lot/Land	Governmental Use	Passive Park Uses	2001	\$1,200,000	\$68,825	Market	November-13	N/A	N/A	Los Rios Park
3	Park, Public Building, Roadway/Walkway	Governmental Use	Active Recreation, Public Facilities	1991	\$686,183	\$176,418	Market	November-13	N/A	N/A	Park and recreation; open space; and school purposes.
4	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	1986	\$152,262	\$152,262	Book	June-13	To be determined at time at time of development.	To be determined upon identification of a developer for the sites.	Implementation of Historic Town Center Master Plan
5	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	1986	\$126,655	\$126,655	Book	June-13			Implementation of Historic Town Center Master Plan
6	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	1988	\$348,788	\$348,788	Book	June-13			Implementation of Historic Town Center Master Plan
7	Parking Lot/Structure	Governmental Use	Retail, office, and service oriented business	1987	\$1,027,862	\$1,027,862	Book	June-13			Implementation of Historic Town Center Master Plan
8	Commercial	Governmental Use	Retail, office, and service oriented business	1988	\$620,723	\$620,723	Book	June-13			Implementation of Historic Town Center Master Plan
9	Vacant Lot/Land	Future Development	Research and development, light manufacturing, auto sales, office, warehouse, storage	2008 2006 2006 1988 1988	\$6,510,120	\$7,760,000	Appraised	July-11	7,760,000	To be determined upon identification of a developer for the site.	Implementation of the Los Rios Precise Plan - To relocate the local trash hauler from the Los Rios Historic District to a commercial/industrial area
10	Parking Lot/Structure	Governmental Use	Public parking easement	1993	N/A	N/A	N/A	N/A	N/A	N/A	Implementation of Historic Town Center Master Plan
11	Parking Lot/Structure	Governmental Use	Public parking easement	1996	N/A	N/A	N/A	N/A	N/A	N/A	Implementation of Historic Town Center Master Plan

LONG RANGE PROPERTY MANAGEMENT PLAN:PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	
		Permissable Use	Permissable Use Detail	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site
1	Vacant Lot/Land	Governmental Use	Passive Park Uses	31747 Los Rios St.	121-143-19	1.58 acres	Specific Plan/Precise Plan (Los Rios Precise Plan)	\$ 79,715	\$ -	None	N/A
2	Vacant Lot/Land	Governmental Use	Passive Park Uses	31747 Los Rios St.	121-143-09; 121-143-18	1.83 acres	Specific Plan/Precise Plan (Los Rios Precise Plan)	\$ 68,825	\$ -	None	Site Remediation from prior use completed
3	Park, Public Building, Roadway/Walkway	Governmental Use	Active Recreation, Public Facilities	25925 Camino Del Avion	121-190-57 (undivided interest in parcel)	approximately 4.05 Acres	Community Park	\$ 176,418	\$ 20,000	None	N/A
4	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	31852 El Camino Real	124-160-18 (portion)	0.18 acres	Town Center District	\$ 152,262	\$ -	None	N/A
5	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	31852 El Camino Real	124-160-16	0.15 acres	Town Center District	\$ 126,655	\$ -	None	N/A
6	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	31811 El Camino Real	124-160-19	0.46 acres	Town Center District	\$ 348,788	\$ -	None	N/A
7	Parking Lot/Structure	Governmental Use	Retail, office, and service oriented business	26874 Ortega Highway	124-160-31	0.81 acres	Town Center District	\$ 1,027,862	\$ -	None	N/A
8	Commercial	Governmental Use	Retail, office, and service oriented business	31776 El Camino Real	124-160-55	0.38 acres	Town Center District	\$ 620,723	\$ -	None	N/A
9	Vacant Lot/Land	Future Development	Research and development, light manufacturing, auto sales, office, warehouse, storage	Stonehill Drive (north side) between railroad tracks and San Juan Creek	121-240-76 121-240-39 121-240-73 121-253-13 121-253-15	16.45 acres	Quasi-Industrial/ Commerical Manufacturing	\$ 7,760,000	\$ -	None	N/A
10	Parking Lot/Structure	Governmental Use	Public parking easement	31766 Camino Capistrano	121-160-22	0.36 acres	Town Center District	N/A	\$ -	None	None
11	Parking Lot/Structure	Governmental Use	Public parking easement	31782 Camino Capistrano	124-160-121	0.21 acres	Town Center District	N/A	\$ -	None	None

LONG RANGE PROPERTY MANAGEMENT PLAN:PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		Description of property's potential for transit oriented development	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)
		Permissable Use	Permissable Use Detail		Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Vacant Lot/Land	Governmental Use	Passive Park Uses	None	Implementation of the Los Rios Specific Plan	Los Rios Park - Phase II
2	Vacant Lot/Land	Governmental Use	Passive Park Uses	None	Implementation of the Los Rios Specific Plan	Los Rios Park - Phase II
3	Park, Public Building, Roadway/Walkway	Governmental Use	Active Recreation, Public Facilities	None	Implementation of the Open Space Master Plan	The property has been developed as a public street; sports park; community center and gymnasium; community garden; and Boys & Girls Club and teen center facility.
4	Parking Lot/Structure	Governmental Use	Small scale retail and service uses	High potential for transit oriented development due to proximity to the train station	Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
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7	Parking Lot/Structure	Governmental Use	Retail, office, and service oriented business		Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
8	Commercial	Governmental Use	Retail, office, and service oriented business		Implementation of the Historic Town Center Master Plan	Current Use - Community Theater
9	Vacant Lot/Land	Future Development	Research and development, light manufacturing, auto sales, office, warehouse, storage	None	Five Year Implementation Plan	Previous Temporary Use - Unimproved vehicle storage area for local auto dealers. Previously proposed development - Big Box Retail
10	Parking Lot/Structure	Governmental Use	Public parking easement	High potential for transit oriented development due to proximity to the train station	Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
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