

**OVERSIGHT BOARD
CITY OF PACIFICA AS SUCCESSOR AGENCY
TO THE CITY OF PACIFICA REDEVELOPMENT AGENCY**

November 30, 2015 – 5:30 PM

Meeting in the City Council Chambers – 2212 Beach Blvd – Pacifica, CA 94044

www.cityofpacifica.org

For those wishing to address the Board on any Item on the Agenda or under Oral Communications, please complete a Speaker Card located at the rear of the Chambers and submit to a staff member as early in the meeting as possible.

AGENDA

1. Roll Call, Welcome and Introductions

2. Minutes: September 29, 2015

Recommendation: Approve the Minutes for the Meeting of September 29, 2015

3. Consideration and approval of Approval of Second Amended Long-Range Property Management Plan

Recommendation: Adopt attached Resolution approving the Second Amended Long-Range Property Management Plan, directing Successor Agency staff to make such minor, technical and clarifying revisions to the Plan as may be necessary to carry out the purposes and intent of the Resolution, and directing staff to submit the Second Amended LRPMP to the Department of Finance for review and to take such other and further actions as are deemed necessary to facilitate DOF review and approval and to carry out the purposes and intent of the Resolution.

4. Public Comments:

Note: Speakers are limited to three minutes, unless modified by the Chairperson. The Board cannot take action on any matter raised under this item.

5. Board Comments

6. Adjourn

The City of Pacifica will provide assistance for disabled citizens upon at least 24 hours advance notice to the City Manager's Office (650) 738-7301, or send request via email to: o'connellk@ci.pacificaca.us If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

CITY OF PACIFICA
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA

(November 30, 2015)

Agenda Item No. ____

SUBJECT: Approval of Second Amended Long-Range Property Management Plan

ORIGINATED BY: Craig Labadie, Oversight Board Legal Counsel

DISCUSSION:

The Redevelopment Dissolution Law requires each successor agency to prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition and use of real property assets of the former redevelopment agency. Permissible uses of former RDA properties include transfer to the city either for a governmental use or for future redevelopment. The LRPMP must be completed and submitted to the oversight board and Department of Finance (DOF) within six months after issuance of a Finding of Completion to the successor agency. DOF has until January 1, 2016 to approve the LRPMP.

The Pacifica Successor Agency received its Finding of Completion from DOF by letter dated April 26, 2013. On June 29, 2013, the Oversight Board adopted Resolution No. 2013-5, approving an initial LRPMP which was thereafter submitted to DOF for review. The initial LRPMP addressed the disposition of six parcels of real property containing approximately 35,100 square feet which had been developed for surface parking lots in the Rockaway Beach area using City funds that had been loaned to the former RDA.

By letter dated October 1, 2013, DOF informed the Successor Agency that the LRPMP was not approved because the LRPMP, in DOF's view, proposed two alternatives for the permissible use of the six RDA properties (i.e., transfer to the City for governmental use or transfer to the City for a future redevelopment project). DOF directed the Successor Agency to resubmit an amended LRPMP that selected one permissible use for the subject properties.

At that time DOF had interpreted the Dissolution Law as not permitting transfer of parking facilities for a governmental use unless the parking facilities were used exclusively by employees of a government agency. Although the Successor Agency maintained that the parking lots were serving a governmental use, prior decisions and guidance from DOF indicated that it did not agree with that interpretation. DOF had, however, permitted some successor agencies to transfer former RDA properties to cities for future redevelopment projects, provided that the successor agencies agreed to enter into compensation agreements with local taxing entities.

In light of DOF's position, the Successor Agency prepared an Amended LRPMP which proposed that the parking lot properties be transferred to the City and used for a project identified in the Rockaway Beach Specific Plan, Redevelopment Plan, and Implementation Plans. The Amended LRPMP further provided that the City, prior to any transfer of the parking lot properties to the City, would enter into a compensation agreement with the taxing entities specifying that the net proceeds of any subsequent sale would be distributed to the taxing entities. The Amended LRPMP was approved by the Oversight Board on October 2, 2014 and submitted to DOF for review.

On September 22, 2015, the Legislature enacted SB 107, a budget trailer bill amending various provisions of the Redevelopment Dissolution Law. Insofar as is here pertinent, this legislation amended Health and Safety Code Section 34181(a) to expressly authorize an oversight board to direct a successor agency to transfer ownership of real property assets that were constructed and used for the governmental purpose of parking facilities and lots dedicated solely to public parking to a city, provided that such parking lots and facilities do not generate revenues in excess of reasonable maintenance costs of the properties. In the Successor Agency's view, the Rockaway Beach parking lots clearly fit within the scope of this statutory authorization because they have at all times been devoted solely to public parking and do not generate any revenue whatsoever.

Based on this change in the law and the uncertain prospects for DOF approval of the Amended LRPMP, the Successor Agency believes it is appropriate to move forward with a Second Amended LRPMP which proposes to transfer the parking lot properties to the City under the clarified statutory definition of governmental use contained in SB 107. In order to provide sufficient time for DOF review and approval prior to January 1, 2016, it is necessary for the Oversight Board to take action on the Second Amended LRPMP in November 2015.

FISCAL IMPACT:

The Second Amended LRPMP, if adopted by the Oversight Board and approved by DOF, is expected to have a modest fiscal benefit for the Successor Agency because the LRPMP will allow for the transfer of the parking lot properties, and attendant maintenance obligations and costs, to the City.

ATTACHMENTS:

1. Oversight Board Resolution No. ____, approving Second Amended LRPMP.
2. Second Amended LRPMP.

OVERSIGHT BOARD ACTION REQUESTED:

Adopt attached Resolution approving the Second Amended Long-Range Property Management Plan, directing Successor Agency staff to make such minor, technical and clarifying revisions to the Plan as may be necessary to carry out the purposes and intent of the Resolution, and directing staff to submit the Second Amended LRPMP to the Department of Finance for review and to take such other and further actions as are deemed necessary to facilitate DOF review and approval and to carry out the purposes and intent of the Resolution.

OVERSIGHT BOARD RESOLUTION NO. 2016-___

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA APPROVING A
SECOND AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN**

WHEREAS, the Redevelopment Dissolution Law (AB1x 26, enacted on or about June 29, 2011, as amended by AB 1484, enacted on or about June 27, 2013) provided for creation of the Successor Agency to the Redevelopment Agency of the City of Pacifica ("Successor Agency") and required the Successor Agency to expeditiously wind-down the affairs of the former Redevelopment Agency as directed by the Pacifica Oversight Board.

WHEREAS, following the successful completion of all statutory prerequisites, the Successor Agency received a Finding of Completion from the State of California Department of Finance by letter dated April 26, 2013.

WHEREAS, Health and Safety Code Section 34191.5(b) states that the Successor Agency shall prepare a Long-Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former Redevelopment Agency, which shall be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion.

WHEREAS, Health and Safety Code Section 34191.5, subdivision (c)(1) sets forth the required contents of the LRPMP, and subdivision (c)(2) sets forth the permissible uses of the subject real properties.

WHEREAS, the permissible uses include retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), which in turn states that the Oversight Board may direct the Successor Agency to transfer ownership of assets that were constructed and used for a governmental purpose to the City.

WHEREAS, in March 1986, the Pacifica City Council adopted a Specific Plan for the Rockaway Beach area within the City, which established a goal of encouraging centralized parking lots on City-owned property in order to support future development of visitor-serving commercial and other land uses and to facilitate public beach access.

WHEREAS, the Rockaway Beach Specific Plan anticipated the use of redevelopment powers and tax increment financing to implement the land use policies and goals set forth in the Specific Plan.

WHEREAS, in July 1986, the City Council adopted the Redevelopment Plan for the Rockaway Beach Project Area, which incorporated the land use policies and goals of the Specific Plan, including the provision of off-street parking facilities.

WHEREAS, the Redevelopment Plan authorized the former Redevelopment Agency to borrow funds to carry out the Plan, to be repaid from tax increment generated within the Project Area.

WHEREAS, from 1985 through 1994, due to insufficient tax increment revenues available to the Redevelopment Agency, the City of Pacifica loaned a total of \$3,237,150 to the Redevelopment Agency to finance implementation of the Redevelopment Plan, including the construction and improvement of off-street parking lots.

WHEREAS, in June 2000 and December 2009, the Redevelopment Agency adopted Implementation Plans for the Rockaway Beach Redevelopment Project which reported that the Agency's redevelopment activities had resulted in the successful completion of a new off-street parking lot and improvements to existing parking areas.

WHEREAS, at the time of its dissolution, the Redevelopment Agency owned six parcels of real property containing approximately 35,100 square feet which had been developed for surface parking lots utilizing City funds loaned to the Redevelopment Agency; and

WHEREAS, the Agency-owned parking lots have at all times been made available, free of charge, for use by all members of the public.

WHEREAS, the Oversight Board finds and determines that the parking lots have been constructed and used for governmental purposes, consistent with the Rockaway Beach Specific Plan, Redevelopment Plan and Implementation Plans.

WHEREAS, on June 19, 2013 the Oversight Board approved Resolution No 2013-5, approving a LRPMP for the disposition and use of the real properties of the former Redevelopment Agency which was thereafter submitted to the Department of Finance for review.

WHEREAS, by letter dated October 10, 2013, the Department of Finance informed the Successor Agency that the LRPMP was not approved because the LRPMP, in DOF's view, proposed two alternatives for the permissible use of the six former RDA properties: (1) transfer to the City for governmental use, and (2) transfer to the City to be used for a project identified in an approved redevelopment plan. The letter further stated that DOF is not authorized to select the permissible use of the affected properties and the LRPMP should address only one permissible use. Finally, the letter stated that the Successor Agency should revise the LRPMP to address these issues, have the Oversight Board approve the revised LRPMP, and resubmit it to DOF for approval.

WHEREAS, on October 2, 2014 the Oversight Board approved Resolution No 2014-____, approving an amended LRPMP for the disposition and use of the real properties of the former Redevelopment Agency which was thereafter submitted to the Department of Finance for review. The Amended LRPMP proposed that the parking lot properties be transferred to the City of Pacifica and used for a project identified in an approved redevelopment plan, community plan or five-year implementation plan pursuant to Health and Safety Code Section 34191.5(c)(2)(A). Pursuant to informal guidance from DOF, the Amended LRPMP provided that prior to any transfer of the parking lot properties to the City, the City would enter into a compensation agreement with the local taxing entities, specifying that the net proceeds of any subsequent sale of these properties would be distributed to the taxing entities in proportion to their respective shares of property taxes.

WHEREAS, effective on September 22, 2015, the California Legislature enacted SB 107, a budget trailer bill amending various provisions of the Redevelopment Dissolution Law. Insofar as is here pertinent, SB 107 amended Health and Safety Code Section 34181(a) to expressly authorize an oversight board to direct a successor agency to transfer ownership of real property assets that were constructed and used for the governmental purpose of parking facilities and lots dedicated solely to public parking to a city, provided that such parking lots and facilities do not generate revenues in excess of reasonable maintenance costs of the properties.

WHEREAS, the Oversight Board hereby finds and determines that the parking lots are dedicated solely to public parking; that the parking lots do not generate any revenue whatsoever; and that the City has incurred, and continues to incur, reasonable and necessary costs for maintaining the parking lots.

WHEREAS, pursuant to Health and Safety Code Section 34181(f), notice was provided to the public at least 10 days prior to the public meeting at which this Resolution was adopted.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF PACIFICA DOES HEREBY RESOLVE AS FOLLOWS:

1. The Second Amended Long-Range Property Management Plan, in the form attached to this Resolution and incorporated herein by reference, is hereby approved.

2. The staff of the Successor Agency is hereby authorized to make such minor, technical and clarifying revisions to the Second Amended Long-Range Property Management Plan as are deemed necessary to carry out the purposes and intent of this Resolution.

2. The staff of the Successor Agency is hereby directed to submit the Second Amended Long-Range Property Management plan to the Department of Finance for potential review pursuant to Health and Safety Code Sections 34179(h), 34181(f) and 34191.5(b) and to take such other and further actions as are deemed necessary to facilitate Department of Finance review and approval and to carry out the purposes and intent of this Resolution.

PASSED AND ADOPTED at a duly noticed regular meeting of the Oversight Board for the Successor Agency to the Redevelopment Agency of the City of Pacifica, California held on January ___, 2016, by the following vote of the members thereof:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ABSTAIN: Board Members:

Chair, _____

ATTEST:

Clerk of the Board

EXHIBIT A

SECOND AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN

(As approved by the Oversight Board on November 30, 2015)

Introduction and Overview

This document constitutes the Second Amended Long-Range Property Management Plan (LRPMP) of the Successor Agency (Successor Agency) to the Redevelopment Agency of the City of Pacifica (Former RDA), prepared in accordance with California Health and Safety Code Section 34191.5.

The Former RDA was dissolved on February 1, 2012, pursuant to the Redevelopment Dissolution Law (ABx1 26, as amended by AB 1484). At the time of its dissolution, the Former RDA owned six parcels of real property (the Properties), which are the subject of this LRPMP. Pursuant to the Redevelopment Dissolution Law, ownership of the Properties transferred to the Successor Agency by operation of law upon dissolution of the Former RDA. The Properties have been developed and are being used for two inter-connected surface parking lots to meet the parking needs for nearby commercial development and for public beach access. Funding for the acquisition and development of the Properties was advanced by the City to the Former RDA pursuant to loan agreements which have not been repaid. The parking lots do not generate any revenue. They have at all times been made available, free of charge, for use by all members of the public. The City of Pacifica maintains the Properties at its own expense.

The Successor Agency obtained a Finding of Completion from the State Department of Finance (DOF) by letter dated April 26, 2013. The Successor Agency is now responsible for disposition of the Properties in accordance with the procedures and requirements of the Redevelopment Dissolution Law, particularly Health and Safety Code Sections 34191.1 through 34191.5. An LRPMP was presented to the Oversight Board for consideration on June 19, 2013, approved by Resolution No. 2013-5, and submitted to DOF for review. By letter dated October 10, 2013, DOF informed the Successor Agency that the LRPMP was not approved because the LRPMP, in the view of DOF, proposed two alternatives for the permissible use of the six former RDA properties: (1) transfer to the City for governmental use, and (2) transfer to the City to be used for a project identified in an approved redevelopment plan. The letter further stated that DOF is not authorized to select the permissible use of the affected properties and the LRPMP should address only one permissible use. Finally, the letter stated that the Successor Agency should revise the LRPMP to address these issues, have the Oversight Board approve the revised LRPMP, and resubmit it to DOF for approval.

In accordance with this guidance from DOF, an Amended LRPMP was presented to the Oversight Board for consideration on October 2, 2014, approved by the Oversight Board Resolution No. 2014-4 and submitted to DOF for review. The Amended LRPMP proposed that

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(As approved by the Oversight Board on November 30, 2015)

the Properties be transferred to the City of Pacifica and used for a project identified in an approved redevelopment plan, community plan or five-year implementation plan pursuant to Health and Safety Code Section 34191.5(c)(2)(A). Pursuant to informal guidance from DOF, the Amended LRPMP provided that prior to any transfer of the parking lot properties to the City, the City would enter into a compensation agreement with the local taxing entities, specifying that the net proceeds of any subsequent sale of these properties would be distributed to the taxing entities in proportion to their respective shares of property taxes.

Effective on September 22, 2015, the California Legislature enacted SB 107, a budget trailer bill amending various provisions of the Redevelopment Dissolution Law. Among other things, SB 107 amended Health and Safety Code Section 34181(a) to expressly authorize an oversight board to direct a successor agency to transfer ownership of real property assets that were constructed and used for the governmental purpose of parking facilities and lots dedicated solely to public parking to a city, provided that such parking lots and facilities do not generate revenues in excess of reasonable maintenance costs of the properties. The Properties qualify for a governmental purpose transfer from the Successor Agency to the City because they are dedicated solely to public parking; they do not generate any revenue whatsoever; and the City has incurred, and continues to incur, reasonable and necessary costs for maintaining the parking lots located on the Properties. Pursuant to this new legislation, this Second Amended LRPMP was presented to the Oversight Board for consideration on November __, 2015, approved by the Oversight Board by Resolution No. 2015-__, and submitted to DOF for review.

In accordance with Health and Safety Code Section 34191.5(c), Section I of this LRPMP contains an inventory of the Properties with the statutorily required information. Section II sets forth a proposed plan for disposition and use of the Properties. The LRPMP is accompanied by Appendix A, containing information about the Properties, and the DOF LRPMP submittal checklist.

Background on the Rockaway Beach Redevelopment Project Area

In March 1986, the Pacifica City Council adopted a Specific Plan pursuant to the California Planning and Zoning Law for the Rockaway Beach area within the City. The Specific Plan was intended to implement the Pacifica General Plan and Local Coastal Plan and to establish land use policies and goals for incorporation into a Redevelopment Plan. These planning documents anticipated development of visitor-serving commercial uses (i.e., hotels, restaurants and shops to serve visitors), mixed commercial/residential uses, and enhanced public recreation and beach access. At that time, several parcels within the Rockaway Beach planning area were

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owned by the City. A key goal of the Specific Plan was to encourage consolidation of small, separate parking lots into centralized parking facilities to serve commercial uses. The Specific Plan contemplated that the centralized parking would have to be provided before future commercial development would be permitted and that the amount of permitted development would not exceed the available parking supply. It anticipated construction of a three-level parking structure and stated that surface parking could be provided on the City-owned parcels prior to construction of the parking structure. The Specific Plan identified tax increment financing under redevelopment law as a method of funding parking and other public infrastructure improvements.

In July 1986, the City Council adopted a Redevelopment Plan for the Rockaway Beach Project Area. The Redevelopment Plan incorporated the land use policies and goals from the Specific Plan, carrying forward the emphasis on encouraging coastal visitor-service commercial uses, as well as public beach access and recreation. The Redevelopment Plan reiterated the goal of providing off-street parking facilities to serve these priority uses. It authorized the Former RDA to borrow funds to carry out the Redevelopment Plan, with principal and interest to be repaid from tax increment available to the Former RDA.

In June 2000 and December 2009, the Former RDA adopted Implementation Plans for the Rockaway Beach Redevelopment Project. The Implementation Plans reported that the activities carried out by the Former RDA had resulted in the completion of visitor-serving commercial uses, three hotels, a new off-street parking lot, and improvements to existing parking areas.

At the time the Former RDA was dissolved, it owned a total of six parcels which were developed for two inter-connected surface parking lots located on the same block. These parking lots were an essential prerequisite for the development of nearby commercial properties, and the loss of the parking lots would leave those properties with little or no off-street parking spaces to serve their customers and occupants. In addition, the parking lots are located a short distance from public beach and open space areas and are available for public users of these recreation areas. The parking lots are open to the public, operate free of charge and do not generate any revenue. The City provides funding for necessary maintenance and repairs.

The total area of these parking lots is approximately 35,100 square feet. Based on available information, the total purchase price for the parcels when acquired during the 1981 to 1990 time frame was approximately \$815,830.85. The Former RDA has carried the Properties on its financial statements at these original values, but there are no current appraisals for the

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Properties. The Successor Agency believes that the market value of the parking lots is severely constrained by the absence of other parking to support existing development and by applicable City planning policies, rules and regulations which envision continued use of the parking lots for public parking.

Section I – Inventory of the Properties

A. Date of the acquisition of the Properties and the value of the Properties at that time.

See Appendix A for a chart listing the six Properties, including their acquisition dates and values at the time of purchase by the Former RDA, accompanied by an excerpt from the records of the County Recorder graphically depicting the location of the Properties within the Rockaway Beach Redevelopment Project Area.

B. The purpose for which the Properties were acquired.

The Properties were acquired to provide off-street parking facilities needed to support visitor-serving commercial and other development, as well as public beach access. See preceding Background discussion for more detail.

C. Parcel data, including address, lot size, and current zoning in the Former RDA Redevelopment Plan or specific, community or general plan.

See Appendix A for a chart listing the Assessor's Parcel Number for each of the Properties, as well as their lot sizes. See preceding Background discussion for more information on applicable land use plans adopted by the City and the Former RDA. Consistent with the uses envisioned in the Specific Plan, the Properties are currently zoned for parking.

D. An estimate of the current value of the Properties including, if available, any appraisal information.

The Successor Agency does not have any current appraisals of the Properties. As previously stated, it believes their market value to be severely constrained.

E. An estimate of any lease, rental, or other revenues generated by the Properties, and a description of the contractual requirements for disposition of those funds.

The parking lots located on the Properties operate free of charge to the public, do not generate any revenues whatsoever, and are subject to any contractual requirements pertaining to

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(As approved by the Oversight Board on November 30, 2015)

disposition of funds. The parking lots do cause the City to incur costs for necessary maintenance and repairs.

F. The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

The Successor Agency is unaware of any previous environmental contamination on the Properties or any environmental remediation studies or efforts.

G. A description of the Properties' potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency.

The Properties have no known potential for transit-oriented development. The planning objectives of the Successor Agency are as set forth in the Rockaway Beach Redevelopment Plan and Implementation Plans discussed above.

H. A brief history of previous development proposals and activity, including the rental or lease of the Properties.

As discussed previously, the Properties were acquired by the Former RDA for the purpose of developing consolidated public parking facilities to serve nearby development and provide public beach access. The Former RDA did not rent or lease the Properties.

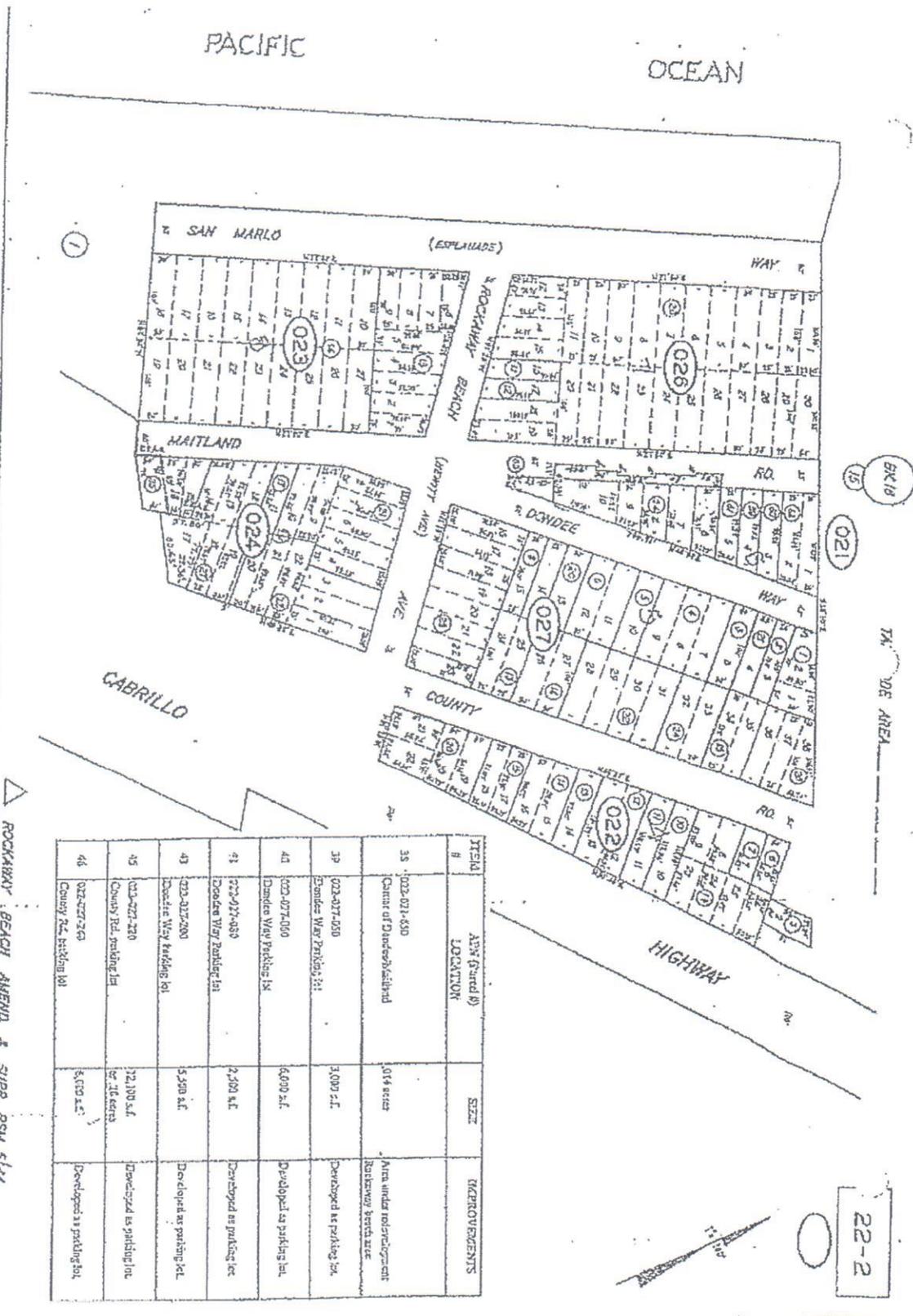
Section II – Proposed Plan for Disposition and Use of the Properties

Pursuant to the authority provided in Health and Safety Code Section 34181(a), the Successor Agency proposes that the Properties be transferred to the City of Pacifica and continue to be used for parking facilities and lots dedicated solely to public parking.

PARCELS OWNED BY THE CITY OF PACIFICA - RD A AREA ONLY
As of June 30, 2011

ITEM #	ANX (Record #) LOCATION	SIZE	IMPROVEMENTS	DEED CARD INFORMATION		Dept. (1)	Cost (2)	PURCHASE PRICE/VALUE	COMMENTS
				Card #/Acq Date	Res #/Date				
38	022-021-650 Corner of Dundee/Milstead	.014 acres	Area under redevelopment Rockway beach area	No deed card	94-15824; 12/4/90	GF	\$	20,430.00	Calc value by referring to Item 40
39	022-027-055 Dondoe Way Parking lot	3,000 s.f.	Developed as parking lot	14-57; 5/14/27	87-09979; 6/25/87	RD	\$	24,212.25	per title insurance
40	022-027-060 Dondoe Way Parking lot	6,000 s.f.	Developed as parking lot	11-50; 3/22/90	90042645; 3/23/90	RD	\$	200,995.00	purchase price per deed (incl. s.t. fees)
41	022-027-050 Dondoe Way Parking lot	2,500 s.f.	Developed as parking lot	13-55; 7/20/90	9097054; 7/16/90	RD	\$	138,600.00	purchase price per appraisal contract
43	022-027-200 Dondoe Way Parking lot	3,500 s.f.	Developed as parking lot	17-53; 12/1/89	8917990; 12/29/89	RD	\$	224,775.00	per title insurance
45	022-027-200 County Rd. parking lot	12,193 s.f. on 28 acrs	Developed as parking lot	14-41; 7/12/90	3353148; 4/13/81	RD	\$	151,250.00	Calculated based on item #46
46	022-027-240 County Rd. parking lot	6,000 s.f.	Developed as parking lot	16-51	8540948; 8/8/81	RD	\$	75,000.00	Per City Council Resolution #18-51

Total: All Departments \$ 856,300.85





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.

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: **PACIFICA REDEVELOPMENT SUCCESSOR AGENCY**

Date Finding of Completion Received: **April 26, 2013**

Date Oversight Board Approved LRPMP: **Initial: June 19, 2013 Amended Plan October 2, 2014**

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.

This submittal is an amendment to the plan previously submitted June 20, 2013. In a letter dated October 10, 2013, DOF informed the Successor Agency that the LRPMP approved June 19, 2013 was not approved. The DOF explanation was that in its view, the LRPMP proposed two alternatives for the permissible use of the six RDA properties.

The Amended LRPMP provides that the City, prior to any transfer of the parking lot properties to the City, will enter into a compensation agreement with the taxing entities. The agreement will specify that the net proceeds from any subsequent sale of such parcels will be distributed to the taxing entities in proportion to each entity's respective share of the property tax base as specified in Health and Safety Code Section 34180(f)(1) and calculated by the County Auditor-Controller, unless a lesser share is agreed to by one or more taxing entities.

The amended plan addresses the review comment and complies with all requirements of the Redevelopment Dissolution Statutes.

Agency Contact Information

Name:	Rafael Mandelman	Name:	Lorie Tinfow
Title:	Successor Agency Legal Counsel	Title:	City Manager / Executive Dir
Phone:	(510) 273-8780	Phone:	(650) 738-7300
Email:	rmandelman@bwsllaw.com	Email:	LTinfow@ci.pacifica.ca.us
Date:	October 6, 2014	Date:	October 6, 2014

Department of Finance Local Government Unit Use OnlyDETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____