

**SUCCESSOR AGENCY OF THE  
REDEVELOPMENT AGENCY OF THE CITY OF MOORPARK  
AGENDA REPORT**

**TO: Successor Agency**

**FROM: David C. Moe II, Redevelopment Manager** *Devin*

**DATE: July 1, 2013 (Meeting of 7/17/13)**

**SUBJECT: Consider Resolution Approving the Long-Range Property Management Plan**

**BACKGROUND AND DISCUSSION**

Pursuant to AB 1484, the Successor Agency to the Redevelopment Agency of the City of Moorpark (Successor Agency) is responsible for drafting a Long-Range Property Management Plan (LRPMP). The Successor Agency must submit a LRPMP for the real property of the dissolved redevelopment agency to the Oversight Board and the Department of Finance for approval pursuant to Health and Safety Code Section 34179.7, within six months (September 21, 2013) after receipt of the Finding of Completion. The Successor Agency has 17 properties that are fully described in the attached spreadsheet. The role of the Oversight Board is to approve the LRPMP and direct the Successor Agency to submit the LRPMP to the Department of Finance.

The LRPMP must include an inventory with specified information about each property including, among other things, the date of acquisition, the value on the date of acquisition, the estimated current value, a history of previous development proposals, and address the use or disposition of each property pursuant to Health and Safety Code Section 34191.5(c). Permitted uses under a property management plan include:

- Retention of the property for governmental use
- Retention of the property for future development
- Sale of the property

Upon approval of the LRPMP by the Department of Finance, the properties are then be placed in a Community Redevelopment Trust Fund administered by the Successor Agency in accordance with the approved LRPMP.

If the approved LRPMP specifies the governmental use of the property, then the property would be transferred to the City of Moorpark (City). Any property to be retained for future development would be transferred to the City upon payment of the market value price to the Successor Agency.

If the LRPMP specifies the sale of the property to a party other than the City, the proceeds from the sale would be deposited in the Successor Agency Trust Fund and used by the Successor Agency to fulfill enforceable obligations. After payment of enforceable obligations, any surplus funds would be distributed as property taxes to the taxing entities.

Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submits the LRPMP to the Oversight Board, the Successor Agency shall submit the LRPMP to the County Administrative Officer, the County Auditor-Controller, and the State of California Department of Finance.

The attached resolution approves the LRPMP in substantial form and authorizes the Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, to modify the LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

Approval of the LRPMP is not a project for purposes of the California Environmental Quality Act (Pub. Res. Code Section 21000 *et seq.*) and the CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (CEQA Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (CEQA Guidelines Section 15061(b)(3)).

#### **STAFF RECOMMENDATION**

1. Adopt Resolution No. SA-2013-\_\_\_\_\_ approving Long-Range Property Management Plan.
2. Authorize staff to submit the LRPMP to the Department of Finance, County Auditor/Controller, State Controller, and County Administrator's Office.

Attachment: Draft Resolution

RESOLUTION NO. SA-2013 - \_\_\_\_\_

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF MOORPARK, CALIFORNIA, FOR THE REGULAR MEETING OF JULY 17, 2013, APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN (LRPMP) PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, as authorized by applicable law, the City of Moorpark has elected to serve as the Successor Agency of the Redevelopment Agency of the City of Moorpark (the "Successor Agency"); and

WHEREAS, on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Redevelopment Agency of the City of Moorpark (the "Agency") transferred to the control of the Successor Agency by operation of law; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare long-range property management plans to address the disposition and use of the real property of the former redevelopment agency, which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on March 25, 2013.

WHEREAS, the Successor Agency has prepared a proposed long-range property management plan ("Plan") in accordance with Health and Safety Code Section 34191.5, and a copy of the Plan is attached to this Resolution as Exhibit "A"; and

WHEREAS, the Successor Agency finds that the Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Successor Agency hereby approves the LRPMP substantially in the form attached hereto as Exhibit A. The Executive Director of the Successor Agency, in consultation with the Successor Agency's legal counsel, may modify the LRPMP as the Executive Director or the Successor Agency's legal counsel deems necessary or advisable.

SECTION 3. Pursuant to Health and Safety Code Section 34180(j), staff of the Successor Agency is hereby authorized and directed to transmit the LRPMP to the Oversight Board, the County Administrative Officer, the County Auditor-Controller, and DOF.

SECTION 4. The staff of the Successor Agency is hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

SECTION 5. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*)(the "Guidelines"), the Successor Agency has determined that the approval of the LRPMP is not a project pursuant to CEQA and is exempt therefrom because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

SECTION 6. The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 17th day of July, 2013.

\_\_\_\_\_  
Janice Parvin, Chair

ATTEST:

\_\_\_\_\_  
Maureen Benson, Secretary

Attachment: Exhibit A

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		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)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value			Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	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	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Vacant Lot/Land	Sale of Property	Sell property and distribute proceeds to taxing entities	3/27/2009	\$ 1,854,000.00	\$ 1,080,000.00	Market	5/21/2013	\$ 1,080,000.00	10/1/2013	Redevelopment	500 Los Angeles Avenue	506-0-050-080	1.9 acres	CPD	\$ 1,080,000.00		N/A	Property was once used as a maintenance yard for CalTrans. The property did have an unauthorized leak of an underground diesel tank which was abated prior to purchase	No potential. Property too far from transit station to be considered. Property not zoned for residential use.	Develop a vacant underutilized/non-property tax producing property into a productive property for the community.	Currently used for RV sales lot.
2	Vacant Lot/Land	Sale of Property	Market property for sale	10/31/2005	\$ 635,000.00	\$ 200,332.00	Market	5/21/2013	\$ 200,000.00	3/1/2014	Moorpark Avenue right of way with balance of the property to be sold for development	347 Moorpark Avenue	511-0-101-350	18,212 sq ft	C-1	\$ 200,000.00		N/A	The property did have an unauthorized leak of an underground diesel tank which was abated prior to purchase	Some potential, within a 1/2 mile from transit station. Property not zoned for residential use.	Develop a vacant underutilized/non-property tax producing property into a productive property for the community.	Widening of Moorpark Avenue and small office building
3	Vacant Lot/Land	Future Development	Retain for future development in downtown area	6/24/2003	\$ 451,439.00	\$ 239,280.00	Market	5/21/2013	\$ 239,000.00	10/1/2013	Redevelopment	467 High Street	512-0-081-110	21,750 sq ft	C-OT	\$ 239,000.00	\$ -	N/A	N/A	High potential, within one block of transit station. Property not zoned for residential use.	Develop a vacant underutilized/non-property tax producing property into a productive property for the community.	3 proposals for office building and commercial restaurant building
4	Vacant Lot/Land	Governmental Use	Downtown Public Parking	11/19/2010	\$ 915,952.00	\$ 220,000.00	Market	5/21/2013	\$ -	N/A	Redevelopment	450 High Street	512-0-082-020,030	20,000 sq ft	C-OT	\$ 220,000.00	\$ -	N/A	Former gas/diesel fueling station. Previous history of underground storage tank leaks. Cases were closed.	High potential, within one block of transit station. Property not zoned for residential use.	Provide additional parking for downtown area	None
5	Other	Other	Retain for existing and future parking lots, downtown park, Moorpark Avenue right of way, Moorpark Chamber of Commerce location, and future commercial uses in downtown area	Property acquired at two different dates. 2.54 acres on 8/7/93 and .35 acres on 2/8/08.	Property acquired at two different dates. \$800,000.00 for 2.54 acres in 1993 and \$56,000.00 for .35 acres in 2008 for a total value of \$856,000.00	\$ 1,384,768.00	Market	5/21/2013	\$ 1,384,768.00	6/1/2014	Existing and future parking lots, downtown park, Moorpark Avenue right of way, and future commercial uses in downtown area	192 High Street	512-0-090-115	2.89 acres	C-OT	\$ 1,384,768.00	\$20,172.00 Annual	N/A	N/A	Very high potential. Immediately adjacent to transit station. Property not zoned for residential use.	Provide commercial office and restaurant spaces to enhance the transit site and provide additional public parking and public park	80,000 sq ft commercial office/retail/restaurant/parking use
6	Vacant Lot/Land	Sale of Property	Sell property	3/12/2007	\$ 583,000.00	\$ 479,160.00	Market	5/21/2013	\$ 480,000.00	10/1/2013	Redevelopment	Princeton Avenue (Lots 69-82)	513-0-024-105, 135	2.26 acres	M-2	\$ 479,160.00	\$ -	N/A	N/A	No potential. Property too far from transit station to be considered. Property not zoned for residential use.	Relocation site for fueling station to make space available for additional parking in downtown	Relocation site for fueling station

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		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)
7	Commercial	Governmental Use	Parking and support facility for the adjacent Performing Arts Center operations	12/21/2007	\$ 950,000.00	\$ -	Market	5/21/2013	\$ -	N/A	Government purposes	33 E. High Street	512-0-091-090	7,500 sq ft	C-OT	\$21,468.00 Annual	N/A	N/A	High, within 2 blocks of transit station. Property not zoned for residential use.	Provide parking and office uses to support the performing arts center	Currently developed as offices with parking
8	Vacant Lot/Land	Governmental Use	Future Civic Center expansion site	2003	\$ 352,645.00	\$ -	Market	5/21/2013	\$ -	N/A	Future Civic Center expansion site	47 W. High Street	511-0-050-080	6,341 sq ft	C-OT	\$ -	N/A	N/A	High, within a few blocks of transit station. Property not zoned for residential use.	Intended for Civic Center expansion project	None
9	Vacant Lot/Land	Governmental Use	Future Civic Center expansion site	6/8/1995	\$ 100,000.00	\$ -	Market	5/21/2013	\$ -	N/A	Future Civic Center expansion site	Part of Civic Center	511-0-050-090	10,500 sq ft	C-OT	\$ -	N/A	N/A	High, within a few blocks of transit station. Property not zoned for residential use.	Intended for Civic Center expansion project	None
10	Vacant Lot/Land	Governmental Use	Future Civic Center expansion site	4/5/1994	\$ 105,169.00	\$ -	Market	5/21/2013	\$ -	N/A	Future Civic Center and Library expansion site	661 Moorpark Ave	511-0-050-140	15,839 sq ft	I	\$ -	N/A	N/A	High, within a few blocks of transit station. Property not zoned for residential use.	Intended for Civic Center expansion project	None
11	Vacant Lot/Land	Governmental Use	Future Civic Center expansion site	9/19/2001	\$ 881,500.00	\$ -	Market	5/21/2013	\$ -	N/A	Future Civic Center and Library expansion site	83 W. High St	511-0-050-175	1.04 acres	C-OT	\$ -	N/A	N/A	High, within a few blocks of transit station. Property not zoned for residential use.	Intended for Civic Center expansion project	None
12	Other	Governmental Use	Performing Arts	8/1/2005	\$1,250,000.00	\$ -	Market	5/21/2013	\$ -	N/A	Performing Arts and Recreation	45 E. High St	512-0-091-080	7500 sq ft	C-OT	\$1.00 Annual	N/A	N/A	High, within 2 blocks of transit station	Intended for cultural arts center in downtown area	None
13	Police/Fire Station	Governmental Use	Police Station	2001	\$1,061,034.00	\$ -	Market	5/21/2013	\$ -	N/A	Police Station	610 Spring Rd	512-0-171-225	3.81 acres	CPD	\$90,600.00 Annual	N/A	N/A	N/A	Police Station	Currently developed as the Moorpark Police Station and California Highway Patrol Station
14	Other	Governmental Use	Veteran's Memorial	2001	\$ 106,103.00	\$ -	Market	5/21/2013	\$ -	N/A	Street realignment	Spring Road	512-0-174-015		CPD	\$ -	N/A	N/A	N/A	Veteran's Memorial Site	Currently developed as a Veteran's Memorial Site
15	Public Building	Governmental Use	Post Office	8/17/1993	\$ 228,429.00	\$ -	Market	5/21/2013	\$ -	N/A	Redevelopment and Government Use	100 High St	511-0-090-420,430	66,211 sq ft	M-2	\$1.00 Annual	N/A	N/A	N/A	Relocated post office to downtown	Currently developed as the Moorpark Post Office
16	Parking Lot/Structure	Governmental Use	Post office parking and downtown public parking	8/17/1993	\$ 136,756.00	\$ -	Market	5/21/2013	\$ -	N/A	Redevelopment and Government Use		512-0-090-050	39,713 sq ft	C-OT/M-1	\$ -	N/A	N/A	N/A	To provide additional downtown parking in addition to post office parking	Currently developed as a parking lot for the Post Office and downtown parking
17	Vacant Lot/Land	Governmental Use	Public Works and Parks Department Yard	2/15/2002	\$ 912,580.00	\$ -	Market	5/21/2013	\$ -	N/A	To construct a City Corp yard	627 Fitch Ave	512-0-150-805	4.19 acres	M-1	\$ -	N/A	N/A	N/A	City Public Works/Park Yard	Currently developed as a City Public Works and Parks Yard