AGENDA

REGULAR MEETING OF THE OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE
COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT
AGENCY OF THE CITY OF SANTA FE SPRINGS

JUNE 11, 2014
4:30 P.M.

Council Chambers
11710 Telegraph Road
Santa Fe Springs, CA 90670

Gerald M. Caton, Chair
Leighton Anderson, Vice Chair
Mike Foley, Board Member
Louie Gonzalez, Board Member
Cuong Nguyen, Board Member
Harry Stone, Board Member
Noorali Delawalla, Board Member

Public Comment: *The public is encouraged to address the Oversight Board on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Oversight Board, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the City Clerk or a member of staff. The Oversight Board will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Oversight Board will hear public comment on matters not listed on the agenda during the Oral Communications period.*

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda, or unless certain emergency or special circumstances exist. The Oversight Board may direct staff to investigate and/or schedule certain matters for consideration at a future meeting.

Americans with Disabilities Act: *In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

Please Note: *Agendas are available for inspection at the office of the City Clerk, City Hall, 11710 E. Telegraph Road during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Thursday and alternate Fridays. Telephone (562) 868-0511.*

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **CONSENT AGENDA**
Consent Agenda items are considered routine matters which may be enacted by one motion and vote. Any item may be removed from the Consent Agenda and considered separately by the Oversight Board.

Approval of Minutes

A. Minutes of the April 2, 2014 Special Oversight Board Meeting
Recommendation: That the Oversight Board approve the minutes as submitted.

NEW BUSINESS

5. Resolution No. OB-2014-004 – Approving a Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5

Recommendation: That the Oversight Board approve Resolution No. OB-2014-004.

6. **ORAL COMMUNICATIONS**
This is the time when comments may be made by interested persons on matters not on the agenda having to do with Oversight Board business.

7. **ADJOURNMENT**
I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda was posted at the following locations; Santa Fe Springs City Hall, 11710 Telegraph Road; Santa Fe Springs City Library, 11700 Telegraph Road; and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 24 hours prior to the meeting.

Anita Jimenez
Anita Jimenez, CMC
Santa Fe Springs
Oversight Board Clerk

June 6, 2014
Date

MINUTES OF THE SPECIAL MEETING OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS

APRIL 2, 2014

1. CALL TO ORDER

The meeting was called to order at 5:00 p.m. by Vice Chair Anderson.

2. ROLL CALL

Present: Board Members Delawalla, Foley, and Stone, Vice Chair Anderson, Oversight Board Counsel Peter Wallin, and Board Clerk Anita Jimenez
Absent: Board Members González and Nguyen, Chair Caton

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chair Anderson.

4. CONSENT AGENDA

Approval of Minutes

A. Minutes of the February 26, 2014 Special Oversight Board Meeting

Recommendation: That the Oversight Board approve the minutes as submitted.

Board Member Stone moved the approval of Item 4A; Board Member Foley seconded the motion which passed unanimously.

NEW BUSINESS

5. Resolution No. OB-2014-003 Approving a bond Expenditure Agreement between the City of Santa Fe springs and the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs

Recommendation: That the Oversight Board adopt Resolution No. OB-2014-003.

The City's Assistant Director of Finance, Travis Hickey, stated that the State Department of Finance (DOF) requires that Oversight Boards approve Bond Expenditure agreements prior to the City utilizing the funds.

Board Member Stone moved to approve Item 5; Board Member Foley seconded the motion which passed by the following vote roll call vote: Delawalla, Foley, Stone, Anderson.

6. ORAL COMMUNICATIONS

Oral Communications were opened at 5:05 p.m. There being no one wishing to speak, Oral Communications were closed.

7. ADJOURNMENT

4A

At 5:06 p.m., Vice Chair Anderson adjourned the meeting.

_____
Gerald M. Caton
Oversight Board Chair

ATTEST:

_____
Anita Jimenez, Board Clerk

_____
Date

NEW BUSINESS

Oversight Board
June 11, 2014

TO: Oversight Board Members

FROM: Successor Agency to the Santa Fe Springs CDC

ORIGINATED BY: Thaddeus McCormack, City Manager

SUBJECT: **Resolution No. OB-2014-001 Approving the Successor Agency's Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5**

RECOMMENDED ACTION

That the Oversight Board: 1). Hear a presentation on the draft Long-Range Property Management Plan; and 2). Adopt Resolution No. OB-2014-004, approving the Successor Agency's Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5.

BACKGROUND

Assembly Bill 1484 specifically under Health and Safety Code Section 34191.5 (b) requires Successor Agencies to prepare a Long-Range Property Management Plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agencies. Also pursuant to Health and Safety Code Section 341915(b), the Successor Agency must submit the LRPMP to the Oversight Board and Department of Finance (DOF) no later than six months following the issuance by the DOF to the Successor Agency of the Finding of Completion pursuant to Health and Safety Code Section 34179.7.

The LRPMP's purpose is to address the disposition and use of non-housing real properties of the former Santa Fe Springs Community Development Commission (RDA). The LRPMP is subject to approval by the Oversight Board and the State of California Department of Finance (DOF) and is required to include the following information pertaining to all real property assets of the Successor Agency:

- Date of acquisition
- Value at time of purchase
- Estimated current value
- Purpose for which the property was acquired;
- Parcel data;
- Estimate of lease rental or other revenues generated by the property;
- History of environmental contamination;
- Description of property's potential for transit-oriented development;
- History of development proposals and activity;
- Recommended use or disposition of all the properties owned by the Successor Agency.

At the March 27, 2014, City Council meeting, the Successor Agency authorized the Successor Agency to enter into an agreement with Tierra West Advisors, Inc., to prepare the City's LRPMP. Since that time, Staff has been working with the firm to prepare the LRPMP. As of this writing, a preliminary draft has been completed and the Successor Agency has scheduled a Study Session on June 12, 2014 to review and approve it.

Thaddeus McCormack
City Manager

Attachments:
Long-Range Property Management Plan
Resolution OB-20014-004

RESOLUTION NO. OB-2014-004

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT COMMISSION/REDEVELOPMENT AGENCY OF THE CITY OF SANTA FE SPRINGS HEREBY RESOLVES AS FOLLOWS:

WHEREAS, pursuant to AB X1 26 enacted in June 2011 (as amended by AB 1484 enacted in June 2012, the "Dissolution Act") the Redevelopment Agency of the City of Santa Fe Springs (the "Dissolved RDA") was dissolved as of February 1, 2012, and the City of Santa Fe Springs, acting in a separate limited capacity elected to serve as the Successor Agency of the Dissolved RDA; and

WHEREAS, pursuant to the Dissolution Act the Successor Agency is charged with paying the enforceable obligations, disposing of the properties and other assets, and unwinding the affairs of the Dissolved RDA; and

WHEREAS, an oversight board for the Successor Agency (the "Oversight Board") has been formed and is functioning in accordance with Health & Safety Code Section 34179; and

WHEREAS, the real property and specified other assets of the Dissolved RDA were transferred to the ownership and control of the Successor Agency as of February 1, 2012 pursuant to Health & Safety Code 34175(b); and

WHEREAS, the Properties were acquired by the Dissolved RDA for redevelopment with uses consistent with, and for projects identified in, the Redevelopment Plan; and

WHEREAS, on December 5, 2013, the Successor Agency received its Finding of Completion letter from the California Department of Finance (the "DOF") pursuant to Health & Safety Code Section 34179.7, confirming that the Successor Agency had made the specified required payments under the Dissolution Act; and

WHEREAS, the Successor Agency has prepared and approved for submittal to the Oversight Board and California Department of Finance a Long-Range Property Management Plan ("LRPMP") that includes the required information and addresses the disposition and use of real property formerly owned by the Redevelopment Agency/Community Development Commission of the City of Santa Fe Springs; and

WHEREAS, approval of the Plan will allow the City of Santa Fe Springs to retain certain properties for governmental use pursuant to Health and Safety Code Section 34191.5(c)(2); and

WHEREAS, the Oversight Board has determined it is in the best interests of the affected taxing entities in Los Angeles County to proceed with disposition and use of former Redevelopment Agency properties pursuant to the LRPMP;

NOW, THEREFORE, the Oversight Board does hereby resolve as follows:

SECTION 1. The recitals set forth above are true and correct and incorporated herein by reference.

SECTION 2. The Oversight Board hereby approves the Long-Range Property Management Plan (LRPMP) in the form attached hereto as Exhibit "A".

SECTION 3. The Oversight Board finds and determines that the Long-Range Property Management Plan, the disposition and use of property pursuant to the Plan, will be of benefit to the taxing entities for the reasons set forth in the staff report accompanying this Resolution.

SECTION 4. The Oversight Board hereby approves the disposition and transfer of those properties identified in the LRPMP as governmental use, those properties needed to fulfill enforceable obligations, and those properties planned for future development, to the City of Santa Fe Springs in conformance with the Plan and Health and Safety Code Section 34191.5.

SECTION 5. The Oversight Board hereby approves the transmittal of the LRPMP to the California Department of Finance substantially in the form attached hereto as Exhibit "A", and upon approval of the LRPMP by the Department of Finance, authorizes the Successor Agency to take such actions as necessary to implement the LRPMP.

SECTION 6. The Oversight Board Clerk shall certify to the adoption of this Resolution.

PASSED AND ADOPTED, by the Oversight Board of the Successor Agency to the Community Development Commission/Redevelopment Agency of the City of Santa Fe Springs on _____, 2014.

_____
Oversight Board Chair

ATTEST:

_____
Oversight Board Clerk

CITY OF SANTA FE SPRINGS

Long-Range Property Management Plan

DRAFT

Prepared by Tierra West Advisors, Inc.

May 22, 2014

ACKNOWLEDGEMENTS

City of Santa Fe Springs

Successor Agency to the Community Development Commission/ Redevelopment Agency of the City of Santa Fe Springs

Successor Agency Board Members
Juanita A. Trujillo, Mayor
Laurie M. Rios, Mayor Pro Tem
Richard J. Moore, Councilmember
William K. Rounds, Councilmember
Jay Sarno, Councilmember

Oversight Board of the Successor Agency to the Community Development Commission/ Redevelopment Agency of the City of Santa Fe Springs

Oversight Board Members
Gerald M. Caton, Chair
Leighton Anderson, Vice Chair
Mike Foley, Board Member
Louie Gonzalez, Board Member
Cuong Nguyen, Board Member
Harry Stone, Board Member
Noorali Delawalla, Board Member

Successor Agency Staff
Thaddeus McCormack, City Manager
Wayne M. Morrell, Director of Planning
Jose A. Gomez, Director of Finance
Anita Jimenez, Deputy City Clerk
Rafael Garcia, Planner

Tierra West Advisors, Inc.
Rose Acosta Yonai, Sonia Arteaga Shurlock, Lauren Yonai
Walter Lauderdale, John Yonai
Graphics: Ana Española, Jason Chiang

May 22, 2014

Subject: Long- Range Property Management Plan

Honorable Chair and Members of City of Santa Fe Springs Successor Agency Board and the Oversight Board:

On June 27, 2012 Assembly Bill 1484 ("AB 1484") was introduced by the California State Legislature and signed into law by the Governor to address issues and ambiguities arising from the implementation of Assembly Bill x1 26 ("ABx1 26"). AB 1484 not only provides clarification but also imposes several new obligations on both Successor Agencies and Oversight Boards.

AB 1484 also added Section 34191.5 to the Health and Safety Code which requires a Successor Agency to prepare a long-range property management plan that identifies all Successor Agency real estate assets along with their proposed disposition strategies. Specifically, AB 1484 requires that the report contain the following information for each parcel:

A. The date of acquisition of the parcel, the value of the property at the time of acquisition, and an estimate of the current value of the property;
B. The purpose for which the property was acquired;
C. Parcel data including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan;
D. An estimate of the current value of the property (including any appraisal information if available);
E. An estimate of any lease, rental or other revenue generated by the property along with a description of the contract terms;
F. A history of any environmental contamination (including designation as a Brownfield site), any related environmental studies, and history of any remedial actions taken;
G. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency;
H. A description of previous development proposals, including rental or lease property.

In addition to the information required by AB 1484, we have included staff's recommendations regarding the disposition of each property.

Sincerely,
TIERRA WEST ADVISORS, INC.

John N. Yonai
Chairman/Principal

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INTRODUCTION

This document constitutes the Long-Range Property Management Plan (LRPMP) of the Successor Agency (Successor Agency) of the former Community Development Commission of the City of Santa Fe Springs (Former CDC) and its redevelopment project area (see **Figure 1**), prepared in accordance with Health and Safety Code Section 34191.5.

The Former CDC was dissolved on October 1, 2011, pursuant to ABx1 26 (as amended by AB 1484). These Redevelopment Dissolution Statutes govern the dissolution of the Former CDC, which includes the disposition of its former real property. At the time of its dissolution, the Former CDC owned thirty-nine (39) parcels of real property (collectively, the Properties, and individually, a Property), which are the subject of and are fully described in this LRPMP. **Figure 2** provides a general location map of the Properties within Santa Fe Springs.

The Properties are located within the boundaries of the former Consolidated Redevelopment Project Area (Project Area) and are subject to the provisions of the Consolidated Redevelopment Plan for the respective Project Area, the Santa Fe Springs General Plan, and the City's zoning and land use regulations, as set forth in City codes and ordinances (the Redevelopment Plan is described further in the LRPMP).

The Successor Agency is now responsible for the disposition of the Properties in accordance with the procedures and requirements of Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Sections 34191.1, 34191.3, 34191.4(a), 34191.5.

The LRPMP is being presented for consideration of approval on May 22, 2014 to the Santa Fe Springs Successor Agency (i.e., Santa Fe Springs City Council serving in its separate capacity as the governing board of the Successor Agency). The Successor Agency obtained a "finding of completion" from the California Department of Finance (DOF) on December 5, 2013 (**Appendix A**), pursuant to Health and Safety Code Section 34179.7 that entitles the Successor Agency to submit this LRPMP for approval by the Oversight Board and DOF. On May 28, 2014, the LRPMP will be presented to the Oversight Board of the Successor Agency (Oversight Board), which was established pursuant to the Redevelopment Dissolution Statutes, for consideration of approval. If both the Successor Agency and the Oversight Board approve the LRPMP, it will be transmitted to the DOF for approval on June 4, 2014.

In accordance with Health and Safety Code Section 34191.5(c), Part I of the LRPMP contains an inventory of the required descriptive information related to each of the Properties and Part II addresses and sets forth the proposed plan for disposition and uses of each of the Properties. Accompanying the LRPMP is the information checklist required by the DOF (**Appendix B**), and the optional DOF tracking worksheet (attached to the transmittal of this LRPMP to the DOF).

The remaining sections of the LRPMP are organized as follows:

- Background
- Overview of Santa Fe Springs and its Redevelopment History
- Part I: Property Inventory; and
- Part II: Property Disposition and Use

BACKGROUND

On June 27, 2012, Assembly Bill 1484 ("AB 1484") was passed by the California Legislature and signed by the Governor. AB 1484 makes several substantive and technical amendments to ABx1 26, the bill enacted in late June 2011 that directed the dissolution of all of California's redevelopment agencies. As a budget "trailer bill," a bill providing appropriations related to the Budget Bill, AB 1484 took immediate effect upon signature by the Governor.

AB 1484 required those involved in the process of winding down redevelopment to learn and implement significant new rules of conduct just as they were beginning to adapt to and implement the already complex rules mandated by ABx1 26. Although AB 1484 establishes a separate legal status of the Successor Agency, several provisions expose the dissolved CDC's sponsoring community city and/or county ("Sponsoring Community") to penalties and liabilities for the actions and inactions of the *separate entity* that is the Successor Agency.

Consistent with State Legislation ABx1 26 (the "Dissolution Act") and AB 1484, this Long-Range Property Management Plan (the "Plan") sets forth the strategy and process for the City of Santa Fe Springs' Successor Agency ("Successor Agency") to dispose of former Santa Fe Springs Redevelopment Agency real property assets ("Assets" or "Asset") within its Community Redevelopment Property Trust Fund (the "Trust"). The Successor Agency's goal is to dispose of the Assets expeditiously and in a manner aimed to maximize value to the taxing entities, while still advancing the planning objectives for which the properties were originally acquired.

Based on the above premise, and with the approval of the Successor Agency and Oversight Board, all Assets will undergo a disposition evaluation process to determine if the properties should be: 1) transferred to the Santa Fe Springs Housing Authority for a governmental purpose; 2) transferred to the City of Santa Fe Springs for a governmental purpose; 3) transferred/sold to the City of Santa Fe Springs for redevelopment activities; 4) retained by the Successor Agency to fulfill an enforceable obligation; 5) offered for sale to adjoining property owners or tenants; 6) offered for sale to persons on established interest lists; or 7) listed for sale with an approved broker on the open market.

OVERVIEW OF THE CITY OF SANTA FE SPRINGS AND ITS REDEVELOPMENT HISTORY

City Background

The City of Santa Fe Springs is located about 13 miles southeast of downtown Los Angeles, at the convergence of the I-605 (San Gabriel River) and I-5 (Santa Ana) Freeways. Neighboring communities include Whittier, Cerritos, La Mirada, Norwalk, Downey, and Pico Rivera. Major north-south streets in Santa Fe Springs include Pioneer Boulevard, Norwalk Boulevard, and Carmenita Road. Major east-west streets include Slauson Avenue, Telegraph Road, Imperial Highway, and Rosecrans Avenue. The Santa Fe Springs and Southern Pacific rail lines also traverse the City.

Santa Fe Springs has long served as one of the key industrial cities of the Los Angeles region. The City came into this role with the discovery of oil in the early part of the last century, and by 1923 it was the largest producer of oil in the State of California. Since then, the range of industrial enterprises has multiplied. Oil is now but a part of the diversified industrial base of the City, where over 82% of the land base is zoned for industrial use. The City's 2014 residential population was 17,349, 18% higher than its residential population in 1970 (14,750). Virtually all of the residential land is located in the western half of Santa Fe Springs, along the San Gabriel River.

The City of Santa Fe Springs and the CDC have been involved in redevelopment since 1966, with a primary focus on three (3) goals including 1) elimination of blight, 2) economic development assistance, and 3) the creation and maintenance of affordable housing. These goals have been substantively achieved through efforts since 1966, and the CDC has also had significant success with the remediation of contaminated soils on industrial parcels.

Redevelopment Background

In 1961, the City of Santa Fe Springs (the "City"), acting pursuant to the California Community Redevelopment Law, Section 33000 et seq. of the California Health and Safety Code (the "Redevelopment Law"), activated the Redevelopment Agency of the City of Santa Fe Springs (the "Agency") by a resolution of the City Council of the City (the "City Council"). Under the terms of this resolution the City Council declared itself to be the governing body of the Agency.

Thereafter, pursuant to Ordinance No. 815, adopted by the City Council on October 8, 1992, and Part 1.7 (commencing with Section 34100) of the Health and Safety Code of the State of California, the City Council duly established the Commission as successor to the Agency in order to provide the City with the option of operating and governing the Agency and the City's housing authority under a single operating entity and board. Although the Commission is an entity distinct from the City, certain City personnel provide staff support for the Commission. The Commission pays a portion of the City's personnel and pension costs based upon the time spent on Commission business by specific employees.

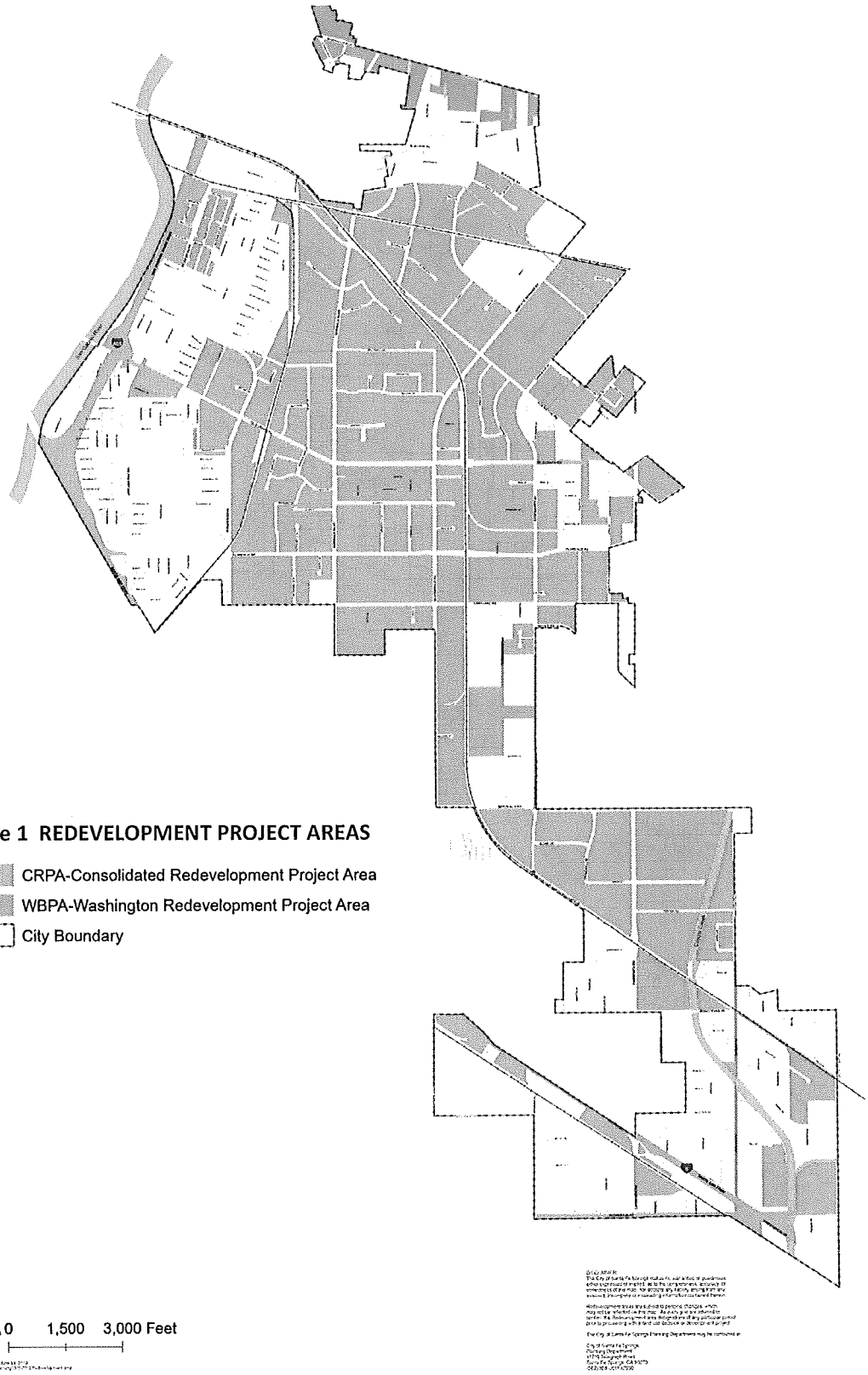


Figure 1 REDEVELOPMENT PROJECT AREAS

- CRPA-Consolidated Redevelopment Project Area
- WBPA-Washington Redevelopment Project Area
- City Boundary

At one time, there were four (4) separate redevelopment project areas in the City:

- Flood Ranch Project, initially formed on April 14, 1966
- Pioneer-Telegraph Redevelopment Project, initially formed on June 8, 1972
- Norwalk Boulevard Redevelopment Project, initially formed on July 31, 1972
- Oil Field Redevelopment Project, initially formed on August 9, 1973

In 1980, the original project areas were merged into one (1) project area named the Consolidated Redevelopment Project. The original Consolidated Redevelopment Project consisted of approximately 2,090 acres of land. On July 16, 1986, the Washington Boulevard Redevelopment Project was formed.

Since then, the Consolidated Redevelopment Project has been amended as follows:

- Amendment No. I to the Consolidated Redevelopment Project ("Amendment No. I," referred to in the Fiscal Consultant's Report as the "1982 Annex") was adopted on July 9, 1981 and enlarged the Consolidated Redevelopment Project Area by the addition of more than 1,337 acres of land.

- On November 11, 1990, Amendment No. III to the Consolidated Redevelopment Project ("Amendment No. III," referred to in the Fiscal Consultant's Report as the "1992 Annex") was approved enlarging the Consolidated Redevelopment Project Area by 22.6 acres.

The Consolidated Redevelopment Project, as amended, contains approximately 3,450 acres of land. The four (4) initial redevelopment project areas, together with land added by Amendment No. I and Amendment No. III, are sometimes referred to as the "Component Project Areas."

PART I: INVENTORY AND PROFILE OF PROPERTIES

The following is the required inventory information for each of the thirty-nine (39) properties transferred from the Former CDC to the Successor Agency. This inventory is organized to address the specific LRPMP inventory subsections listed in Health and Safety Code Section 34191.5(c)(1), with each item corresponding to the specific letter of this section of the Health and Safety Code (e.g., item *"(A)"* provides the required information from HSC Section 34191.5(c)(1)*(A)* and so forth). These thirty-nine (39) Properties are described below:

PROPERTIES TRANSFERRED FROM THE FORMER CDC TO THE SUCCESSOR AGENCY

ASSET	LOCATION DESCRIPTION		USE CATEGORY
	Address	Assessor Parcel Number	
Property 1	15517 Carmenita Road	7005-004-904	Governmental Use
Property 2	No Site Address	8002-015-900	Governmental Use
Property 3	No Site Address	8005-008-900	Governmental Use
Property 4	No Site Address	8005-011-900	Governmental Use
Property 5	No Site Address	8005-015-907	Governmental Use
Property 6	No Site Address	8005-015-909	Governmental Use
Property 7	No Site Address	8005-015-910	Governmental Use
Property 10	No Site Address	8007-001-905	Governmental Use
Property 11	No Site Address	8007-001-907	Governmental Use
Property 12	11045 Davenrich St	8007-014-905	Governmental Use
Property 14	No Site Address	8008-001-919	Governmental Use
Property 15	No Site Address	8008-004-901	Governmental Use

Property 16	No Site Address	8008-004-902	Governmental Use
Property 17	No Site Address	8008-017-925	Governmental Use
Property 18	No Site Address	8008-017-926	Governmental Use
Property 19	No Site Address	8008-017-927	Governmental Use
Property 20	No Site Address	8008-023-900	Governmental Use
Property 21	10202 Flallon Ave	8008-023-901	Governmental Use
Property 22	10211 Pioneer Blvd	8008-029-903	Governmental Use
Property 23	No Site Address	8009-007-915	Governmental Use
Property 24	No Site Address	8009-007-926	Governmental Use
Property 25	No Site Address	8009-007-927	Governmental Use
Property 26	No Site Address	8009-007-928	Governmental Use
Property 29	No Site Address	8009-026-900	Governmental Use
Property 30	No Site Address	8011-002-901	Future Development
Property 31	No Site Address	8011-002-902	Future Development
Property 32	No Site Address	8011-002-903	Future Development
Property 36	No Site Address	8011-018-900	Future Development
Property 37	No Site Address	8011-018-901	Future Development
Property 38	No Site Address	8011-018-902	Future Development
Property 39	No Site Address	8011-018-903	Future Development
Property 40	No Site Address	8011-018-904	Future Development
Property 41	No Site Address	8011-018-905	Future Development
Property 42	No Site Address	8011-018-906	Future Development
Property 43	No Site Address	8011-019-911	Future Development
Property 44	12800 Imperial Hwy	8045-001-905	Governmental Use
Property 45	No Site Address	8045-001-906	Governmental Use
Property 46	No Site Address	8082-002-914	Sale of Property
Property 47	No Site Address	8082-002-915	Governmental Use

Source: Tierra West Advisors, Inc.

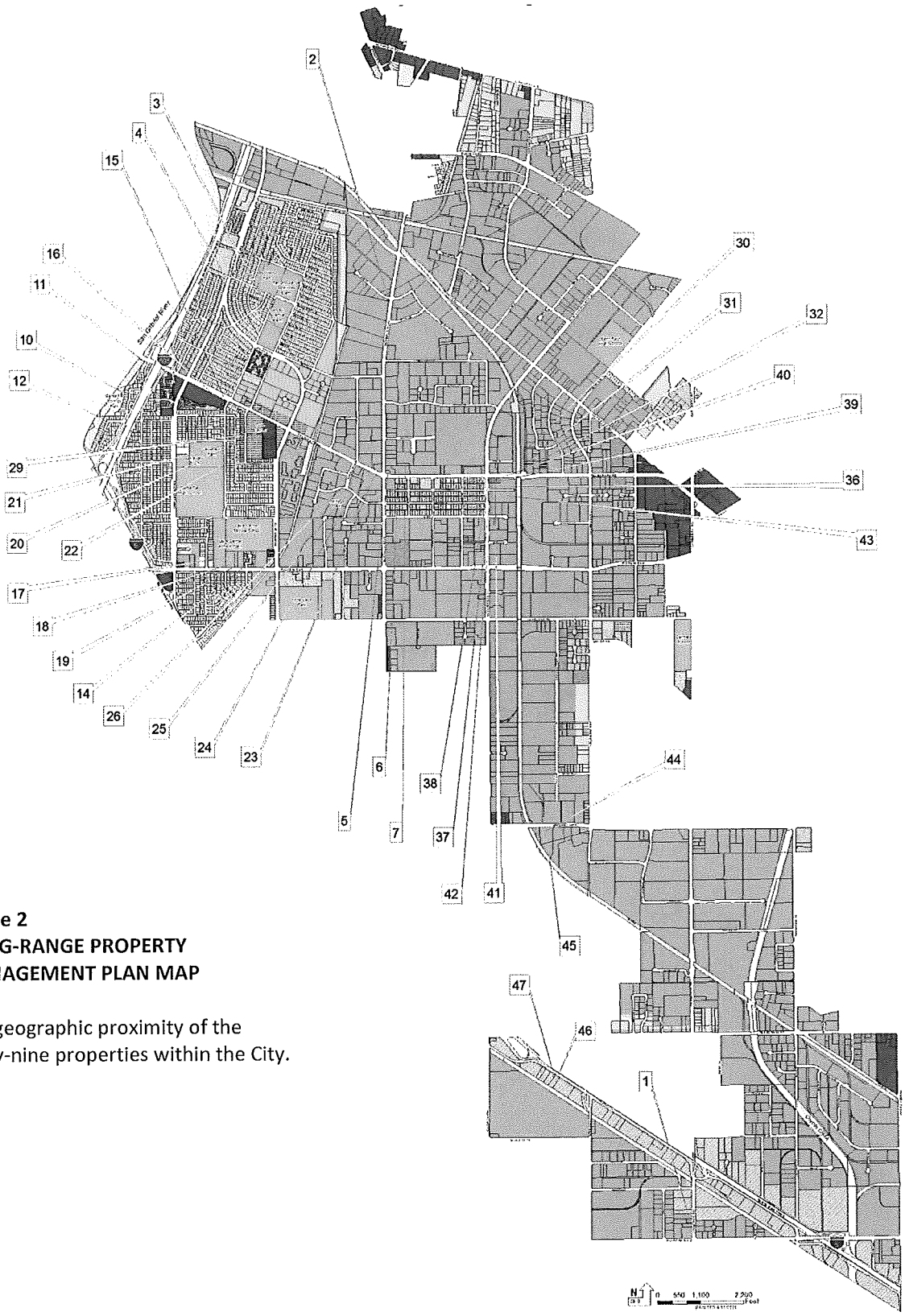


Figure 2
LONG-RANGE PROPERTY MANAGEMENT PLAN MAP

The geographic proximity of the thirty-nine properties within the City.

PROFILE OF PROPERTIES

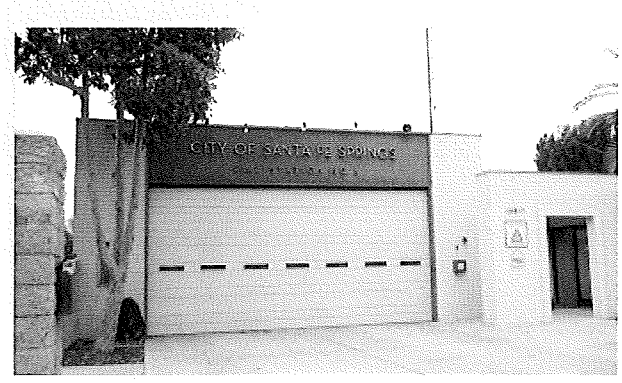
The following is a description of property and environmental setting for each of the thirty-nine properties transferred from the Former CDC to the Successor Agency. Each parcel is divided into three categories: a) governmental use, b) future development properties, and c) sale of property. Specifically, pursuant to AB 1484, the report contains the following information for each parcel:

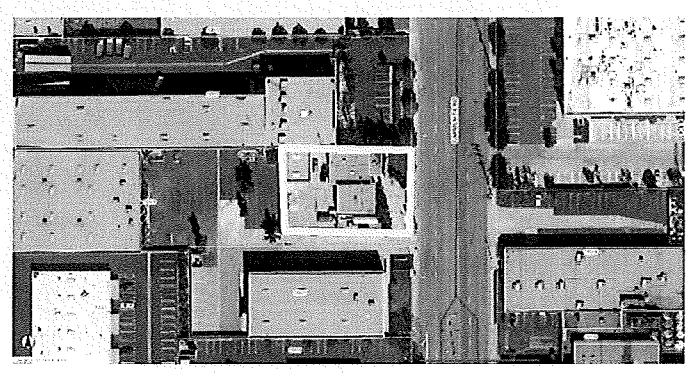
A. **Acquisition Information:** the date of acquisition of the parcel, the value of the property at the time of acquisition, and an estimate of the current value of the property;
B. **Purpose of Acquisition:** the purpose for which the property was acquired;
C. **Parcel Data:** address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan;
D. **Current Value**: an estimate of the current value of the property (including any appraisal information if available);
E. **Revenue Generated**: An estimate of any lease, rental or other revenue generated by the property along with a description of the contract terms;
F. **Environmental Contamination or Remediation**: a history of any environmental contamination (including designation as a Brownfield site), any related environmental studies, and history of any remedial actions taken;
G. **Potential for Transit-Oriented Development and the Advancement of the Planning Objectives:** a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency;
H. **History of Development Proposals and Activity:** a description of previous development proposals, including rental or lease property.

A. GOVERNMENTAL USE PROPERTY

PROPERTY 1

SFS FIRE STATION #3
Site Address: 15517 Carmenita Road
Assessor Parcel Number: 7005-004-904



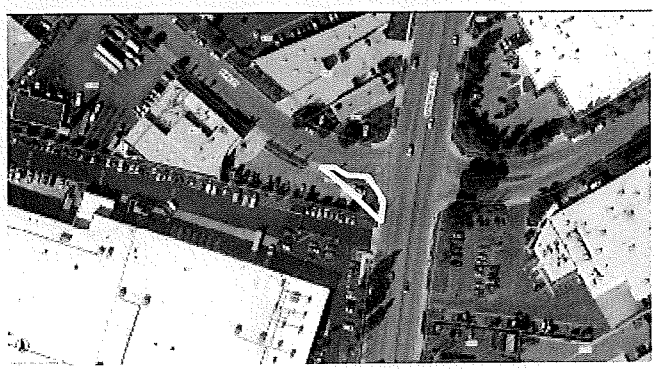


Description of the property and environmental setting:

A. Acquisition Information	Acquired March 28, 1996. The value of the property at the time of the purchase was $109,313.
B. Purpose of Acquisition	The property was acquired for governmental use as a fire station. The site is currently occupied by the Santa Fe Springs Fire Station Number 3.
C. Parcel Data	The property address is 15517 Carmenita Road, Santa Fe Springs, California. The Assessor Parcel number is 7005-004-904. The lot size is 14,575 square feet or 0.33 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a fire station.

PROPERTY 2

LANDSCAPED STRIP
No Site Address
Assessor Parcel Number: 8002-015-900

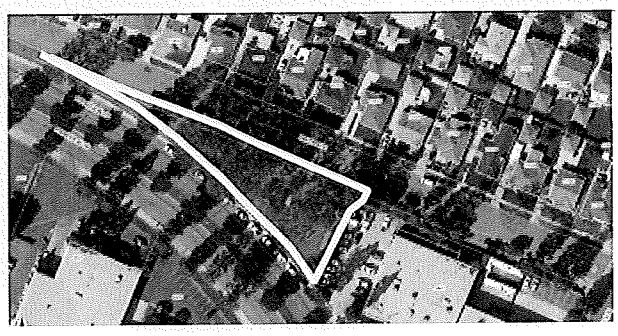


Description of the property and environmental setting:

A. Acquisition Information	Acquired on February 24, 2006. The value of the property at the time of purchase was $17,184.
B. Purpose of Acquisition	The property was acquired for governmental use as a roadway greenbelt. The parcel is currently a landscaped strip.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8002-015-900. The lot size is 1,432 or 0.03 acres. The current zoning is Manufacturing and Industrial (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There has been no history of previous development proposals this site other than a roadway greenbelt.

PROPERTY 3

OPEN SPACE PARKETTE
No Site Address
Assessor Parcel Number: 8005-008-900

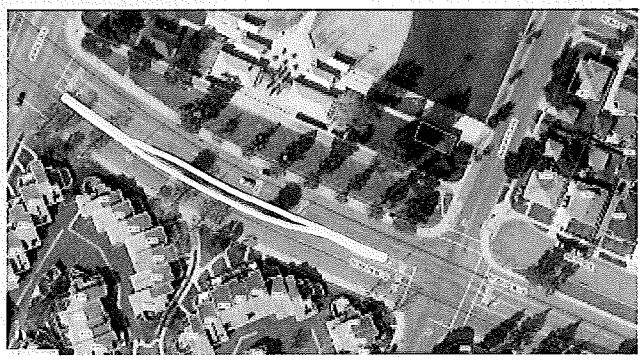


Description of the property and environmental setting:

A. Acquisition Information	Acquired on July 29, 1975. The value of the property at the time of purchase was $43,124.
B. Purpose of Acquisition	The property was acquired for governmental use as a roadway/ parkway. The property is currently a landscaped open space parkette.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8005-008-900. The lot size is 21,562 or 0.49 acres. The current zoning is Limited Manufacturing (ML).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than an open space parkette.

PROPERTY 4

LANDSCAPE MEDIAN
No Site Address
Assessor Parcel Number: 8005-011-900

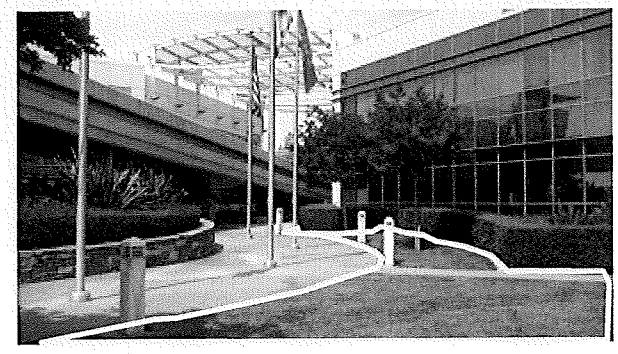


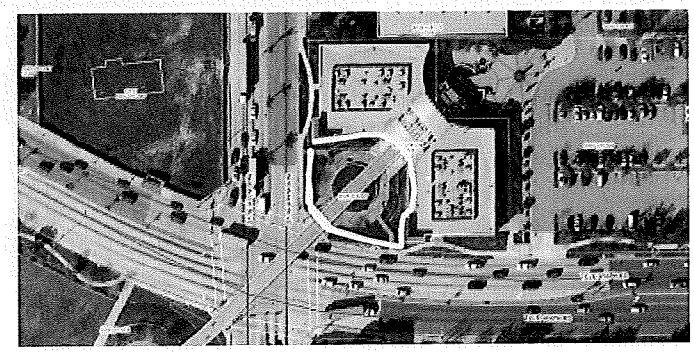
Description of the property and environmental setting:

A. Acquisition Information	Acquired on June 16, 1982. The value of the property at the time of purchase was $2,366.
B. Purpose of Acquisition	The property was acquired for governmental use as a roadway greenbelt. The site is a landscaped median.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8005-011-900. The lot size is 1,183 or 0.02 acres. The current zoning is Multi-Family Residential (R3-PD).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity at this site other than as a roadway greenbelt.

PROPERTY 5

HERITAGE SPRINGS COURTYARD
No Site Address
Assessor Parcel Number: 8005-015-907



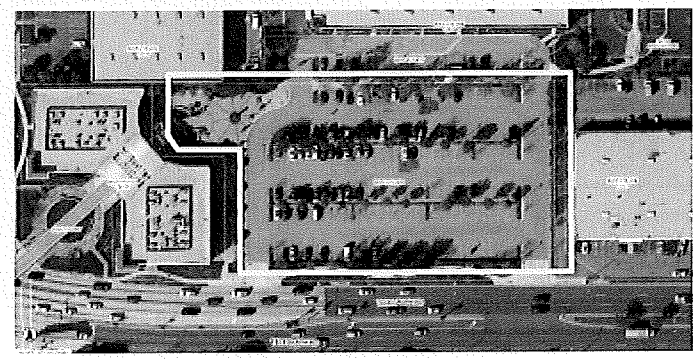


Description of the property and environmental setting:

A. Acquisition Information	Acquired on December 15, 1998. The value of the property at the time of purchase was $80,480.
B. Purpose of Acquisition	The property was acquired for governmental use as a landscaped courtyard. The property was purchased to facilitate the construction of a portion of the pedestrian bridge that spans across the intersection of Telegraph Road and Norwalk Boulevard to link the building to the Heritage Springs Office Complex and auxiliary parking.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8005-015-907. The lot size is 10,060 or 0.23 acres. The current zoning is Manufacturing and Industrial (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity at this site other than a landscaped courtyard/open space.

PROPERTY 6

HERITAGE SPRINGS PARKING LOT
No Site Address
Assessor Parcel Number: 8005-015-909

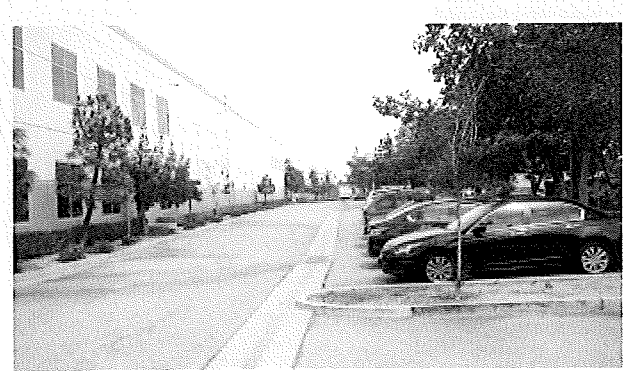


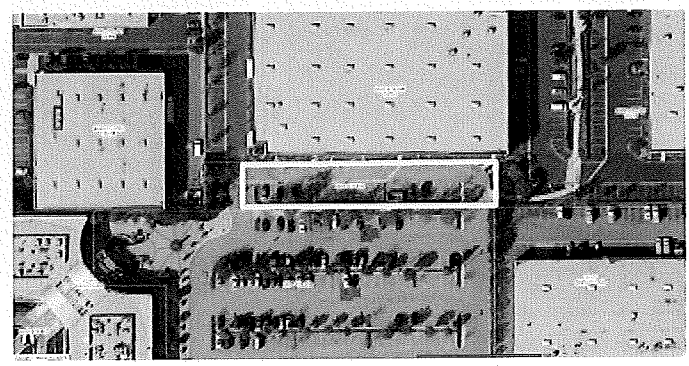
Description of the property and environmental setting:

A. Acquisition Information	Acquired on December 15, 1998. The value of the property at the time of acquisition was $761,728.
B. Purpose of Acquisition	The property was acquired for governmental use as a landscaped parking lot. The site is currently a parking lot used to serve the Heritage Springs Corporate Center.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8005-015-909. The lot size is 95,216 or 2.18 acres. The current zoning is Manufacturing and Industrial (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There have are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as landscaped parking lot.

PROPERTY 7

N.S. HERITAGE SPRINGS PARKING
No Site Address
Assessor Parcel Number: 8005-015-910



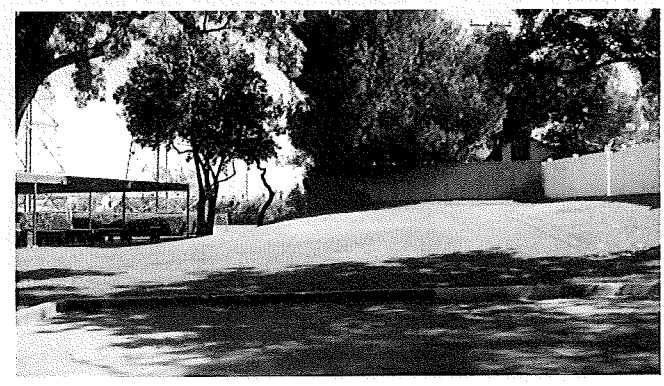


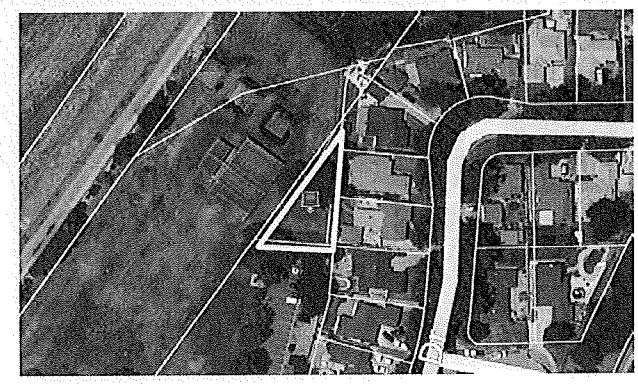
Description of the property and environmental setting:

A. Acquisition Information	Acquired on October 23, 2000. The value of the property at the time of purchase was $185,220.
B. Purpose of Acquisition	The property was acquired for governmental use as a landscaped parking lot. The site is currently a parking lot used to serve the Heritage Springs Corporate Center.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8005-015-910. The lot size is 18,522 or 0.42 acres. The current zoning is Manufacturing and Industrial (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a landscaped parking lot.

PROPERTY 10

SFS Park Portion/Cedardale
No Site Address
Assessor Parcel Number: 8007-001-905



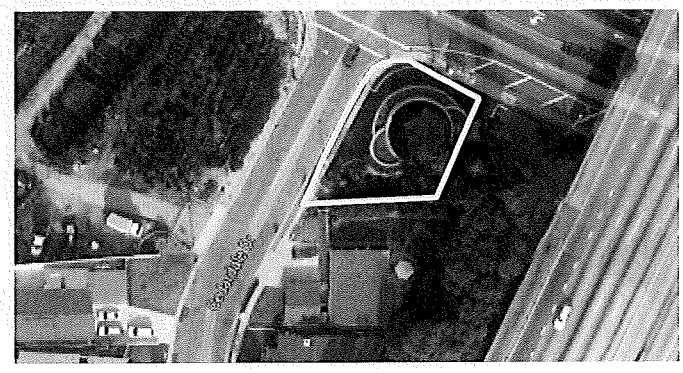


Description of the property and environmental setting:

A. Acquisition Information	Acquired on July 29, 1992. The value of the property at the time of acquisition was $33,925.
B. Purpose of Acquisition	The property was acquired for governmental use as a landscaped open space park. The site is a portion of the Santa Fe Springs Park.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8007-001-905. The lot size is 6,785 or 0.15 acres. The current zoning is Light Agriculture (A-1).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than landscaped open space park land.

PROPERTY 11

WEST ENTRANCE MONUMENT SIGN
No Site Address
Assessor Parcel Number: 8007-001-907



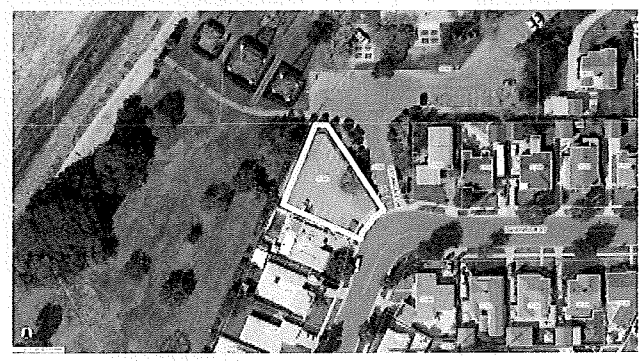
Description of the property and environmental setting:

A. Acquisition Information	Acquired on September 26, 1984. The value of the property at the time of acquisition was $17,991.
B. Purpose of Acquisition	The property was acquired for governmental use as a governmental landscaped area for the City's "Welcome to Santa Fe Springs" sign. The site contains the City of Santa Fe Springs west entrance monument sign fountain. This project was funded under the City's capital improvements plan.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8007-001-907. The lot size is 5,997 or 0.13 acres. The current zoning is Light Agriculture (A-1).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as the landscaped area for the city welcome sign.

PROPERTY 12

SFS PARK PARKING LOT/CEDARDALE

Site Address: 11045 Davenrich Street
Assessor Parcel Number: 8007-014-905

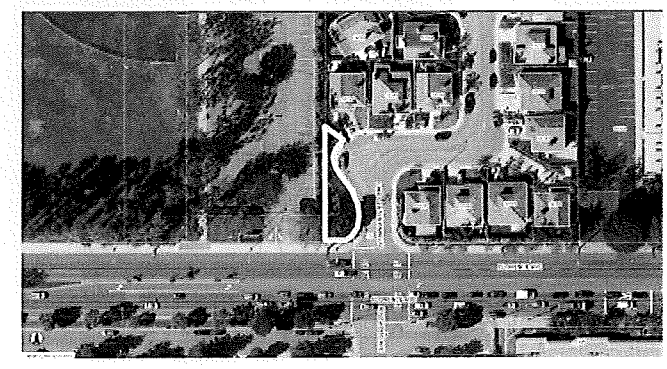


Description of the property and environmental setting:

A. Acquisition Information	Acquired on July 10, 1992. The value of the property at the time of acquisition was $42,455.
B. Purpose of Acquisition	The property was acquired for governmental use as a parking lot for the Santa Fe Springs Park. The site is a paved parking lot. The property was once a multi-family residential structure which was acquired to provide parking for visitors of the Santa Fe Springs Park.
C. Parcel Data	The property address is 11045 Davenrich Street, Santa Fe Springs, CA. The assessor's parcel number is 8007-014-905. The lot size is 8,491 or 0.19 acres. The current zoning is Single Family Residential (R-1).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	The site was once occupied by a multi-family residential unit. To date, there is no history of previous development proposals or activity for this site other than as a parking lot to serve the Santa Fe Springs Park.

PROPERTY 14

LANDSCAPE STRIP LAKE CENTER PARK
No Site Address
Assessor Parcel Number: 8008-001-919

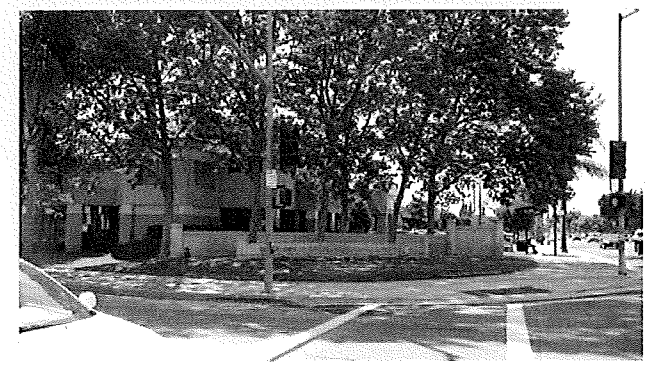


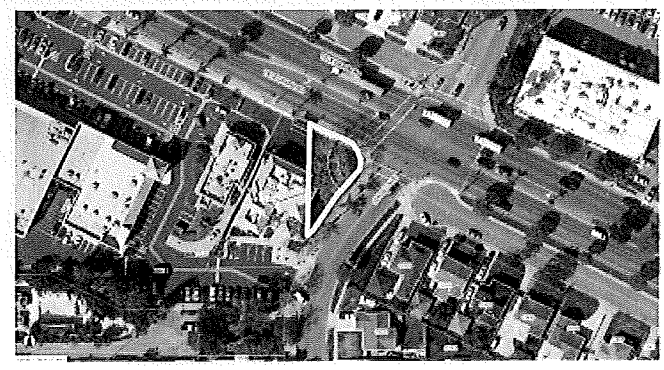
Description of the property and environmental setting:

A. Acquisition Information	Acquired on December 29, 1993. The value of the property at the time of acquisition was $1.9 million.
B. Purpose of Acquisition	The property was acquired for governmental use as a pocket park. The site is a landscaped strip of Lake Center Park. The City purchased a dilapidated structure, demolished it and built residential housing units which were sold. The City kept this remnant median piece in an agreement to construct a pocket park.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8008-001-919. The lot size is 3,140 or 0.07 acres. The current zoning is Multi-family Residential (R-3-PD).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than a pocket park.

PROPERTY 15 PARKWAY FOR POLICE SERVICE

No Site Address
Assessor Parcel Number: 8008-004-901



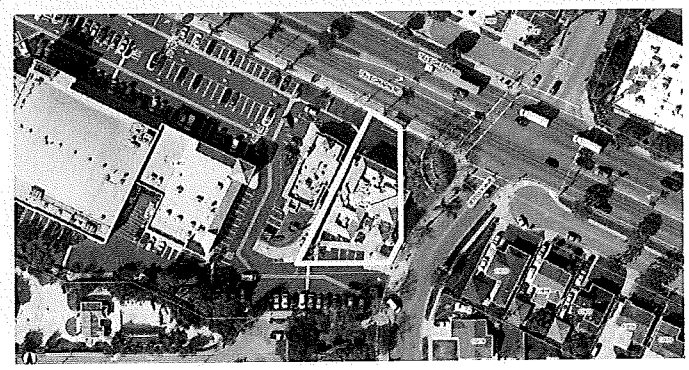


Description of the property and environmental setting:

A. Acquisition Information	Acquired on August 30, 1991. The value of the property at the time of acquisition was $21,480.
B. Purpose of Acquisition	The property was acquired for governmental use as open space for the Police Center. The site is a landscaped parkway for the police services building.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8008-004-901. The lot size is 4,296 or 0.09 acres. The current zoning is Community Commercial (C-4-PD).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a landscaped parkway.

PROPERTY 16

POLICE SERVICE CENTER
Site Address: 11576 Telegraph Road
Assessor Parcel Number: 8008-004-902

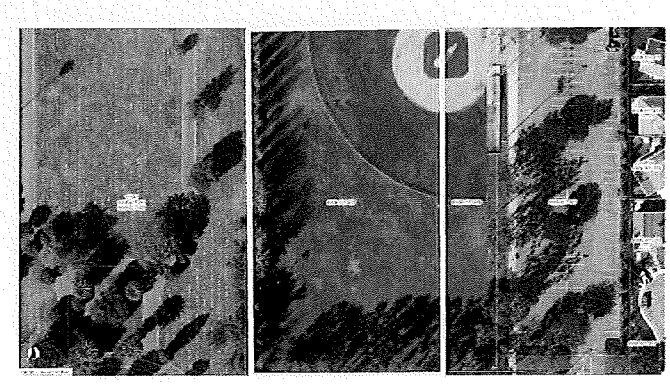


Description of the property and environmental setting:

A. Acquisition Information	Acquired on August 30, 1991. The value of the property at the time of acquisition was $63,615.
B. Purpose of Acquisition	The property was acquired for governmental use as a police service center. The site contains a police services center.
C. Parcel Data	The official property address is 11576 Telegraph Road, Santa Fe Springs, California. The assessor's parcel number is 8008-004-902. The lot size is 12,723 or 0.29 acres. The current zoning is Community Commercial (C-4-PD).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a police service center.

PROPERTY 17

LAKE CENTER ATHLETIC PARK
No Site Address
Assessor Parcel Number: 8008-017-925

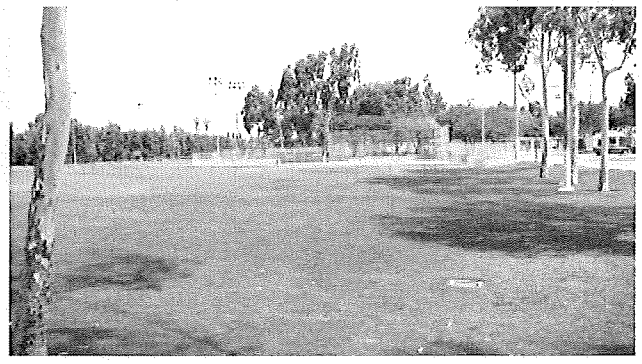


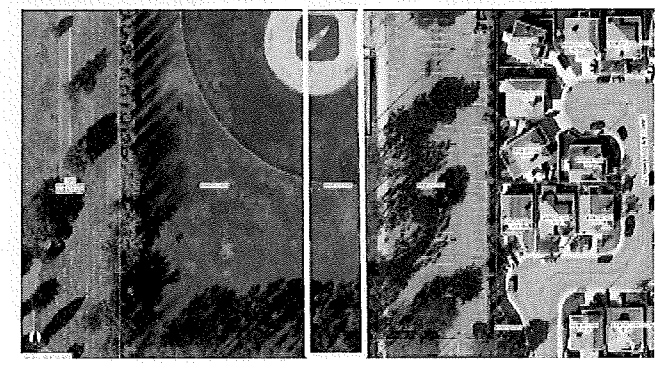
Description of the property and environmental setting:

A. Acquisition Information	Acquired on July 8, 1982. The value of the property at the time of acquisition was $195,420.
B. Purpose of Acquisition	The property was acquired for governmental use as a public use facility/park. The site is currently the location of Lake Center Athletic Park.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8008-017-925. The lot size is 97,710 or 2.24 acres. The current zoning is Public Use Facility (PF).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a public use facility/ park.

PROPERTY 18

LAKE CENTER ATHLETIC PARK
No Site Address
Assessor Parcel Number: 8008-017-926



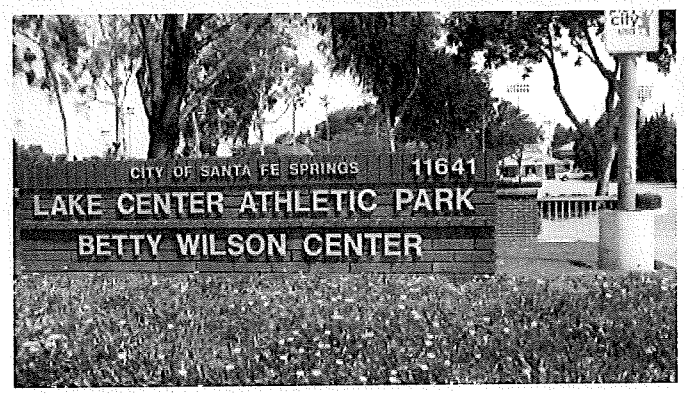


Description of the property and environmental setting:

A. Acquisition Information	Acquired on July 8, 1982. The value of the property at the time of acquisition was $59,388.
B. Purpose of Acquisition	The property was acquired for governmental use as a public use facility/park. The site is currently the location of Lake Center Athletic Park.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8008-017-926. The lot size is 29,694 or 0.68 acres. The current zoning is Public Use Facility (PF).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a public use facility/ park.

PROPERTY 19

LAKE CENTER ATHLETIC PARK
No Site Address
Assessor Parcel Number: 8008-017-927



Description of the property and environmental setting:

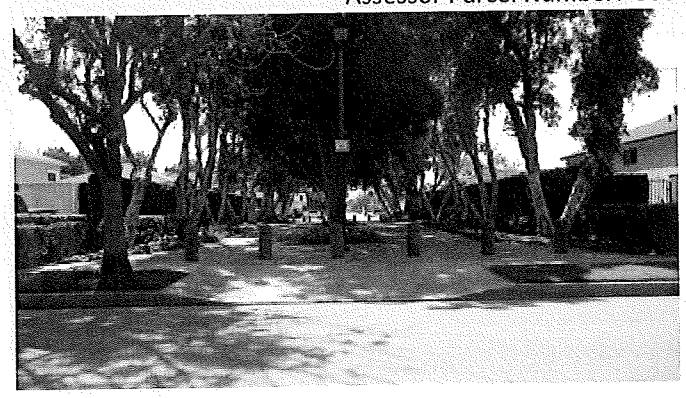
A. Acquisition Information	Acquired on July 8, 1982. The value of the property at the time of acquisition was $134,094.
B. Purpose of Acquisition	The property was acquired for governmental use as a public use facility/park. The site is currently the location of the Lake Center Athletic Park parking lot.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8008-017-927. The lot size is 67,047 or 1.53 acres. The current zoning is Public Use Facility (PF).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a parking lot for the Lake Center Athletic Park.

PROPERTY 20

ALBURTIS PARKWAY

No Site Address

Assessor Parcel Number: 8008-023-900

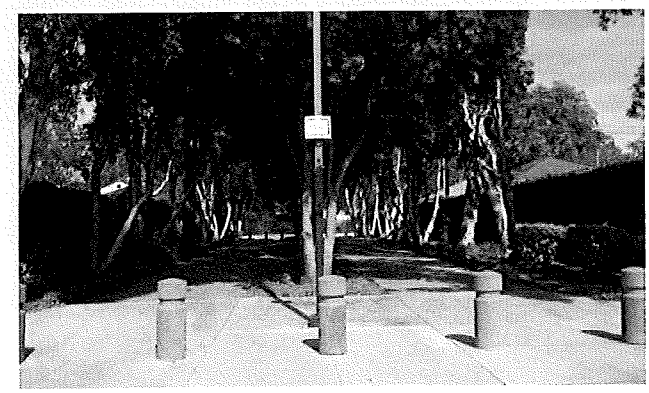


Description of the property and environmental setting:

A. Acquisition Information	Acquired on May 12, 1986. The value of the property at the time of purchase was $25,010.
B. Purpose of Acquisition	The property was acquired for governmental use as a pathway/park. The site, known as the Alburtis Parkway serves as community access to the Civic Center.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8008-023-900. The lot size is 5,002 or 0.11 acres. The current zoning is Single Family Residential (R-1-D).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a pathway/ park.

PROPERTY 21

FLALLON PARKWAY
Site Address: 10202 Flallon Avenue
Assessor Parcel Number: 8008-023-901



Description of the property and environmental setting:

A. Acquisition Information	Acquired on March 17, 1989. The value of the property at the time of purchase was $19,656.
B. Purpose of Acquisition	The property was acquired for governmental use as a pathway/park. The site, known as the Flallon Parkway serves as community access to the Civic Center.
C. Parcel Data	The property address is 10202 Flallon Avenue, Santa Fe Springs, California. The assessor's parcel number is 8008-023-901. The lot size is 4,914 or 0.11 acres. The current zoning is Single Family Residential (R-1-D).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a pathway/park.

PROPERTY 22

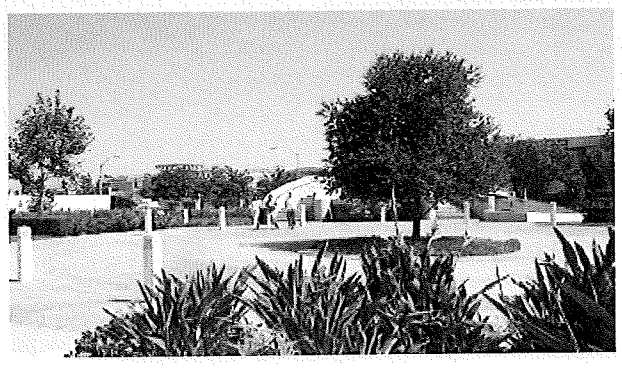
CLARKE ESTATE
Site Address: 10211 Pioneer Boulevard
Assessor Parcel Number: 8008-029-903

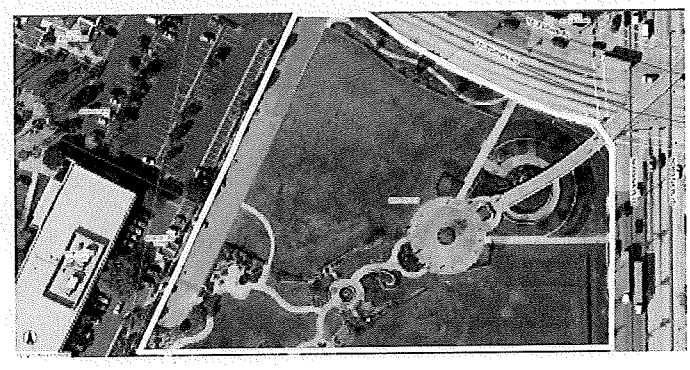
Description of the property and environmental setting:

A. Acquisition Information	Acquired on October 22, 1986. The value of the property at the time of purchase was $1,313,920.
B. Purpose of Acquisition	The property was acquired for governmental use as a public park. The site, known as the Clarke Estate, is a registered historical landmark; it is one of the few remaining residential houses in California designed and built in 1919 by Irving Gill, pioneer architect of the modern movement. The property was purchased with the intent of making it available for public use as a museum and open space. The site is located within the City's Design Zone. The purpose of the Zone is to promote the orderly harmonious development of areas of the community adjacent to the town center, parks, or other buildings or areas of special interest to the public, and to ensure that the appearance of the areas surrounding such facilities shall be maintained at a high standard.
C. Parcel Data	The property address is 10211 Pioneer Boulevard, Santa Fe Springs California. The assessor's parcel number is 8008-029-903. The lot size is 262,784 or 6.03 acres. The current zoning is Limited Manufacturing Administration & Research Zone w/Design Overlay (ML-D).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	Clarke Estate's maintenance and operation is funded through the City's General Fund account. The facility is used for City events, and for occasional non-City events which do not generate net revenue. The facility's maintenance and operational costs exceed all facility revenues and are funded through the Parks and Recreation Department.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There has been no history of previous development proposals or activity for this site other than as a public park.

PROPERTY 23 SCULPTURE GARDEN PARK

No Site Address
Assessor Parcel Number: 8009-007-915



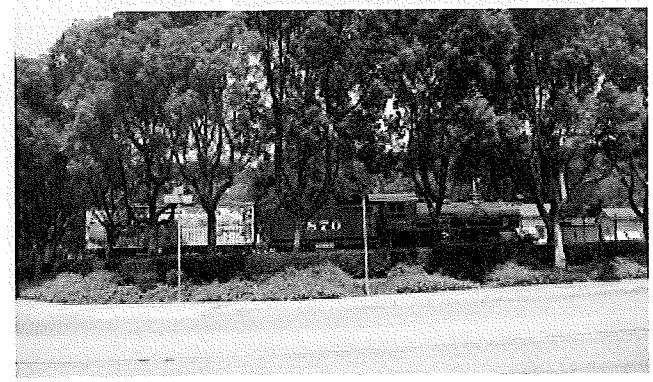


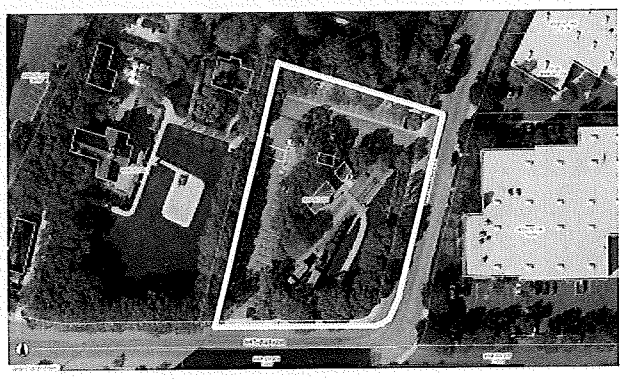
Description of the property and environmental setting:

A. Acquisition Information	Acquired on December 28, 1983. The value of the property at the time of acquisition was $459,500.
B. Purpose of Acquisition	The property was acquired for governmental use as a public open space park. This site, referred to as Sculpture Garden, currently houses historical memorabilia consisting of 13 sculptures depicting Santa Fe Springs' history from the time of the Gabrielino Indians to the present. The former Santa Fe Springs Community Development Commission funded the Bridge and Sculpture Garden.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8008-007-915. The lot size is 229,750 or 5.27 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a public park.

PROPERTY 24

CABOOSE AREA IN HERITAGE PARK
No Site Address
Assessor Parcel Number: 8009-007-926



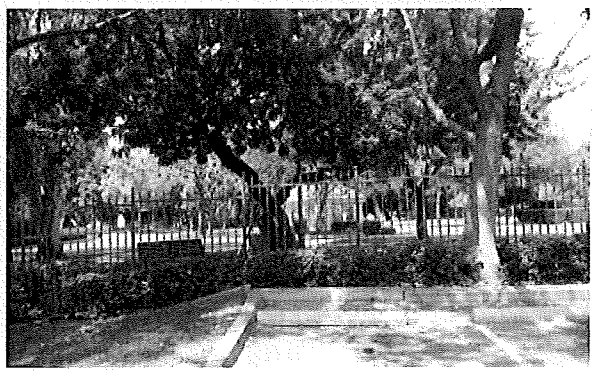


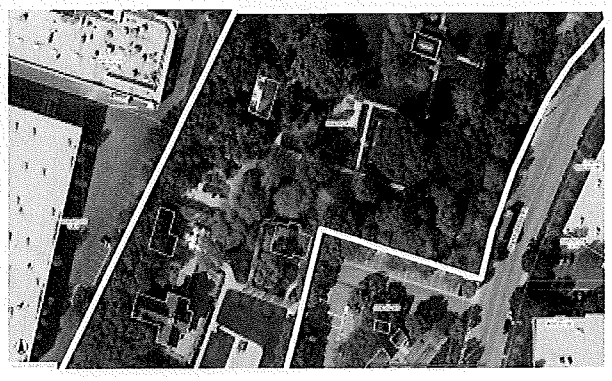
Description of the property and environmental setting:

A. Acquisition Information	Acquired on January 12, 1987. The value of the property at the time of acquisition was $294,245.
B. Purpose of Acquisition	The property was acquired for governmental use as a park. This site is a portion of Heritage Park and houses an old historical train station and engine caboose as a featured attraction at this location.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8009-007-926. The lot size is 58,849 or 1.35 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a park.

PROPERTY 25

HERITAGE PARK
No Site Address
Assessor Parcel Number: 8009-007-927



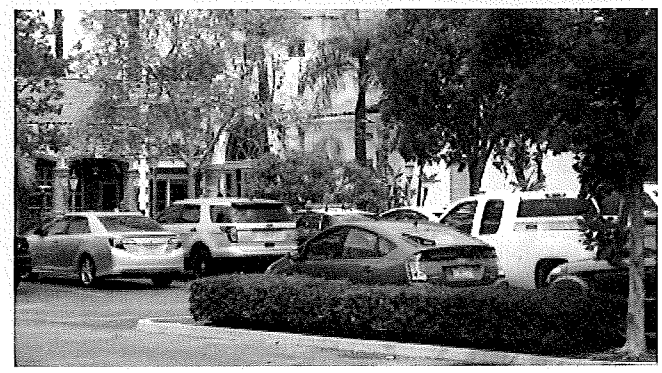


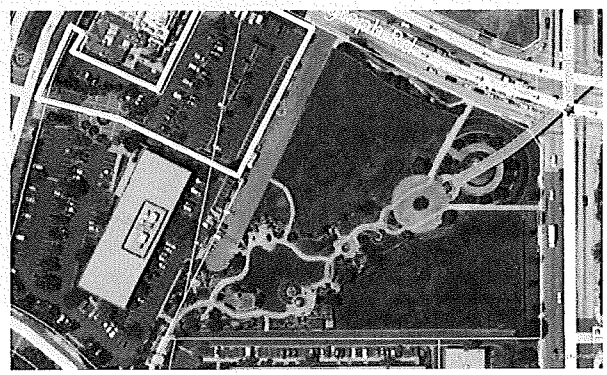
Description of the property and environmental setting:

A. Acquisition Information	Acquired on January 12, 1987. The value of the property at the time of acquisition was $1,349,395.
B. Purpose of Acquisition	The property was acquired for governmental use as a public park. The site is known as Heritage Park. The buildings and grounds have been restored and registered as a California State Historical Site. Heritage Park is operated by the Santa Fe Springs Parks and Recreation Services Division under the Department of Community Services.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8009-007-927. The lot size is 269,879 or 6.19 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a public park.

PROPERTY 26

SCULPTURE GARDEN PARKING LOT
No Site Address
Assessor Parcel Number: 8009-007-928



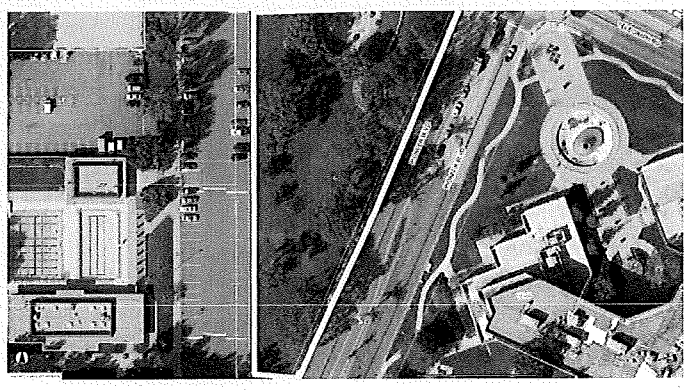


Description of the property and environmental setting:

A. Acquisition Information	Acquired on January 12, 1987. The value of the property at the time of acquisition was $181,920.
B. Purpose of Acquisition	The property was acquired for governmental use as a parking lot. The site is the Sculpture Garden Parking lot used to service Sculpture Garden Park, Heritage Park and other civic uses in the immediate vicinity.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8009-007-928. The lot size is 36,384 or 0.83 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a primary parking lot for the Sculpture Garden Park visitors.

PROPERTY 29

SOARING DREAMS PLAZA
No Site Address
Assessor Parcel Number: 8009-026-900

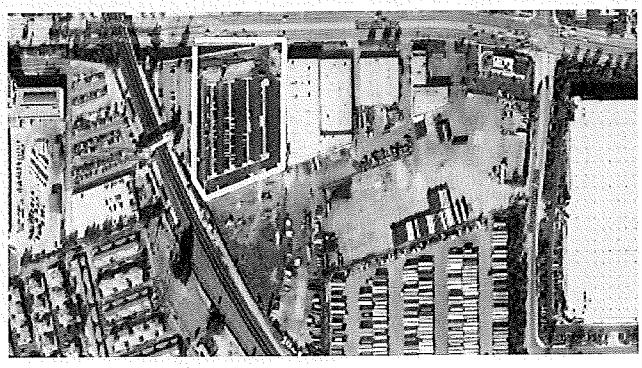


Description of the property and environmental setting:

A. Acquisition Information	Acquired on November 23, 1979. The value of the property at the time of purchase was $169,986.
B. Purpose of Acquisition	The property was acquired for governmental use as a public park. The site is Soaring Dreams Plaza, which is a public park.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8009-026-900. The lot size is 84,993 or 1.95 acres. The current zoning is Limited Manufacturing Administration & Research with Design Overlay ((ML-D).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There has been no history of previous development proposals or activity for this site other than as an open space public park.

PROPERTY 44

TRANSPORTATION CENTER PARKING LOT
Site Address: 12800 Imperial Highway
Assessor Parcel Number: 8045-001-905

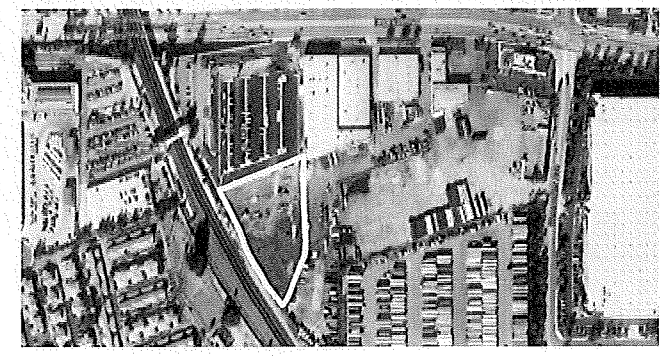


Description of the property and environmental setting:

A. Acquisition Information	Acquired on December 17, 2007. The value of the property at the time of acquisition was $1,626,060.
B. Purpose of Acquisition	The property was acquired for governmental use as a parking lot. The site is a parking lot constructed as part of a transportation center. The site was purchased with redevelopment funds and Los Angeles County Metropolitan Transportation Authority funds. Additionally, the City of Norwalk donated part of the west yard and Santa Fe Springs donated land to the facility and must be maintained as part of the Transportation Center.
C. Parcel Data	The property address is 12800 Imperial Highway, Santa Fe Springs, CA. The assessor's parcel number is 8045-001-905. The lot size is 135,505 or 3.11 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	The site is part of a transportation center and Metrolink Station. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan, both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a parking lot for the Transportation Center.

PROPERTY 45

UNDEVELOPED LOT REAR OF PROPERTY 44
No Site Address
Assessor Parcel Number: 8045-001-906

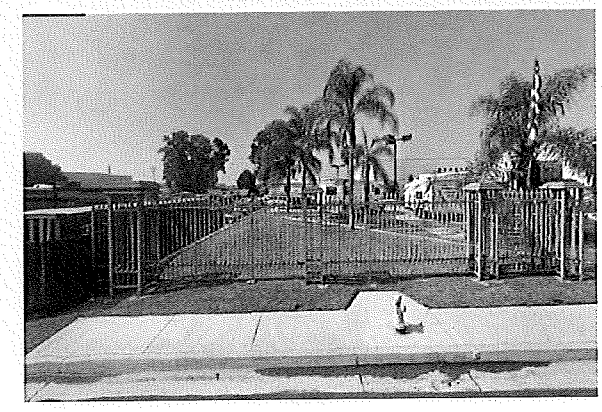


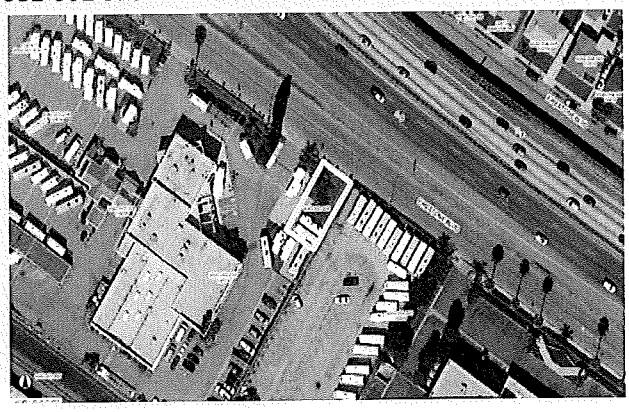
Description of the property and environmental setting:

A. Acquisition Information	Acquired on December 17, 2007. The value of the property at the time of acquisition was $916,332.
B. Purpose of Acquisition	The property was acquired for governmental use as a parking lot. The site is an undeveloped lot immediately adjacent to assessor's parcel number 8045-001-905. The site is intended to be improved as a parking lot to facilitate the expansion of the Transportation Center. The site was purchased with redevelopment funds and Los Angeles County Metropolitan Transportation Authority funds. Additionally, the City of Norwalk donated part of the west yard and Santa Fe Springs donated land to the facility and must be maintained as part of the Transportation Center.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8045-001-906. The lot size is 76,361 or 1.75 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	Santa Fe Springs General Plan Updated Environmental Impact Report of 1994 indicates potential location of past and present underground leaking tanks reported at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	The site is immediately adjacent to assessor's parcel number 8045-001-905 which is part of an existing transportation center. This parcel is under consideration for development to facilitate the expansion of the Transportation Center. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan, both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this sit other than a parking lot for the Transportation Center.

PROPERTY 47

GREENBELT/OPEN SPACE
No Site Address
Assessor Parcel Number: 8082-002-915





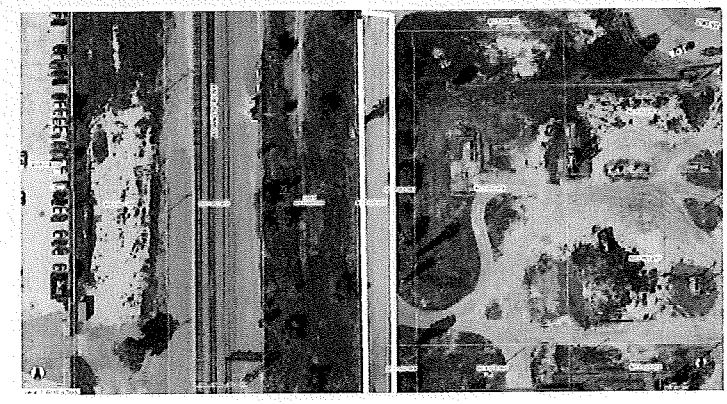
Description of the property and environmental setting:

A. Acquisition Information	Acquired on April 27, 1987. The value of the property at the time of acquisition was $12,295.
B. Purpose of Acquisition	The property was acquired for governmental use as a location for the City's Auto Row Marquee sign. The site was finished and landscaped, however the marquee was installed on another portion of the Auto Row site. This site is currently a landscaped greenbelt.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8082-002-915. The lot size is 2,459 or 0.05 acres. The current zoning is Heavy Manufacturing (M2-BP).
D. Current Value	Estimate of the current value of the parcel is Zero. The site requires maintenance and upkeep but does not generate revenue and thus operates at a negative value.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a site for a landscaped greenbelt.

B. FUTURE DEVELOPMENT PROPERTIES

PROPERTY 30

OIL FIELD UNDEVELOPED LOT
No Site Address
Assessor Parcel Number: 8011-002-901

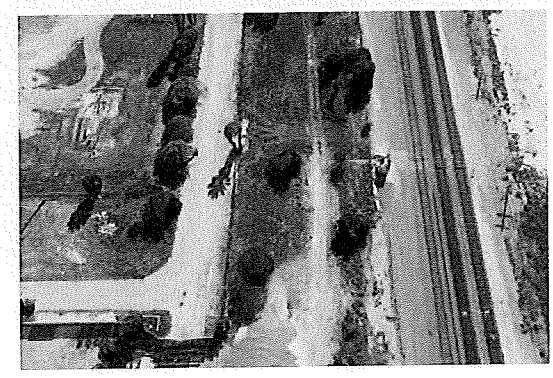


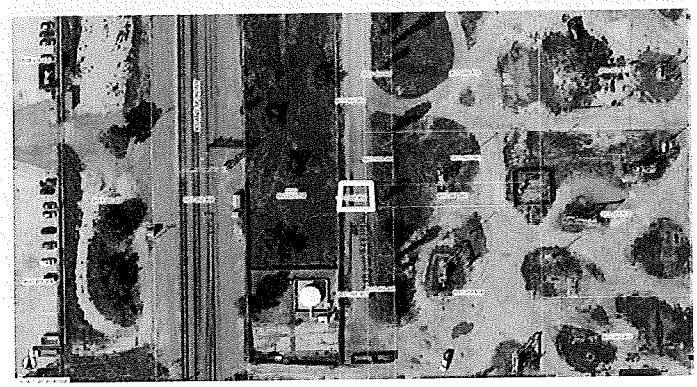
Description of the property and environmental setting:

A. Acquisition Information	Acquired on June 23, 1994. The value of the property at the time of acquisition was $50,668.
B. Purpose of Acquisition	The property was acquired for future development. The site is an undeveloped oil field. This parcel was not a part of the MC&C Master Agreement as it is in a landlocked location. The site is adjacent to several other City-owned parcels and is under consideration for future development along with the adjacent City-owned parcels.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-002-901. The lot size is 12,667 or 0.29 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	Estimated current value of the parcel is approximately $152,004
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site, however, the site is an undeveloped oil field and there is a strong probability of contamination that will require remediation.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than to hold for future development.

PROPERTY 31

OIL FIELD UNDEVELOPED LOT
No Site Address
Assessor Parcel Number: 8011-002-902



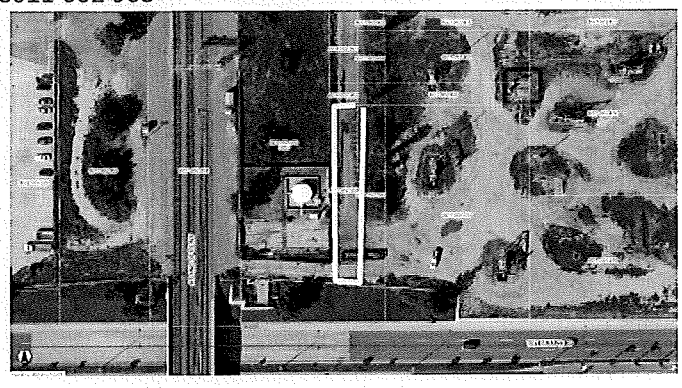


Description of the property and environmental setting:

A. Acquisition Information	Acquired on June 23, 1994. The value of the property at the time of acquisition was $2,964.
B. Purpose of Acquisition	The property was acquired for future development. The site is an undeveloped oil field. This parcel was not a part of the MC&C Master Agreement as it is in a landlocked location. The site is adjacent to several other City-owned parcels and is under consideration for future development along with the adjacent City-owned parcels.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-002-902. The lot size is 741 or 0.01 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	The estimated current value of the parcel is $8,892.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site, however, the site is an undeveloped oil field and there is a strong probability of contamination that will require remediation.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than to hold for future development.

PROPERTY 32

OIL FIELD UNDEVELOPED LOT
No Site Address
Assessor Parcel Number: 8011-002-903



Description of the property and environmental setting:

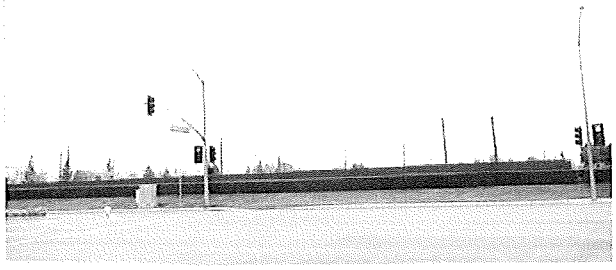
A. Acquisition Information	Acquired on June 23, 1994. The value of the property at the time of acquisition was $22,716.
B. Purpose of Acquisition	The property was acquired for future development. The site is an undeveloped oil field. This parcel was not a part of the MC&C Master Agreement as it is in a landlocked location. The site is adjacent to several other City-owned parcels and is under consideration for future development along with the adjacent City-owned parcels.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-002-903. The lot size is 5,679 or 0.13 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	The estimated current value of the parcel is $68,148.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site, however, the site is an undeveloped oil field and there is a strong probability of contamination that will require remediation.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than to hold for future development.

PROPERTY 36

MC&C III UNDEVELOPED LOT

No Site Address

Assessor Parcel Number: 8011-018-900

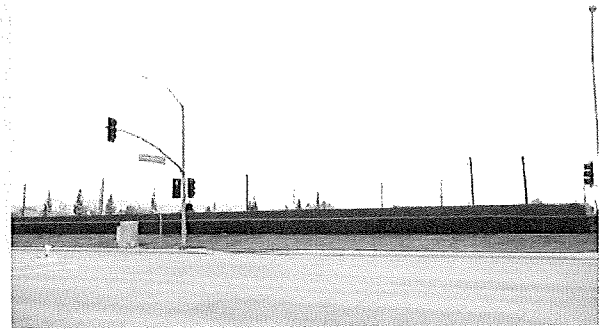


Description of the property and environmental setting:

A. Acquisition Information	Acquired on June 23, 1994. The value of the property at the time of acquisition was $631,080.
B. Purpose of Acquisition	The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-018-900. The lot size is 157,770 or 3.62 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	The estimated current value of the parcel is $631,080.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	In 1994, deemed as a Potential EPA contaminated site location per SFS General Plan Update Environmental Impact Report. As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards. Oil wells may need abandonment, depending on final site plan.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement.

PROPERTY 37

MC&C III UNDEVELOPED LOT
No Site Address
Assessor Parcel Number: 8011-018-901



Description of the property and environmental setting:

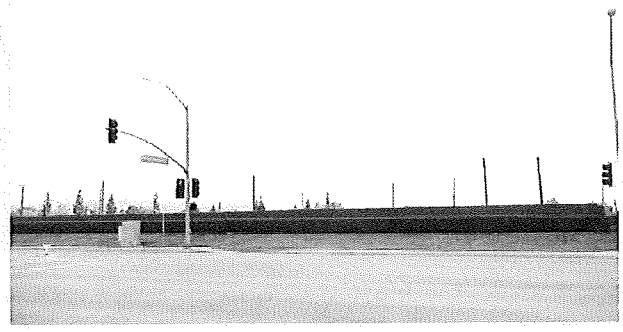
A. Acquisition Information	Acquired on December 30, 2005. The value of the property at the time of acquisition was $70,750.
B. Purpose of Acquisition	The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from Federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-018-901. The lot size is 7,075 or 0.16 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	The estimated current value of the parcel is $28,300.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards. Oil wells may need abandonment, depending on final site plan.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement.

PROPERTY 38

MC&C III Undeveloped Lot

No Site Address

Assessor Parcel Number: 8011-018-902

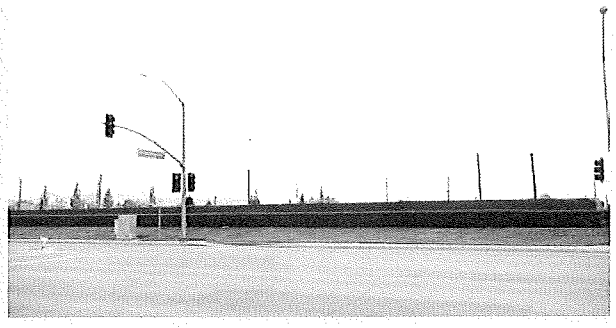


Description of the property and environmental setting:

A. Acquisition Information	Acquired on December 30, 2005. The value of the property at the time of acquisition was $86,200.
B. Purpose of Acquisition	The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-018-902. The lot size is 8,625 or 0.19 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	The estimated current value of the parcel is $34,500.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards. Oil wells may need abandonment, depending on final site plan.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement.

PROPERTY 39

MC&C III Undeveloped Lot
No Site Address
Assessor Parcel Number: 8011-018-903

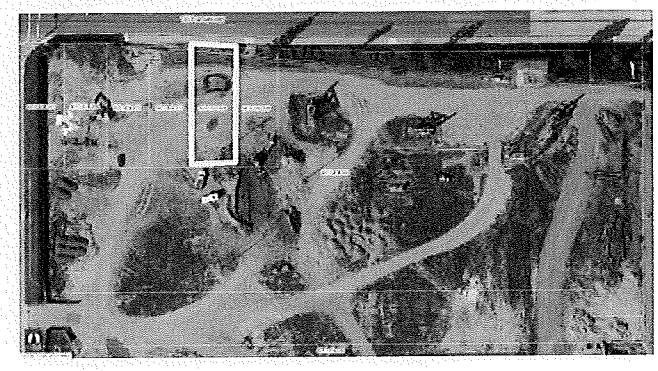


Description of the property and environmental setting:

A. Acquisition Information	Acquired on September 20, 2006. The value of the property at the time of acquisition was $76,056.
B. Purpose of Acquisition	The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-018-903. The lot size is 6,338 or 0.14 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	The estimated current value of the parcel is $25,352.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards. Some oil wells may need abandonment, depending on final site plan.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement.

PROPERTY 40

MC&C III UNDEVELOPED LOT
No Site Address
Assessor Parcel Number: 8011-018-904

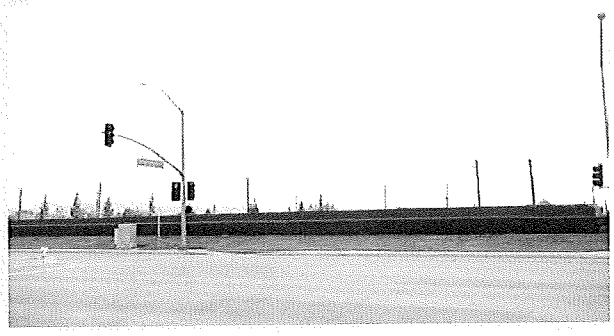


Description of the property and environmental setting:

A. Acquisition Information	September 20, 2006. The value of the property at the time of acquisition was $83,904.
B. Purpose of Acquisition	The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-018-904. The lot size is 6,992 or 0.16 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	The estimated current value of the parcel is $27,968.
E. Revenue Generated	As of July 16, 2013, this site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards, but, oil wells may need abandonment, depending on final site plan.
F. Environmental Contamination or Remediation	There are no lease revenues generated from this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement.

PROPERTY 41

MC&C III Undeveloped Lot
No Site Address
Assessor Parcel Number: 8011-018-905

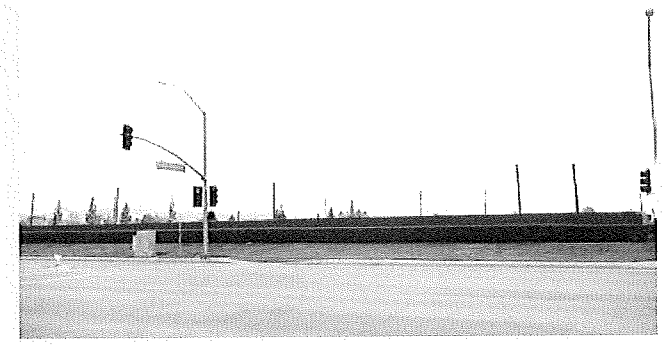


Description of the property and environmental setting:

A. Acquisition Information	Acquired on September 20, 2006. The value of the property at the time of acquisition was $83,772.
B. Purpose of Acquisition	The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-018-905. The lot size is 6,981 or 0.16 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	The estimated current value of the parcel is $27,924.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	As of July 16, 2013, this site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards but oil wells may need abandonment, depending on final site plan.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement.

PROPERTY 42

MC&C III UNDEVELOPED LOT
No Site Address
Assessor Parcel Number: 8011-018-906

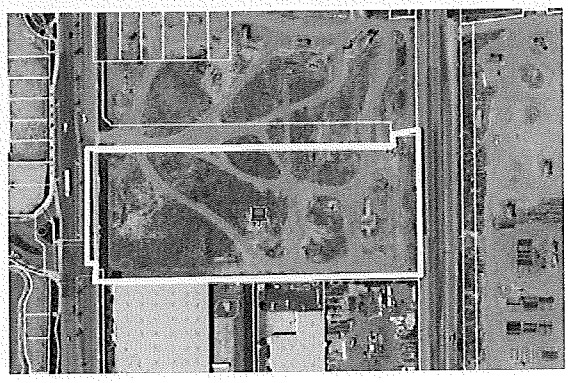


Description of the property and environmental setting:

A. Acquisition Information	Acquired on September 20, 2006. The value of the property at the time of acquisition was $84,060.
B. Purpose of Acquisition	The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-018-906. The lot size is 7,005 or 0.16 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	The estimated current value of the parcel is $28,020.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards. Oil wells may need abandonment, depending on final site plan.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement.

PROPERTY 43

MC&C III UNDEVELOPED LOT
No Site Address
Assessor Parcel Number: 8011-019-911



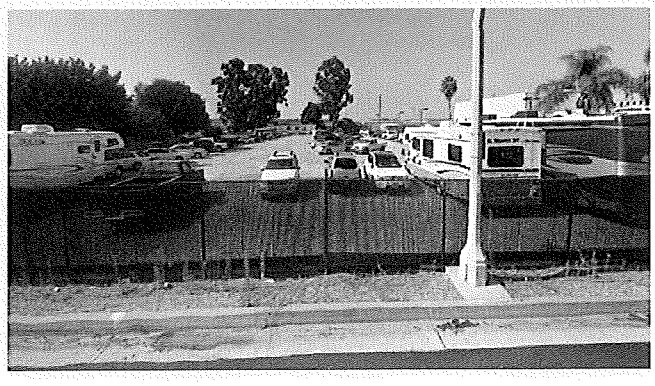
Description of the property and environmental setting:

A. Acquisition Information	Acquired on June 27, 2007. The value of the property at the time of acquisition was $2,628,984.
B. Purpose of Acquisition	The property was acquired for development purposes. There is a Master agreement with MC&C for sale of 63 acres of vacant industrial land jointly purchased from federal Resolution Trust Corporation. By 2001, all but 11 acres at 2 sites (Northern & Southern) had been sold or developed. The Agreement has been extended several times, negotiating surface rights with the oil company has been an obstacle to development and has been the subject of litigation.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8011-019-911. The lot size is 219,082 or 5.02 acres. The current zoning is Heavy Manufacturing (M-2).
D. Current Value	The estimated current value of the parcel is $876,328.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	In 1994, deemed as a potential EPA contaminated site location per SFS General Plan Update Environmental Impact Report. As of July 16, 2013, site has been characterized in Phase I and Phase II reports. No soil remediation is anticipated based on current standards, but, oil wells may need abandonment, depending on final site plan.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than the proposed MC&C Agreement.

C. SALE OF PROPERTY

PROPERTY 46

PARKING LOT
No Site Address
Assessor Parcel Number: 8082-002-914



Description of the property and environmental setting:

A. Acquisition Information	Acquired on April 27, 1987. The value of the property at the time of acquisition was $217,165.
B. Purpose of Acquisition	The property was acquired with the intent to sell for private party ownership and development. The site is a portion of the 4.7 acre site owned by the former CDC and served as parking for the now defunct Auto Row Center property.
C. Parcel Data	There is no official property address; however, the assessor's parcel number is 8082-002-914. The lot size is 43,433 or 0.99 acres. The current zoning is Heavy Manufacturing (M-2-FOZ).
D. Current Value	Estimate of the current value of the parcel is $1,302,990.
E. Revenue Generated	There are no lease revenues generated from this site.
F. Environmental Contamination or Remediation	There is no known history of environmental contamination or remediation efforts at this site.
G. Potential for Transit-Oriented Development and the Advancement of the Planning Objectives	There is no potential for transit-oriented development identified in relationship to this site. The site does meet the goals and objectives of the former redevelopment plan including the five-year implementation plan (both of which were consistent with the City of Santa Fe Springs Comprehensive General Plan) through the elimination and prevention of blight and deterioration and the conservation, rehabilitation and redevelopment in the City.
H. History of Development Proposals and Activity	There is no history of previous development proposals or activity for this site other than as a parking lot.

PART II: PROPERTY DISPOSITION AND USE

This Part of the LRPMP addresses and sets forth the planned use or disposition of each of the thirty-nine (39) Properties in the manner described in Health and Safety Code Section 34191.5(c)(2).

Assets and Property Subject to Disposition by the Successor Agency

The Dissolution Act generally requires the Successor Agency to dispose of assets and property of the former redevelopment agency for either 1) limited public uses, or 2) for disposition into the private market. Disposition is to occur expeditiously with the intent of maximizing value and the distribution of proceeds are ultimately made available to the affected taxing entities.

AB 1484 amends The Dissolution Act's definition of assets and deletes the provision that assets and property subject to disposition are those that were funded with tax increment revenues of the former redevelopment agency. Thus, assets and property are subject to disposition whether or not the redevelopment agency used tax increment revenues to acquire the property or finance the asset.

Disposition Process Background

AB 1484 appears to suspend the disposition process, and to provide certain flexibility and local benefits in connection with property disposition for a Successor Agency that has received the Department of Finance (DOF) Finding of Completion acknowledging that the Successor Agency has:

1) Made all pass-though payments owed for FY 2011-2012 and

2) Estimated the available cash assets of the former redevelopment agency in order to determine the amount of cash assets available to the taxing entities during FY
2012-2013. This review is to be an independent review and it is to be approved by the Successor Agency and Oversight Board prior to submission to the DOF.

Within six (6) months after receipt of a Finding of Completion, the Successor Agency must complete and submit a long-range property management plan for the real property of the former redevelopment agency for approval by the Oversight Board and the DOF. Once an approved long-range plan is in place, it governs and supersedes all other provisions of The Dissolution Act and AB 1484 relating to the disposition and use of real property assets of the former redevelopment agency. However, if the DOF has not approved a long-range plan by January 1, 2015, the disposition process contained in The Dissolution Act are reinstated.

After the DOF issues a Finding of Completion and approves the long-range property management plan, the Successor Agency must transfer all real property, interests in real property and physical assets (other than those that may be the subject of an existing enforceable obligation

or property deemed to be housing assets or assets that were constructed and used for a governmental purpose) to the Community Redevelopment Property Trust Fund (the "Trust Fund"). The Trust Fund is to be administered by the Successor Agency according to its long-range property management plan and the Trust Fund serves as the repository for all properties and property interests covered by the plan.

Establishing the Value of Properties to be Retained by the City

The Dissolution Act provides that if a city wishes to retain any property for future redevelopment activities, funded from its own funds and under its own auspices, it must reach a compensation agreement with the other taxing entities for the value of the retained property. AB 1484 amends The Dissolution Act to provide that if no other agreement is reached on the valuation of the retained property, the value will be the fair market value as of the 2011 property tax lien date as determined by an independent appraiser approved by the Oversight Board (instead of the county assessor establishing the value).

Governmentally Used Properties

The Dissolution Act provides that the Oversight Board may direct the Successor Agency to transfer to the appropriate public jurisdiction ownership of assets that were constructed and used for a governmental purpose. The Act contains a nonexclusive list of assets deemed to be in governmental use. AB 1484 expands this nonexclusive list to include police stations, libraries, and local agency administrative buildings. Disposal is to be done expeditiously and in a manner aimed at maximizing value. Any compensation to be provided to the Successor Agency for the transfer of the asset shall be governed by the agreements relating to the construction or use of that asset. Asset disposition may be accomplished by a distribution of income to taxing entities proportionate to their property tax share from properties that are transferred to a public or private agency for management pursuant to the direction of the Oversight Board.

Permitted Disposition Use Categories

The following table summarizes the four types of permitted disposition/use that are authorized by that code section to be proposed in the LRPMP.

PLAN CATEGORY	USE/DISPOSITION PURPOSE OF THE PROPERTY	PROPERTY TRANSFEREE
Enforceable Obligation	Use Consistent with Enforceable Obligation Terms	Designated Enforceable Obligation Recipient
Governmental Use	Governmental Use in Accordance with Section 34181(a)	Appropriate Public Jurisdiction
Approved Redevelopment Plan Project	Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan	City, County or City and County
Other Liquidation	Distribution of Sales Proceeds as Property Taxes to Affected Taxing Entities	Approved Purchase

Summary of Santa Fe Springs Property Disposition and Uses under the LRPMP

As required by Health and Safety Code Section 34191.5(c)(2), the LRPMP identifies that:

(1) Twenty-seven (27) of the Properties are dedicated for governmental use purposes. The majority of the governmental use properties have been identified as parking lots or open space park land.

(2) Eleven (11) of the Properties are needed to be retained for purposes of future development. Properties 36-43 under this category all fall under a Master development agreement between the Successor Agency and MC&C. Properties 30-32 under this category are not part of the MC&C Master agreement as they are in a landlocked location. Since they are adjacent to several other City parcels, it would be beneficial for the City to have the potential to combine these parcels with others for future development.

(3) One (1) of the properties is designated to be sold to private owners for private development. The sole property under this category is an agency-owned parking lot.

RECOMMENDED POLICY AND PROCEDURES

The following are recommended policies and procedures. Final policies are to be adopted upon approval of the long-range management plan.

Policies

1) Primary focus of Successor Agency and Oversight Board is the disposition or holding for development of Priority Economic Opportunity Sites.

2) Adopt a policy establishing a due diligence process and criteria for the evaluation of property development.

3) Adopt a policy regarding interim use of agency-owned real property assets.

4) Adopt a policy regarding for sale vs. ground lease disposition strategy based on consultant recommendations.

Procedures

1) Prepare an inventory of all agency-owned real property assets as directed by AB 1484 placing each asset under one of the following categories.

    a. retention of property for governmental use,
    b. the retention of property for future development,
    c. the sale of the property,
    d. the use of the property to satisfy an enforceable obligation, or
    e. housing

2) Based on the inventory, prepare a long-range management plan that directs the transfer or disposition of individual properties based on its category (i.e.: housing, governmental, private sale, etc) that includes an estimated timeline for asset transfer or disposition for development.

3) Transfer Housing and Governmental Purpose assets as directed by The Dissolution Act and AB 1484.

4) Direct disposition or holding for development of assets acquired with federal funds. Any income generated from these assets is to be returned to its federal funding program source (Community Development Block Grant).

A. Detailed Process for Property Disposition

1) Present the Plan to the Successor Agency for review and approval.
2) Present the Plan to the Oversight Board for review and approval.
3) Submit the Plan, as may be amended, to the California Department of Finance for approval.
4) Transfer properties for governmental purposes to the Housing Authority, where applicable.
5) Transfer properties for governmental purposes to the City of Santa Fe Springs, where applicable.
6) Transfer properties for redevelopment activities to the City of Santa Fe Springs, where applicable.
7) Offer properties for sale to adjacent property owners, tenants and/or owners on interest list, where applicable.
8) Demolish buildings and remove hazards/blight, where applicable.
9) Select Broker or Brokers from Approved Broker List and execute listing agreement(s), if listing the Asset through a broker is authorized.
10) Gather all pertinent parcel information for each site under consideration including, but not limited to: Phase 1, environmental clearance, enforceable obligations, resolutions, and ordinances.

APPENDIX A

California Department of Finance (DOF)
Finding of Completion Letter for the City of Santa Fe Springs dated December 5, 2013

DEPARTMENT OF FINANCE
EDMUND G. BROWN JR. • GOVERNOR
915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

December 5, 2013

Mr. Travis C. Hickey, Director of Finance and Administrative Services
City of Santa Fe Springs
11710 East Telegraph Road
Santa Fe Springs, CA 90670

Dear Mr. Hickey:

Subject: Finding of Completion

The California Department of Finance (Finance) has completed the Finding of Completion for the City of Santa Fe Springs Successor Agency.

Finance has completed its review of your documentation, which may have included reviewing supporting documentation submitted to substantiate payment or obtaining confirmation from the county auditor-controller. Pursuant to Health and Safety Code (HSC) section 34179.7, we are pleased to inform you that Finance has verified that the Agency has made full payment of the amounts determined under HSC section 34179.6, subdivisions (d) or (e) and HSC section 34183.5.

This letter serves as notification that a Finding of Completion has been granted. The Agency may now do the following:

- Place loan agreements between the former redevelopment agency and sponsoring entity on the ROPS, as an enforceable obligation, provided the oversight board makes a finding that the loan was for legitimate redevelopment purposes per HSC section 34191.4 (b) (1). Loan repayments will be governed by criteria in HSC section 34191.4 (a) (2).

- Utilize proceeds derived from bonds issued prior to January 1, 2011 in a manner consistent with the original bond covenants per HSC section 34191.4 (c).

Additionally, the Agency is required to submit a Long-Range Property Management Plan to Finance for review and approval, per HSC section 34191.5 (b), within six months from the date of this letter.

Please direct inquiries to Andrea Scharffer, Staff Finance Budget Analyst, or Chris Hill, Principal Program Budget Analyst, at (916) 445-1546.

Sincerely,

JUSTYN HOWARD
Assistant Program Budget Manager

cc: Mr. Jose Gomez, Assistant City Manager/Director of Finance, Santa Fe Springs
Ms. Kristina Burns, Manager, Los Angeles County Department of Auditor-Controller
California State Controller's Office

APPENDIX B

California Department of Finance (DOF)
Long-Range Property Management Plan Checklist

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: **The Successor Agency to the Community Development Commission /Redevelopment Agency of the City of Santa Fe Springs**

Date Finding of Completion Received: December 5, 2013

Date Oversight Board Approved LRPMP:

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.**
  None

Agency Contact Information

Name:	Thaddeus McCormack	Name:	
Title:	City Manager	Title:	
Phone:	(562) 860-0511	Phone:	
Email:	thaddeusmccormack@santafesprings.org	Email:	
Date:	May 22, 2014	Date:	

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____

Form DF-LRPMP (11/15/12)