

Successor Agency to the Temecula Redevelopment Agency

Long Range Property Management Plan

**Approved by the Oversight Board of the Successor Agency to the
Temecula Redevelopment Agency**

February 26, 2014

SUCCESSOR AGENCY TO THE TEMECULA REDEVELOPMENT AGENCY

LONG RANGE PROPERTY MANAGEMENT PLAN

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that made substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1X 26. One of the key components of AB 1484 is the requirement that all successor agencies develop a Long Range Property Management Plan that governs the disposition and use of the former non-housing redevelopment agency properties. This document is the Long Range Property Management Plan (LRPMP) for the Successor Agency of the former Temecula Redevelopment Agency.

EXECUTIVE SUMMARY

The former Redevelopment Agency acquired properties in an effort to revitalize blighted portions of the City. There are seven (7) properties or parcels owned and controlled by the Successor Agency. All Successor Agency owned properties are within the Old Town District.

Town Square Marketplace

The former Redevelopment Agency acquired property on the north and south sides of Main Street within the Old Town District for the construction of the Town Square Park and Town Square Marketplace. The Town Square Park was completed in 2009 at which time the park property was deeded to the City of Temecula. The Agency retained ownership of the Town Square Marketplace properties and three (3) of the sites are currently vacant with fourth parcel partially vacant with the remainder being a small free public parking lot. The Successor Agency intends to transfer these properties to the City of Temecula for the purpose of future development. The four (4) parcels that make up the site include:

Address	APN	Lot Size
n/a	922-360-004	10,890 sq. ft.
n/a	922-360-005	10,890 sq. ft.
n/a	922-360-006	10,019 sq. ft.
n/a	922-360-007	10,019 sq. ft.

Children's Museum

The former Redevelopment Agency acquired one (1) parcel in 2000 and renovated a blighted structure to be adaptively reused as the public Children's Museum, which is owned and run by the City of Temecula. The Children's Museum is a highly successful award winning public facility that serves a vital need within the community. The Successor Agency intends to retain this property for governmental purposes per Section 34191.5 (c). This site includes the following parcel:

Address	APN	Lot Size
42081 Main Street	922-036-028	19,167 sq. ft.

Southside Parking Lot

The Southside Parking Lot sites were purchased from Eastern Municipal Water District (EMWD) for inclusion in a City of Temecula owned free public parking lot. The site continues to be a part of the free public parking lot.

Address	APN	Lot Size
n/a	922-073-019	5,245 sq. ft.
n/a	922-073-021	2,402 sq. ft.

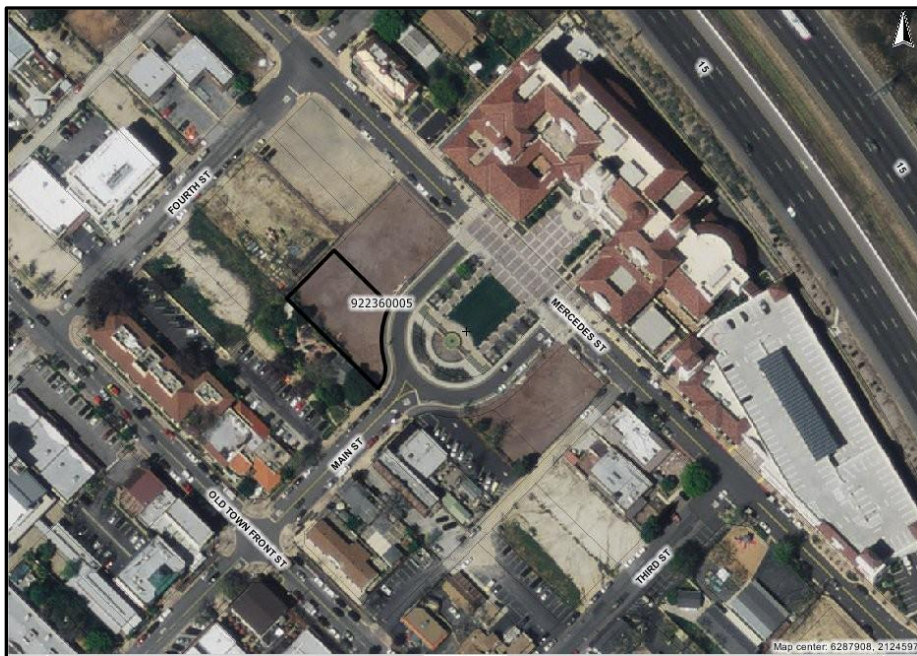
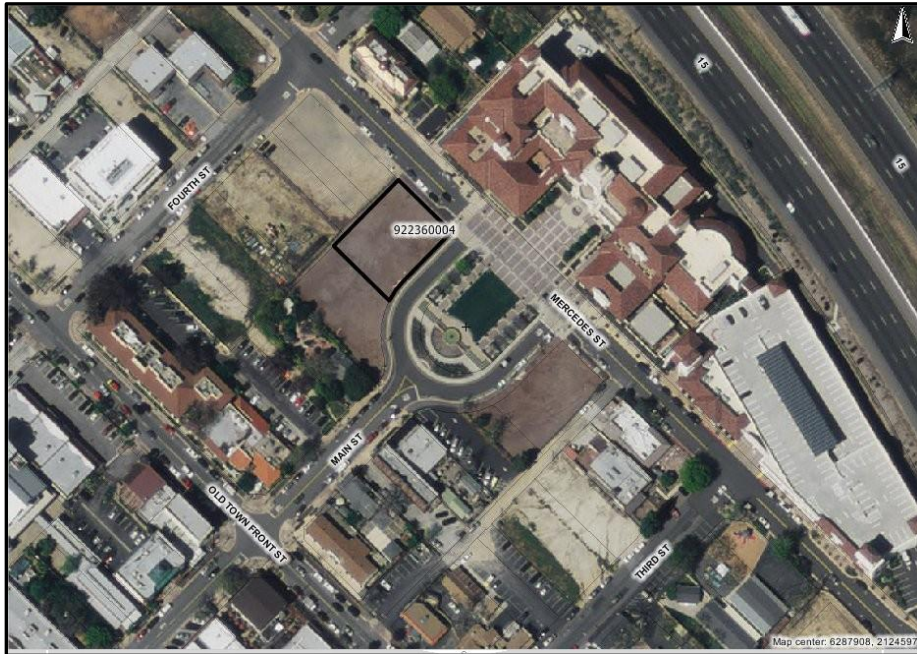
Remainder of Report and Contact Information

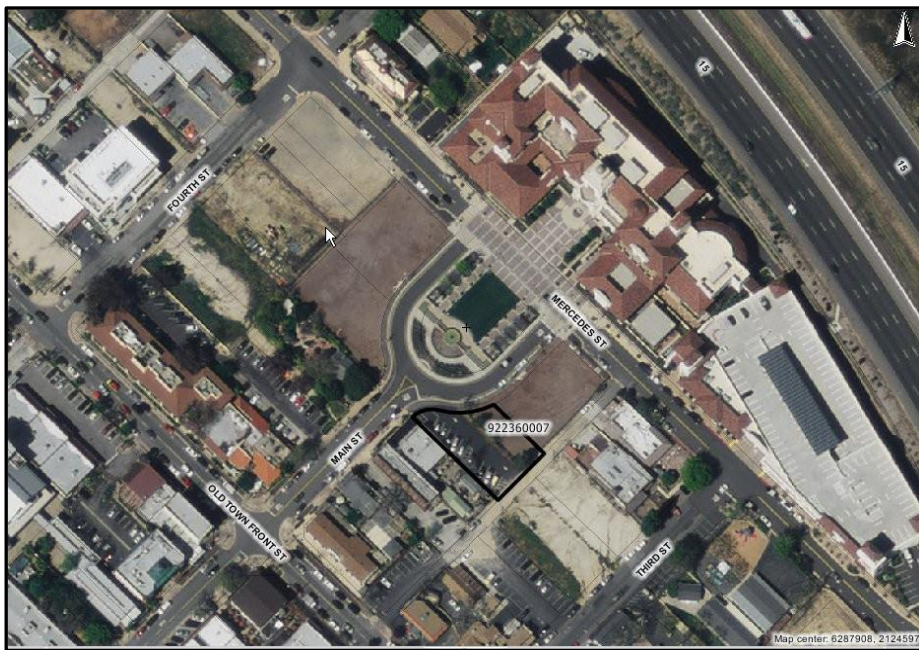
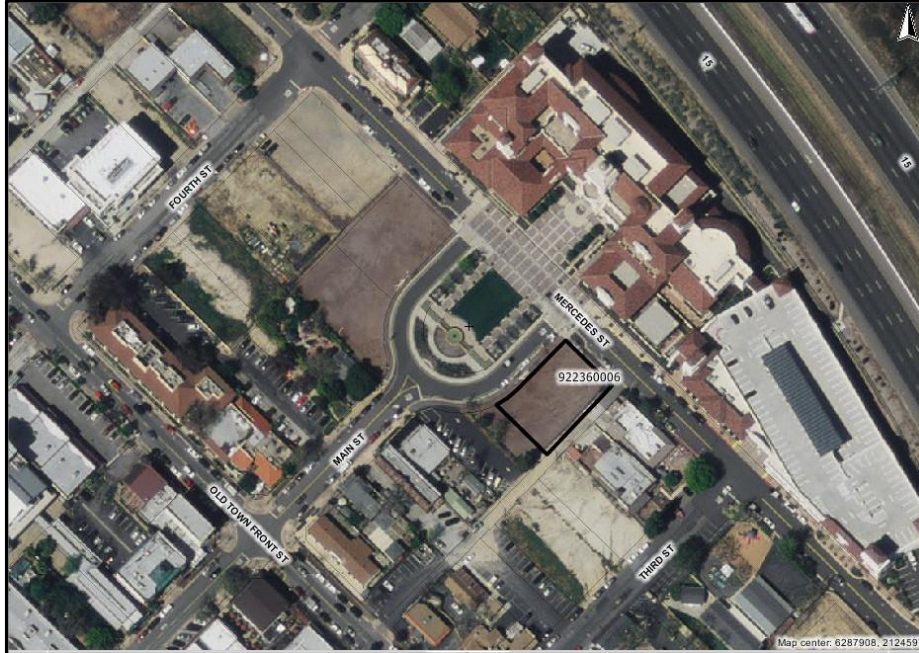
The remainder of this report provides detailed information on each property owned by the Successor Agency as required by Health and Safety Code Section 34191.5.

Any questions or information requests related to this report should be directed to:

Successor Agency to the Temecula Redevelopment Agency
Community Development Department
Attention: Luke Watson, Senior Planner
Luke.Watson@cityoftemecula.org
(951) 694-6415

Town Square Marketplace





Address	APN	Acquisition Date	Value at Purchase*	Lot Size**
n/a	922-360-004	01/05/2004	\$550,000 *	10,890 sq. ft.**
n/a	922-360-005	06/010/1995 &12/30/1999	\$259,725*	10,890 sq. ft.**
n/a	922-360-006	09/25/2005 & 10/25/2005	\$1,275,000*	10,019 sq. ft.**
n/a	922-360-007	01/05/2004 & 08/19/2005	\$920,000*	10,019 sq. ft.**

***Value at Purchase included portion of the parcels that have since been dedicated to the City as**

right of way for the new configuration of Main Street

****Lot Size corresponds to the current size of the four consolidated lots after right of way was dedicated to the City for the new configuration of Main Street**

Introduction

The Town Square Marketplace site was purchased as multiple parcels. The former Redevelopment Agency consolidated those parcels into the four (4) parcels described herein. The four (4) parcels are considered as one development site because of the unique nature and location of the site, which flank the Town Square Park. All descriptions that follow refer to the “site” as inclusive of the four (4) parcels.

Purpose of Acquisition

The purpose of the acquisition was to remove blighted structures and then complete construction of the Town Square Park and the development of the mixed-use Town Square Marketplace.

Current Zoning

Old Town SP – Downtown Core.

Property Type

Vacant lots & small free public parking lot.

Estimate of Current Property Value

\$1,881,810 – \$4,014,528. This figure represents an estimate of \$45 - \$96 per square (41,818 SF) foot for all four (4) parcels. The price per square foot range is based on comparable properties within the Old Town District that are currently for sale.

Proposed Sale Value

While there is no proposed sale value, the estimated sale price would be closer to the \$45 per square foot range, or a total of \$1,881,810. This estimate is based on local market knowledge and the fact that a number of comparable vacant parcels in the Old Town area used to gauge the price per square foot range have superior locations with street frontage along the major roadway in the Old Town area. The comparable properties with superior street frontage are the properties with asking prices at the top end of the price per square foot range.

Proposed Sale Date

Over the next 24 months The City of Temecula anticipates beginning the recruitment of a development partner for the future redevelopment of the site.

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

Three (3) parcels are vacant. One parcel has a small free public parking lot on it, taking up a portion of the parcel. The site produces no revenue.

Contractual Requirements for Use of Income/Revenue

There are no contractual requirements currently in place.

History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts

The site is located within the Old Town Specific Plan area which is covered by a program Environmental Impact Report completed in 2010. Additionally, the parking lot parcel underwent a phase I & limited phase II environmental site assessment of the soils. Both the phase I and phase II site assessments found no contamination on the site.

Description of Properties Potential for Transit-Oriented Development

The site is located in the Old Town District which is within the Old Town Specific Plan (OTSP) area. The Old Town District is an urban downtown with a mix of commercial, retail, civic, and residential uses organized on a traditional street grid pattern that prioritizes the pedestrian. The OTSP requires the development of mixed-use projects that will continue to urbanize the district.

The site is located near Riverside Transit Agency bus stops, a Greyhound bus stop, and the local City run Old Town Trolley stops. In addition, the site will be a short distance from the future Transit Center to be located just north of the Old Town District. The overall potential for this site to develop as transit-oriented are inherent as transit infrastructure already surrounds the site.

Description of the Planning Objectives of the Successor Agency

The development of the site would advance the planning objectives of the City of Temecula the former Redevelopment Agency and the Successor Agency. The goal of the Old Town Specific Plan, General Plan and Redevelopment Plan is to promote the Old Town District as a mixed-use urban downtown. The zoning for the subject properties is Old Town Specific Plan – Downtown Core, which has always anticipated and planned for the site to be developed as a mixed-use urban development.

Brief History of Development Proposals and Activity, Including Lease of the Property

The site was placed on the market in early 2008 through and request for proposals (RFP) process in which the former Redevelopment Agency was seeking a qualified development partner to purchase the site and enter into a development agreement for the ultimate development of the property. Due to the financial crisis, the selected development partner could not execute a transaction and the project was put on hold. The intent of the former Agency, and now the intent of the Successor Agency and City of Temecula, is to wait until the economy improves enough to place the site back on the market through the same RFP process.

Identify the use or disposition of the property, which could include 1) the retention of the property for Governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforcement obligation

The Successor Agency intends to transfer the properties to the City of Temecula. The City will retain the properties for future development per H&SC 34180(f). The Agency will work to enter into a compensation agreement with the taxing entities.

Children's Museum



Address	APN	Acquisition Date	Value at Purchase	Lot Size
42081 Main St. Temecula, CA 92590	922-036-028	8/25/2000	\$800,000	19,167 sq. ft.

Introduction

The Children's Museum site was purchased as part of the Temecula Community Theatre development undertaken by the Redevelopment Agency and the City of Temecula. The former Redevelopment Agency purchased the Children's Museum site along with a number of other parcels for the Temecula Community Theatre, Temecula Mercantile Art Gallery and venue space and the Children's Museum. The site was always intended to be a City owned and run Children's Museum and it currently operates in that capacity. The site, in conjunction with Temecula Community Theatre and the Mercantile, is part of a larger cluster of City owned and run Civic developments and uses located within the Old Town District. The Children's Museum is an award winning facility garnering national recognition. The facility has become an institution within the community hosting thousands of children from the City of Temecula and the region.

Purpose of Acquisition

The purpose of acquisition was to renovate a blighted structure to be owned and operated by the City of Temecula as the Children’s Museum.

Current Zoning

Old Town SP – Civic

Property Type

Developed parcel. Children’s Museum - Civic use.

Estimate of Current Property Value

\$800,000. This figure represents the cost of the site at the time the former Redevelopment Agency purchased the property.

Proposed Sale Value

There is no proposed sale value

Proposed Sale Date

No sale date proposed.

Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds

The site is owned by the Successor Agency. The Children’s Museum on the site is owned by the City of Temecula. The City takes in a small amount of admissions fees for the operation of the Children’s Museum.

Contractual Requirements for Use of Income/Revenue

There are no contractual requirements currently in place.

History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts

The site is located within the Old Town Specific Plan area which is covered by a program Environmental Impact Report completed in 2010.

Description of Properties Potential for Transit-Oriented Development

The site does not present an opportunity for transit-oriented development due to the fact that it currently operates as a local civic institution and will remain in that capacity in perpetuity.

Description of the Planning Objectives of the Successor Agency

The development of the site would advance the planning objectives of the City of Temecula the former Redevelopment Agency and the Successor Agency. The goal of the Old Town Specific Plan, General Plan and Redevelopment Plan is to promote the Old Town District as a mixed-use urban downtown with a mix of residential, commercial, employments and civic uses. The zoning for the site is Old Town Specific Plan – Civic which has always anticipated and planned for the site to be developed as a City owned and operated public facility.

Brief History of Development Proposals and Activity, Including Lease of the Property

There has only been one proposal and that was for the development of a Children's Museum.

Identify the use or disposition of the property, which could include 1) the retention of the property for Governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforcement obligation

The Successor Agency intends to retain the property for Governmental use per H&SC 34181(a) and transfer the property to the City of Temecula.

Southside Parking Lot



922-073-021



922-073-019

Address	APN	Acquisition Date	Value at Purchase*	Lot Size**
n/a	922-073-019	06/17/2005	\$117,300 *	5,245 sq. ft.
n/a	922-073-021	06/17/2005	\$52,700*	2,402 sq. ft.

***Total value at purchase was \$170,000 for the two parcels. The value is broken down based on the square footage of each parcel.**

Introduction

The parcels are located in a public parking lot. The parcels were purchased from Eastern Municipal Water District for the purpose of developing a free public parking lot.

Purpose of Acquisition

The parcels were purchased from Eastern Municipal Water District for the purpose of developing a free public parking lot. The site was intended to be a free public parking lot indefinitely.

Current Zoning

Old Town SP – Downtown Core.

Property Type

The parcels represent 20 parking spaces within a 220 space free public parking lot.

Estimate of Current Property Value

\$344,115 - \$734,112. This figure represents an estimate of \$45 - \$96 per square (7,647 SF for both parcels). The price per square foot range is based on comparable properties within the Old Town District that are currently for sale.

Proposed Sale Value

\$344-115 - \$734,112

Proposed Sale Date

No date proposed.

Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds

The site is a free public parking lot. The site produces no revenue.

Contractual Requirements for Use of Income/Revenue

There are no contractual requirements currently in place.

History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts

The site is located within the Old Town Specific Plan area which is covered by a program Environmental Impact Report completed in 2010. Additionally the parcels underwent a phase I site assessments which found no contamination on the site.

Description of Properties Potential for Transit-Oriented Development

The site does not present an opportunity for transit-oriented development due to the fact that it currently operates as a highly utilized free public parking lot.

Description of the Planning Objectives of the Successor Agency

The current development of the site is advancing the planning objectives of the City of Temecula the former Redevelopment Agency and the Successor Agency. The goal of the Old Town Specific Plan, General Plan and Redevelopment Plan is to promote the Old Town District as a mixed-use urban downtown. The zoning for the subject properties is Old Town Specific Plan – Downtown Core, which has always anticipated and planned for the site to be developed as a public parking lot

Brief History of Development Proposals and Activity, Including Lease of the Property

There have been no development proposals on the site. The only activity has been the development and use of the free public parking lot.

Identify the use or disposition of the property, which could include 1) the retention of the property for Governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforcement obligation

The Successor Agency intends sell the property per H&SC 34191(c)2B, and remit the proceeds to the taxing entities.