RESOLUTION 2013-9

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE CONTRA COSTA COUNTY REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY’S LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the California Legislature enacted ABx1 26 (“ABx1 26”), effective June 28, 2011, to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), including the Contra Costa County Redevelopment Agency (the “Dissolved Agency”); and

WHEREAS, pursuant to Health and Safety Code Section 34173, the County Board of Supervisors declared that the County of Contra Costa (the “County”) would act as successor agency (the “Successor Agency”) to the Dissolved Agency effective February 1, 2012, the date the Dissolved Agency was dissolved pursuant to ABx1 26; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is now declared to be a separate legal entity from the County; and

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

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

WHEREAS, the Successor Agency received a Finding of Completion from the State Department of Finance (“the DOF”), effective as of July 18, 2013 pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency is now entitled to and must prepare and submit a Long-Range Property Management Plan (the "LRPMP") in connection with the property assets of the Successor Agency to the Oversight Board and the DOF no later than six months following the issuance by the DOF of the Finding of Completion; and

WHEREAS, the only remaining properties that transferred to the ownership of the Successor Agency in connection with the Dissolved Agency’s dissolution that were not housing assets disposed of pursuant to Health and Safety Code Section 34176 and public use parcels disposed of pursuant to Health and Safety Code Section 34177(e), 34181(a) and 34191.3; and that are thereby subject to the LRPMP, consists of the properties listed below, which shall herein after be collectively referred to as the "Retained Governmental Use Parcels":

100-0386, publicly owned, operated, and maintained area dedicated for use as a bicycle path/walkway (collectively, the "Iron Horse Trail Parcels"); and

2. Property located in Contra Costa County identified as Assessor's Parcel No. 148-100-056-8, publicly owned, operated, and maintained area dedicated for use as a public road right-of-way (the "Buskirk Remnant Parcel"); and

WHEREAS, in accordance with Health and Safety Code Section 34191.5, the Successor Agency has prepared and submitted its LRPMP to the Oversight Board; and

WHEREAS, a copy of the Successor Agency's LRPMP is on file with the Secretary of the Oversight Board; and

WHEREAS, as fully set forth in the LRPMP, the LRPMP provides for the disposition of the Retained Governmental Use Parcels as follows:

1. With respect to the Iron Horse Trail Parcels, the Successor Agency will continue to own the property until such time as the Successor Agency has conducted all necessary environmental testing and, if necessary, prepared a toxic substances Remedial Action Workplan (as required by state regulatory agencies) for the removal of hazardous materials discovered on the Iron Horse Trail Parcels, excluding only the Hookston Area Parcels which are subject of a remediation settlement agreement. Once the Successor Agency has received a "no further action" letter or similar letter or certification confirming that the Iron Horse Trail Parcels have been certified as meeting regulatory thresholds for their intended use as public trails, the Iron Horse Trail Parcels will be conveyed by the Successor Agency to the County without compensation or payment from the County, and without further action or approval by the Oversight Board or the DOF (beyond the approval of the LRPMP itself) for continued use of those properties for a recognized governmental purpose with reference to Health and Safety Code Section 34180(a).

2. With respect to the Buskirk Remnant Parcel, the Successor Agency has requested, under the Recognized Obligation Payment Schedule for the period of January 1, 2014 through June 30, 2014, a distribution of tax increment to pay for the costs associated with surveying the property to determine whether the Buskirk Remnant Parcel should be transferred as a governmental use property to the City of Pleasant Hill or whether the County should vacate the Buskirk Remnant Parcel and transfer it to the adjacent property owner. The survey that will be performed will result in the creation of a legal description and will also include a title search that identifies the Dissolved Agency’s predecessor in interest. If the title search identifies that that the surveyed property was acquired from the adjacent property owner, then the County will transfer the Buskirk Remnant Parcel to the adjacent property owner, with reference to Health and Safety Code Section 34191.5(c)(2)(B). If the title search identifies that the surveyed property was not acquired from the adjacent property owner, then the County will transfer the Buskirk Remnant Parcel to the City of Pleasant Hill as a public right-of-way, for continued use as a recognized governmental purpose with reference to Health and Safety Code Section 34180(a).
WHEREAS, approval of the LRPMP and the continued use, operation, and maintenance of Retained Governmental Use Parcels pursuant to the LRPMP is exempt from the requirements of the California Environmental Quality Act ("CEQA") and the applicable state and local implementing guidelines pursuant to State CEQA Guidelines Section 15301 (as an action resulting in continuation of an existing facility); and

WHEREAS, the staff report (the "Staff Report") accompanying this Resolution contains additional information and analysis upon which the findings and actions set forth in this Resolution are based.

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board hereby finds, resolves, and determines that the foregoing recitals are true and correct, and, together with information provided by the Successor Agency staff and the public, form the basis for the approvals, findings, resolutions, and determinations set forth below.

BE IT FURTHER RESOLVED that, for the reasons set forth above, the Oversight Board finds and determines that approval of the LRPMP is exempt from the requirements of CEQA, and the Successor Agency Executive Director, or the Executive Director's designee, is authorized to file the appropriate notice of exemption with respect to the approval of the LRPMP in accordance with CEQA.

BE IT FURTHER RESOLVED that pursuant to Health and Safety Code Section 34191.5(b), the Oversight Board hereby approves the LRPMP in the form on file with the secretary of the Oversight Board.

BE IT FURTHER RESOLVED that the Successor Agency Executive Director, or the Executive Director's designee, is hereby authorized and directed to submit the LRPMP to the DOF for approval in accordance with Health and Safety Code Section 34191.5(b).

BE IT FURTHER RESOLVED that, upon approval of the LRPMP by the DOF, the Oversight Board hereby authorizes and directs the Successor Agency Executive Director or the Executive Director's designee to dispose and use the Retained Governmental Use Parcels and any disposition proceeds in accordance with the LRPMP and to take any action and execute any documents as may be necessary to implement the disposition and use of the Retained Governmental Use Parcels and any disposition proceeds in accordance with the terms approved in the LRPMP and this Resolution.

BE IT FURTHER RESOLVED that the Successor Agency is hereby directed to notify the California Department of Finance of the actions set forth in this Resolution in accordance with Health and Safety Code Section 34179(h).

BE IT FURTHER RESOLVED that this Resolution shall take effect at the time and in the manner prescribed in Health and Safety Code Section 34179(h).
The above and foregoing Resolution was duly and regularly passed and adopted at a meeting by the Oversight Board for the Successor Agency to the Contra Costa County Redevelopment Agency at a regular meeting thereof held on September 25, 2013, by the following vote:

AYES: BOARD MEMBERS: Evans, Glover, Lackey, and Lau
NOES: BOARD MEMBERS: None
ABSTAIN: BOARD MEMBERS: None
ABSENT: BOARD MEMBERS: Clark and Mitchoff

ATTEST: [Signature]
Oversight Board Secretary
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LONG-RANGE PROPERTY MANAGEMENT PLAN
(Pursuant to Health and Safety Code Section 34191.5)

Contra Costa County Successor Agency

September 2013
INTRODUCTION AND EXECUTIVE SUMMARY

Procedural Background

This document constitutes the Long-Range Property Management Plan (the "LRPMP") of the Contra Costa County Successor Agency (the "Successor Agency"), successor in interest of the former Contra Costa County Redevelopment Agency (the "Former RDA"), prepared in accordance with Health and Safety Code Section 34191.5.

The Former RDA was dissolved on February 1, 2012, pursuant to ABx1 26 (as amended by AB 1484, the "Redevelopment Dissolution Statutes"). The Redevelopment Dissolution Statutes govern the dissolution of the Former RDA, which includes the disposition of its former real property (excluding housing assets as such term is defined in Health and Safety Code Section 34176).

At the time of its dissolution on February 1, 2012, the Former RDA transferred ownership to Contra Costa County (the "County"), in its capacity as housing successor of the Former RDA, the housing assets authorized and approved for such transfer by the California Department of Finance (the "DOF") in accordance with Health and Safety Code Section 34176 as listed in the Housing Asset Transfer list. The Successor Agency has further requested that its Oversight Board (the "Oversight Board") also approve the transfer of the housing assets.

The Former RDA transferred the properties listed below to the County on March 15, 2011, which shall hereinafter be collectively referred to as the "Transferred Governmental Use Parcels":

1. Property located in Contra Costa County identified as Assessor's Parcel No. 357-171-019, a publicly owned, operated, and maintained area dedicated for use as a community health center (the "Health Center Parcel"); and

2. Property located in Contra Costa County identified as Assessor's Parcel No. 409-070-029, a publicly owned, operated, and maintained area dedicated for use as a senior center (the "Senior Center Parcel").

Under Health and Safety Code Sections 34177, 34191.3 and 34181(a) the Oversight Board is authorized to approve and direct the disposition, by the Successor Agency to the County, of governmental purpose properties constructed and used for roads, school buildings, parks and open space, police and fire stations, libraries, and local agency administrative buildings and other governmental purposes. The Health Center Parcel and the Senior Center Parcel have been and continue to be operated for and maintained for governmental purposes. Because the Transferred Governmental Use Parcels were transferred to the County in March of 2011, the Successor Agency is not including these properties in the LRPMP, but instead has requested that its Oversight Board ratify the transfer of the Transferred Governmental Use Parcels and thereby allow the County to retain possession of those parcels.
As a result, the only remaining properties that transferred to the ownership of the Successor Agency in connection with the Former RDA's dissolution, and that are thereby subject to this LRPMP, consists of the Former Redevelopment Agency properties listed below, which shall herein after be collectively referred to as the "Retained Governmental Use Parcels":

1. Property located in Contra Costa County identified as Assessor's Parcel Nos. 147-050-043-8, 147-050-044-6, 147-050-047-9, 148-120-012-7, 148-180-047-0, 148-180-048-8, 148-180-049-6, 148-221-016-6, 148-221-030-7, 148-360-014-2, 148-360-024-1, 148-360-031-6, and 172-100-0386, publicly owned, operated, and maintained area dedicated for use as a bicycle path/walkway (collectively, the "Iron Horse Trail Parcels"); and

2. Property located in Contra Costa County identified as Assessor's Parcel No. 148-100-056-8, publicly owned, operated, and maintained area dedicated for use as a public road right-of-way (the "Buskirk Remnant Parcel"); and

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

The Successor Agency obtained a "finding of completion" from DOF on July 18, 2013, pursuant to Health and Safety Code Section 34179.7, indicating that the Successor Agency has satisfactorily made a series of required payments of Former RDA funds in accordance with the Redevelopment Dissolution Statutes. Issuance of the finding of completion now entitles the Successor Agency to submit this LRPMP for approval by the Oversight Board and DOF.

This LRPMP is scheduled for consideration by the Successor Agency's Oversight Board on September 25, 2013 and, if approved by the Oversight Board, will be transmitted to the DOF for its approval in accordance with Health and Safety Code Section 34191.5(b).

Proposed Property Disposition

Health and Safety Code Section 34191.5 authorizes four categories for disposition of a successor agency's property, as summarized in Table 1:

Table 1: Permitted Uses/Disposition of Successor Agency Real Property Under a Long-Range Property Management Plan (Health and Safety Code Section 34191.5)

<table>
<thead>
<tr>
<th>Plan Category</th>
<th>Use/Disposition Purpose of Property</th>
<th>Property Transferee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enforceable Obligation</td>
<td>Use Consistent with Enforceable Obligation Terms</td>
<td>Designated Enforceable Obligation Recipient</td>
</tr>
<tr>
<td>Governmental</td>
<td>Governmental Use in Accordance with Section 34181(a)</td>
<td>Appropriate Public Jurisdiction</td>
</tr>
<tr>
<td>Approved Redevelopment Plan Project</td>
<td>Direct Use, or Liquidation and Use of Proceeds, for Project Identified in Approved Redevelopment Plan</td>
<td>Host Community (City of County)</td>
</tr>
</tbody>
</table>
For the reasons detailed in this plan, the Iron Horse Trail Parcels qualify for disposition to the County as governmental use property in accordance with Section 34177 and 34181(a). Consequently, as further detailed in Part II below, this LRPMP directs the conveyance of the Iron Horse Trail Parcels by the Successor Agency to the County upon approval of the LRPMP and conditioned on the completion of all necessary environmental remediation. The transfer to the County would be without compensation or payment due from the County, and without the requirement for further action or approval of the Oversight Board and the DOF with regards to the transfer of the Iron Horse Trail Parcels, beyond the initial approval of this LRPMP itself.

For the reasons detailed in this plan, the Successor Agency is designating the Buskirk Remnant Parcel for liquidation. Consequently, as further detailed in Part II below, this LRPMP directs the conveyance of the Buskirk Remnant Parcel by the Successor Agency to the County upon approval of the LRPMP and conditioned on the completion of a survey. The transfer to the County would be without compensation or payment due from the County, and without the requirement for further action or approval of the Oversight Board and the DOF with regards to the transfer of the Buskirk Remnant Parcel from the County to either the City of Pleasant Hill or the adjoining property owner, beyond the initial approval of this LRPMP itself. Although the County does not expect to be able to generate revenue from the liquidation of the property, any proceeds generated from the disposition of the property would be returned by the County to the Successor Agency to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities.

**Organization of LRPMP**

In accordance with Health and Safety Code Section 34191.5(c), Part I of this LRPMP contains an inventory of specified information related to the Retained Governmental Use Parcels, and Part II addresses and sets forth the proposed plan for disposition of the Retained Governmental Use Parcels. Accompanying this LRPMP is the information checklist required by the DOF (Appendix A); DOF Tracking Worksheet (Appendix B); and a map of the Retained Governmental Use Parcels (Appendix C).

**Part I: Retained Property Background and Description; LRPMP Information Inventory**

This Part provides the required inventory information for the Retained Governmental Use Parcels that were transferred from the Former RDA to the Successor Agency. Following an overview statement regarding the Retained Governmental Use Parcels’ background and description, 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

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1 The Successor Agency acknowledges that any expenditure requested for environmental investigation and remediation would need to be listed on a recognized obligation payment schedule and would be subject to approval by the DOF.
specific letter of this section of the Health and Safety Code (e.g., item ") provides the required information from Health and Safety Code Section 34191.5(c)(1)(A) and so forth).

Overview

The Iron Horse Trail Parcels are an agglomeration of 13 parcels of various sizes that were formerly part of the abandoned Southern Pacific Railroad San Ramon Valley Branch Line right-of-way. When the railroad right-of-way was abandoned, a public walkway was created in its place. The 13 parcels are located in the cities of Concord, Walnut Creek, Pleasant Hill and in unincorporated Contra Costa County. Segments of the railroad right-of-way have been found to contain arsenic and ground water contamination, including the "Hookston Station Area Parcels" which are the subject of a court ordered remediation settlement agreement and are identified in the DOF Tracking Worksheet as Items No. 11 and 12. The Successor Agency has requested, under the Recognized Obligation Payment Schedule for the period of January 1, 2014 through June 30, 2014, a distribution of tax increment to pay for the costs of additional environmental testing of Iron Horse Trail Parcels and, if necessary, will request addition funds to pay costs of any necessary environmental remediation. The County has conditioned its acceptance of the Iron Horse Trail Parcels on the identification and remediation of any and all hazardous materials as further described in Part II.A below.

The Buskirk Remnant Parcel is a 218 square foot public right-of-way remnant created after the completion of a road widening project. The Buskirk Remnant Parcel is undevelopable and as a result has little to no value. The Successor Agency has requested, under the Recognized Obligation Payment Schedule for the period of January 1, 2014 through June 30, 2014, a distribution of tax increment to pay for the costs associated with surveying the property to determine whether the Buskirk Remnant Parcel should be transferred as a governmental use property to the City of Pleasant Hill or whether the County should vacate the Buskirk Remnant Parcel and transfer it to the adjacent property owner. Although the County does not expect to be able to generate revenue from the liquidation of the property, any proceeds generated from the disposition of the Buskirk Remnant Parcel would be returned by the County to the Successor Agency to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities.

A. Required Inventory Information for Iron Horse Trail Parcels

(A) Acquisition Information. The Iron Horse Trail Parcels were acquired between 1984 and 1986 from Southern Pacific Railroad to preserve the properties as a trail, utility corridor and for potential future transit. The Successor Agency was unable to find acquisition values for several of the properties, but has verified expenditures by the Former RDA of approximately $5,600,000 to acquire the parcels. The estimated current market value of the Iron Horse Trail Parcels is estimated to be $0. As noted in the DOF Tracking Worksheet, the permissible uses for the property are limited governmental use trail/fixed guideway and as such the fair market value of the properties is negligible.
<table>
<thead>
<tr>
<th>Property No.</th>
<th>Acquisition Date</th>
<th>Value at Time of Purchase</th>
<th>Estimated Current Value</th>
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<td>$5,599,999.76</td>
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</table>

(B) **Purpose of Acquisition.** As noted, the Former RDA's acquisition of the Iron Horse Trail Parcels was to use the property as a publicly owned, operated, and maintained area dedicated for use as open space and trails and for pipelines and utilities operated by public and private entities.

(C) **Parcel Data.** As shown in the DOF Tracking Worksheet, the Iron Horse Trail Parcels consists of 13 parcels of varying size which collectively total approximately 22.5 acres of public trails. The County General plan designation for the parcels in unincorporated Contra Costa County is "Public and Semi-Public (PS)," which "includes properties owned by public governmental agencies such as libraries, fire stations, schools, etc. This designation is also applied to public transportation corridors (freeways, highways, and BART), as well as privately owned transportation and utility corridors such as railroads, PG&E lines and pipelines." The Transportation Element of the County's General Plan further limits access to the Iron Horse Trail Parcels to utility and non-motorized transportation uses.
(D) **Current Value.** As noted above, the estimated current market value of the Iron Horse Trail Parcels is approximately $0. There is no current appraisal information with respect to the Iron Horse Trail Parcels. Given the current land use designations and the limited potential for changing those land use designations, the fair market value of the properties is reflected as $0.

(E) **Revenues Generated By the Property.** The operation of the Iron Horse Trail as a public trail does not generate any parking fees or any lease, rent, or other revenue to the Successor Agency.

(F) **History of Environmental Contamination and Remediation.** The Successor Agency is aware of existing and potential environmental contamination and remediation needs in connection with the Iron Horse Parcels. The Hookston Station Area Parcels (Nos. 11 and 12 on the DOF Tracking Worksheet) are the subject of a court ordered remediation settlement agreement. The Successor Agency has and will continue to list the cleanup obligation under the settlement agreement as an enforceable obligation on the recognized obligation payment schedules. Because segments of the railroad right-of-way have been found to contain arsenic and ground water contamination, the Successor Agency has requested, under the Recognized Obligation Payment Schedule for the period of January 1, 2014 through June 30, 2014, a distribution of tax increment to pay for the costs of additional environmental testing of Iron Horse Trail Parcels and, if necessary, will request addition funds to pay costs of any necessary environmental remediation. The County has conditioned its acceptance of the Iron Horse Trail Parcels on the identification and remediation of any and all hazardous materials.

(G) **Potential for Transit-Oriented Development and Advancement of Planning Objectives.** The Iron Horse Trail Parcels have no potential for Transit-Oriented Development. The varying lot sizes, the lot configurations and the land use restrictions severely limit the development potential of the Iron Horse Trail Parcels. In their current use as a public trail, the Iron Horse Trail Parcels serve the important County planning objective of promoting regional bicycle and pedestrian trails.

(H) **History of Development Proposals and Activity.** Because the Iron Trail Parcels have long been used as a public trail and because the County intends to maintain this use to meet the goals, objectives and policies outlined above, there is no history of development proposals and activity for any different use of the Iron Horse Trail Parcels.

<table>
<thead>
<tr>
<th>No.</th>
<th>APN #</th>
<th>Lot Size (acres)</th>
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</thead>
<tbody>
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<tr>
<td>11</td>
<td>148-360-024-1</td>
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<tr>
<td>12</td>
<td>148-360-031-6</td>
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<tr>
<td>13</td>
<td>172-100-038-6</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td><strong>Total Acres</strong></td>
<td><strong>22.547</strong></td>
</tr>
</tbody>
</table>
B. Required Inventory Information for Buskirk Remnant Parcel

(A) Acquisition Information. The Former RDA acquired a larger property for a road widening project in July of 1986. The value of the Buskirk Remnant Parcel at the time it was acquired is unknown because it was not acquired separately, but was instead a remnant parcel created at the completion of the road widening project. The current estimated market value of the property is approximately $0.

(B) Purpose of Acquisition. As noted, the Former RDA's purpose for acquiring the property was associated with the implementation of a road widening project.

(C) Parcel Data. The Buskirk Remnant Parcel is a 218 square foot public right-of-way (Assessor's Parcel No. 148-100-056-8) which is located in the City of Pleasant Hill. The County General Plan designation for the Buskirk Parcel is "Public and Semi-Public (PS)".

(D) Current Value. As noted above, the estimated current market value of the Buskirk Parcel is $0. There is no current appraisal information for the Buskirk Parcel. Given the current land use designation, limited potential for development, irregular lot size and location, the fair market value of the properties is reflected as $0.

(E) Revenues Generated for the Buskirk Parcel. The operation of the right-of-way does not generate any parking fees or any lease, rent, or other revenue to the Successor Agency.

(F) Environmental Contamination and Remediation. The Successor Agency is not aware of any environmental contamination or remediation needs in connection with the Buskirk Parcel.

(G) Potential for Transit-Oriented Development and Advancement of Planning Objectives. The Buskirk Parcel is a small right-of-way remnant and has no potential for Transit-Oriented Development or advancement of any planning objectives. The lot size and configuration severely limits the development potential of the Buskirk Parcel.

(H) History of Development Proposals and Activity. There is no history of development proposals and activity for any different use of the property.

Part II: Disposition and Use

A. Plan and Rationale for the Disposition and Use of Iron Horse Trail Parcels

This LRPMP calls for the disposition and use of the Iron Horse Trail Parcels to the County, subject to the conditions outlined below.

Upon the approval of the LRPMP by the Oversight Board and the DOF, the Successor Agency will continue to own the property until such time as the Successor Agency has conducted all necessary environmental testing and, if necessary, prepared a toxic substances Remedial Action Workplan (as required by state regulatory agencies) for the removal of hazardous materials.
discovered on the Iron Horse Trail Parcels. Once the Successor Agency has received a "no further action" letter or similar letter or certification confirming that the Iron Horse Trail Parcels have been certified as meeting regulatory thresholds for their intended use as public trails, the Iron Horse Trail Parcels will be conveyed by the Successor Agency to the County without compensation or payment from the County, and without further action or approval by the Oversight Board or the DOF (beyond the approval of the LRPMP itself). At such time, the Successor Agency Executive Director, or the Executive Director's designee, is authorized and directed to take such actions, including the execution and recordation of conveyance documents on behalf of the Successor Agency as are appropriate to consummate this conveyance of the Iron Horse Parcels to the County.

The Successor Agency has requested, under the Recognized Obligation Payment Schedule for the period of January 1, 2014 through June 30, 2014, a distribution of tax increment to pay for the costs of additional environmental testing of the Iron Horse Trail Parcels and, if necessary, will request further addition funds to pay costs of any necessary environmental remediation. The County has conditioned its acceptance of the Iron Horse Trail Parcels on the identification and remediation of any and all hazardous materials, and would not otherwise agree to accept the transfer of the Iron Horse Trail Parcels.

This disposition of the Iron Horse Trail Parcels to the County is authorized as government use transfer under Health and Safety Code Section 34181(a). Health and Safety Code Section 34191.3 and Health and Safety Code Section 34181(a) authorize the Oversight Board to direct and approve disposition by the Successor Agency to the appropriate public jurisdiction of Former RDA governmental purpose properties constructed and used for, among others, roads, school buildings, parks and open space, police and fire stations, libraries, and local agency administrative buildings. The properties that make up the Iron Horse Trail Parcels were constructed and used for the governmental purpose of providing a public trail and are generally located in the County within the Former RDA's redevelopment project areas. The County, as the public jurisdiction generally responsible for the ownership, operation and maintenance of County public facilities is the appropriate public jurisdiction for the ultimate disposition of the Iron Horse Trail Parcels. Transfer of the Iron Horse Trail Parcels to the County for continued use, operation and maintenance for governmental use purposes is consistent with the County's General Plan, the approved redevelopment plans for the Former RDA's redevelopment project areas, and other applicable County codes and policies in that these local laws and plans call for continued public use and maintenance of these recreational facilities.

B. Plan and Rationale for the Disposition and Use of the Buskirk Parcel

This LRPMP calls for the disposition of the Buskirk Parcel to the County for future liquidation, as outlined below.

The Successor Agency has requested, under the Recognized Obligation Payment Schedule for the period of January 1, 2014 through June 30, 2014, a distribution of tax increment to pay for the costs associated with surveying the property to determine whether the Buskirk Remnant Parcel should be transferred as a governmental use property to the City of Pleasant Hill or whether the County should vacate the Buskirk Remnant Parcel and transfer it to the adjacent
property owner. The survey that will be performed will result in the creation of a legal description and will also include a title search that identifies the Former RDA's predecessor in interest. If the title search identifies that the surveyed property was acquired from the adjacent property owner, then the County will transfer the Buskirk Parcel to the adjacent property owner. If the title search identifies that the surveyed property was not acquired from the adjacent property owner, then the County will transfer the Buskirk Parcel to the City of Pleasant Hill as a public right-of-way.

The liquidation of the Buskirk Parcel to the County and subsequently to the adjacent property owner would be proper because the Former RDA would be returning the property to its former owner or successor in interest to its former owner. The County does not expect to be able to generate revenue from the liquidation of the property to the adjacent property owner. If any proceeds are generated from the disposition of the Buskirk Parcel to the adjoining property owner, the proceeds would be returned by the County to the Successor Agency to fulfill enforceable obligations on approved recognized obligation payment schedules or for distribution as property tax to the affected taxing entities.

This disposition of the Buskirk Parcel to the City of Pleasant Hill is an authorized governmental use transfer under Health and Safety Code Section 34181(a). Health and Safety Code Section 34191.3 and Health and Safety Code Section 34181(a) authorize the Oversight Board to direct and approve disposition by the Successor Agency to the appropriate public jurisdiction of the Former RDA governmental purpose properties constructed and used for, among others, roads, school buildings, parks and open space, police and fire stations, libraries, and local agency administrative buildings. The Buskirk Remnant Parcel has been used for the governmental purpose of providing a public right-of-way. The City of Pleasant Hill, as the public jurisdiction generally responsible for the ownership, operation and maintenance of right-of-ways in the City of Pleasant Hill is the appropriate public jurisdiction for the ultimate disposition of the Buskirk Parcel.

The Successor Agency does not have the staff or capacity to implement the disposition of the Buskirk Parcel. The County has the necessary experience, expertise, and personnel to provide the administration and implementation of the transfer of the Buskirk Parcel as set forth in the LRPMP.
APPENDIX A

LRPMP CHECKLIST
LONG-RANGEPROPERTYMANAGEMENTPLANCHECKLIST

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: Contra Costa County Successor Agency

Date Finding of Completion Received: July 15, 2013

Date Oversight Board Approved LRPMP: September 25, 2013

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.

X Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

X 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.

X Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

X 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.

X 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.

X 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.

X 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.

X 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.

X Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

X 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.
Agency Contact Information

Name:  Maureen Toms  
Name:  Steven Goetz  
Title:  Redevelopment Program Mgr.  
Title:  Deputy Director  
Phone:  925.674.7878  
Phone:  925.674.7830  
Email:  maureen.toms@dcd.cccounty.us  
Email:  steven.goetz@dcd.cccounty.us  
Date:  September 25, 2013  
Date:  September 25, 2013  

Department of Finance Local Government Unit Use Only

DETERMINATION ON LRPMP:  
☐ APPROVED  
☐ DENIED  

APPROVED/DENIED BY:  ___________________________   DATE:  _________________________  

APPROVAL OR DENIAL LETTER PROVIDED:  
☐ YES   DATE AGENCY NOTIFIED:  ________________________________  

Form DF-LRPMP (11/15/12)
APPENDIX B

DOF TRACKING WORKSHEET
**LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA**

<table>
<thead>
<tr>
<th>No.</th>
<th>Property Type</th>
<th>Permissible Use</th>
<th>Permissible Use Detail</th>
<th>Acquisition Date</th>
<th>Value at Time of Purchase</th>
<th>Estimated Current Value</th>
<th>Value Basis</th>
<th>Date of Estimated Current Value</th>
<th>Proposed Sale Value</th>
<th>Proposed Sale Date</th>
<th>Purpose for which property was acquired</th>
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**Footnotes:**
- **Environmental testing and remediation completed (or remediation plan) prior to transfer of property**
- **Net cost of Acquisition was $4,000,000 for 4 parcels (1.1 miles of right-of-way) ($300,525/acre)**
- **$1,600,000 acquisition cost ($330,101.1 /acre)**
- **Additional testing and possible remediation of this former railroad right-of-way is needed prior to conveyance to another governmental agency. Testing costs are included in ROPS 13/14B. Remediation, if needed will be included in th ROPS 14/15A.**
- **Excess right-of-way (218 sq. ft.) needs to be surveyed prior to conveyance to the City of Pleasant Hill or the adjacent property owner. The cost for surveying the property is in ROPS 13/14B.**
## Excess right-of-way (218 sq. ft.) needs to be surveyed.
The cost for surveying the property is in ROPS 13/1.

The cost for surveying the property is in ROPS 13/1.

---

<table>
<thead>
<tr>
<th>No.</th>
<th>Property Type</th>
<th>Permissible Use</th>
<th>Current Zoning</th>
<th>Estimate of Current Parcel Value</th>
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<th>History of environmental contamination, studies, and/or remediation, and designation as a brownfield site</th>
<th>Description of property's potential for transit oriented development</th>
<th>Advancement of planning objectives of the successor agency</th>
<th>History of previous development proposals and activity</th>
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<td>trail to TOD area</td>
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<td>#</td>
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</tbody>
</table>

**Footnotes:**

**Environmental testing and remediation complete.

**Net cost of Acquisition was $4,000,000 for 4 parc.

*1,600,000 acquisition cost ($330,101.1/acre).

# Additional testing and possible remediation of this agency. Testing costs are included in ROPS 13/14.

**Excess right-of-way (218 sq. ft.) needs to be surveyed.

The cost for surveying the property is in ROPS 13/1.
APPENDIX C

Map of Retained Governmental Use Parcels