

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)				HSC 34191.5 (c)(1)(C)			SC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		SC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	SC 34191.5 (c)(1)(H)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit-oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1		MH		7/28/2003	\$3,404,500					This 5-acre property (Site) is the remnant of a former 10-acre parcel. The other 5-acre parcel was sold to BP in 2009 pursuant to a 2005 disposition and development agreement (DDA) with the former Carson Redevelopment Agency (Agency). And, BP had a seven year option to purchase the Site, which expired in November 2012. The BP option effectively precluded the Site from being marketed or sold during the option period. Stouffer Chemical (Stouffer) owns approximately 10 acres adjacent to the Site on the west. There has been interest from some in the past, to purchase the Stouffer property and the Site to create a larger site for light industrial development. And, although this makes sense, it is not necessary in that the Site is well suited for independent purchase and development. Therefore, the Successor Agency should be allowed to market and liquidate the Site for fair market value relative to the zoning and character of the immediate vicinity.	2254 E. 223rd	7315-007-903	5.0/217,800	MH			NONE.	Contamination exists.				
2		CA		10/5/1996	\$10,500,000					This 4.1-acre property (Site), although located along the I405 freeway, is about 20 feet below the freeway grade and is constrained by slope, rail road and billboard easements. In the past the former Carson Redevelopment Agency (Agency) had a few parties interested in purchasing the Site for plans ranging from corporate headquarters to auto dealers to hotel/motel developments. Ultimately none followed through for different reasons. The fact that the Site is across the street from BP's new 15-acre office park and another 15 acres of vacant land, five acres of which is the Successor Agency's at 2245 E. 223rd Street makes this a desirable property. So, although there are some developmental constraints, the Site's location is still quite desirable for the right use. Therefore, once again, the Successor Agency should be allowed to market and liquidate the Site for fair market value relative to the zoning and character of the immediate vicinity.	2403 E. 223rd	7315-012-900	3.31/144,184	CA			NONE.	Phase I, no contamination.				
3		ML-D		5/31/2002	\$375,000					This small 0.65-acre property (Site) was acquired with the dual purpose of assemblage and the clean-up of Main Street. The Site has been actively marketed, and at one point the former Carson Redevelopment Agency (Agency) had an exclusive negotiating agreement (ENA) with a developer for the Site. Ultimately that ENA expired when the developer failed to perform. The City is currently in talks with the Los Angeles County Fire Department (LACFD) for its use of the Site for a new fire station. This would be in compliance with the mitigation requirements for the 157-acre Boulevards development project a quarter mile to the north of the Site. The City contracts with LACFD for fire service, and LNR, the developer of the Boulevards, would financially assist LACFD with building construction. To date the Agency has contributed in excess of \$60 million for remediation of the 157-acre Boulevards property and use of the Site as a fire station will be in compliance with the Agency's OPA, and with the City's specific plan and EIR for the development. Therefore, the Site should transfer to the county fire department for no cost per (2)(A) of Section 34191.5	20820 S. Main	7336-016-900	0.58/25,265	ML-D			NONE.					
4		CG		7/1/1978	0	50,000	7/27/2015	appraised value at time of sale	ASAP	This small property (Site) was acquired by the former Carson Redevelopment Agency (Agency) through a court decree during the widening of Avalon Blvd. The Site, which abuts Dominic's Italian Restaurant, has been restricted for use as a public parking lot since it was acquired. The city also officially recognizes it for use by Dominic's to handle the restaurant's overflow parking. In reality, Dominic's is an illegal non-conforming use due to the limited parking on its own property, and therefore requires the use of the Site for its operation. In fact, Dominic's was using the Site at the time of the Avalon Blvd. road widening and filed suit against the city over concerns of losing the ability to park on the Site, and thus be forced out of business. That is when the Agency became involved and obtained the Site.	24219 S. Avalon Blvd.	7406-018-908 & 909	0.22/9,966	CG								
5		MH		3/5/2001	\$368,500					The Successor Agency (SA) would like to transfer the Site to the owners of Dominic's for the following reasons: ownership of this is a small odd shaped lot, only 1.37 acres and about 420 feet long and 60 feet wide (Site). It is sandwiched between Southern California Edison high-tension wire easement and a four story hotel. The Site was originally an automobile salvage yard. The former Carson Redevelopment Agency (Agency) purchased it to clean it up and mitigate blight in the area. The Agency did remediate the Site by cleaning the soil, which was contaminated in spots mostly with the acid from car batteries and motor oil. For this the Agency received a No Further Action letter from the Los Angeles County Fire Department. The Site has an 11 foot wide restrictive easement along the entire northern property line that allows only for parking or driving, no structures. The Agency has continued to market the site over the years. In 2005 the Agency actually entered into a disposition and development agreement (DDA) with an owner/developer who was going to develop the Site and have his own company office there as well. Ultimately he terminated the DDA as he thought the cost of the Site, at \$12.75 per square foot, was too high for his proposed development program. Due to its size, shape and development restrictions the Site is believed best suited for an owner/user. The Successor Agency should be allowed to continue to market and liquidate the Site for fair market value.	17505 S. Main	7339-003-900	0.66 Acre 28,750 SF	MH			None.	Remediated in 2007.				
6		MU-CS		7/15/2002	\$175,000					Originally purchased by the former Carson Redevelopment Agency (Agency) in hopes of assembling it with adjacent parcels, this tiny 3,485 square foot property (Site) is undevelopable by itself. The Agency did have a disposition and development agreement (DDA) in 2007 with the owners of the immediately adjacent 1-acre property. The development proposal of the DDA included the Site and another 1.75-acre Agency-owned property adjacent to the developer's 1-acre property. Unfortunately the developer failed to perform and the DDA was terminated. Subsequently, however, the Agency entered into a DDA with the Related Company (Related) for the 1.75-acre Agency-owned property, and Related completed a 64-unit affordable multi-family housing project on it in June 2012. Both the Agency and Related tried to acquire the other developer's 1-acre property but the developer would not sell.	4001 E. Carson	7334-018-903	0.08/3,485	MU-CS			None.					
7	vacant land	MU-CS		11/19/01	\$ 550,000	500,000	estimate	7/27/2015	appraised value at time of sale	2017	This is a small, vacant square-shaped corner lot only 0.39-acres (Site) in size. It forms the S/W corner of Carson Street and Figueroa Street and is bounded by 405 freeway on the east, by Carson Street on the north, and is part of the intersection that forms the eastern entrance to the city at Carson and Figueroa Streets. The Site was originally a gas station. The former Carson Redevelopment Agency (Agency) purchased it to mitigate blight in the area. The former owner remediated the Site and provided the Agency with a letter of indemnification. Both the Agency and the Housing Authority have entertained development proposals from developers over the years but none of them were pursued. This was because the owner of the adjacent property refused to sell his property to the Agency for assemblage with the Site, which is necessary for a marketable project. Due to its size and location, the Site is best suited for development only if assembled with the adjacent property in order to create a marketable project and better comply with the Carson Street Master Plan. However, should a qualified buyer make an appropriate offer the Site will be sold at fair market value.	600 W. Carson	7343-020-902-904	0.39	MU-CS			none.	remediated gas station	low	-	Had a DDA from June '06 until terminated in December '08.
8	vacant land	MU-CS		7/9/01 & 1/10/02	\$323,000 & \$129,667	400,000	estimate	7/27/2015	appraised value at time of sale	2017	This is a small, vacant square-shaped corner property, only 0.37-acres (Site). It forms the S/E corner of Carson Street and Figueroa Street and is part of the intersection that forms the eastern entrance to the city on Carson Street. The former Carson Redevelopment Agency (Agency) purchased it to mitigate blight in the area and with the intention of assembling it with adjacent property to create a more developable and marketable site. Although the Agency attempted more than once to acquire the adjacent properties to the east and south of the Site, neither owner was willing to sell their land at a rational price. Due to its size and location, the Site is best suited for development only if assembled with the adjacent property in order to create a marketable project and better comply with the Carson Street Master Plan. However, should a qualified buyer make an appropriate offer the Site will be sold at fair market value.	626 W. Carson & 21704 Figueroa	7343-019-900 & 7343-019-901	0.37	MU-CS			none.		low	-	n/a
9	vacant land	MU-CS		11/16/01	\$ 1,775,000	-	-	-	-	This is a vacant, 2.2-acre parcel(s) of land just west of the NW corner of Carson Street and Avalon Boulevard (Site). The Site has frontage on Carson Street and lies between the Village multi-tenant apartment project on the west side and a strip center with a gas station on the east side. Purchased many years ago by the former Carson Redevelopment Agency (Agency), the has been the subject of a request for proposal (RFP) for a mixed-use affordable housing development. Although no development entered into a development agreement with the Agency, mainly due to the economy and residential market at the time, the Carson Housing Authority had begun to market the Site again in early 2013. As a result of the Department of Finance's decision to award ownership of the Site to the Successor Agency (SA) once done, the Authority plans to purchase the Site from the SA. The Authority will then partner with a residential developer to create a mixed-use residential project on the Site.	615 E. Carson	7337-011-900 & 7337-011-901	2.2	MU-CS			none.		low	yes	Selected a developer from RFP - did not proceed with DDA.	
10		OS - Recreational Open Space		05/31/2002	\$375,000	n/a	n/a	n/a	n/a	The property is a former brownfield developed into a passive park. The former Carson Redevelopment Agency acquired the property with the intent of developing housing. The site's contamination issues along with its small size hindered the development of a housing project. The site was an eyesore to the community for many years and had always been vacant. In an effort to eliminate blight, the former redevelopment agency remediated the site and developed it into a passive park with drought tolerant landscaping. The agency then transferred the property to the city in March 8, 2011. The City manages and operates the park which is open to the public. The environmental restrictions imposed by the Regional Water Quality Control Board, after the agency completed its environmental remediation, restrict the property to park-use only. The Carson Successor Agency should be allowed to transfer the park at no cost to the City of Carson for governmental use pursuant and in accordance with paragraph (c) (2) (A) of Section 34191.5 of the Health & Safety Code.	20820 Shearer Avenue	7334-003-906 & 907	0.29 acres/ 12,936 SF	OS			None.	Remediated in 2010. Restricted by covenant to passive park-use per environmental oversight agency (RWQCB).				