



CITY OF MANTECA

Long-Range Property Management Plan

City of Manteca as Successor Agency
to the former
Manteca Redevelopment Agency

Approved by Oversight board on

CITY OF MANTECA
SUCCESSOR AGENCY TO THE FORMER 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 makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill X1 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 to the former Manteca Redevelopment Agency (RDA).

RESOLUTION OF LONG-RANGE PROPERTY PLAN APPROVAL

Included as Exhibit A is a certified copy of the resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Long-Range Property Management Plan (LRPMP).

SUMMARY OF PROPERTIES OWNED

The former Manteca Redevelopment Agency acquired properties in an effort to revitalize blighted portions of the City. There are eight (8) properties or parcels owned and controlled by the Successor Agency. They can currently be broken down into two categories – *Intention to Sell* and *Government Use*.

INTENTION TO SELL

1. **1115 S. Airport Way**: This is vacant land that was originally purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. While Stadium Center did get developed, this property remains vacant. The Agency plans to sell this property to a private party for development.
2. **682 S. Main Street**: This land was originally purchased for a proposed court facility. There are currently no City plans for future development of the property. There is no permanent structure located on the property. The Agency plans to sell this property to a private party for development.
3. **555 Industrial Park Drive**: This land was originally purchased to become the site for the city’s new Police Station. There are currently no plans for future development of the property. The building located on the property is currently used for storage, and for Police and Fire training exercises. The building has deteriorated during the long vacancy period, and will need repairs or a discount in the purchase price to convey the property to a private party. The Agency plans to sell or lease this property to a private party for development.

4. **600-800 Moffat Boulevard**: This is a large mixed-use property located in the downtown area next to the Union Pacific Railroad. The property was abandoned by the UP Railroad and was purchased by the City to stimulate economic growth in the downtown area. It currently has part of the Citywide Tidewater Bikeway on it, along with a drainage basin which is also a public park. A Resolution indicates the Agency purchased the property in 2007; however, the Grant Deed remains in the name of the City of Manteca per the original grant deed dated October 7, 1996. This property is recommended for liquidation, with retention of the Bikeway and drainage basin/park space for public use as a condition of sale.

GOVERNMENT USE – WILL BE CONVEYED TO THE CITY

5. **123 S. Grant Avenue**: This parcel has been a public parking lot since the Redevelopment Agency purchased the property in 1993. It was acquired to help alleviate blight conditions and provide sufficient parking in the downtown area. There is no proposed development for this parcel, and the Agency is proposing to convey this property to the City of Manteca for continued use as a public parking lot.
6. **2260 W. Yosemite Avenue**: This is vacant property that was acquired extend Milo Candini Drive to a new intersection at Yosemite Avenue In conformity with the Circulation Element of the City's adopted General Plan. The Agency is proposing to convey this property to the City of Manteca.
7. **2470 Daniels Street**: This property is a storm water detention basin that is located directly behind and serves as the drainage basin for the Stadium Center shopping mall. The Agency plans to convey this property to the City. There is no revenue source for this property, thus it has no private use value.
8. **220 Moffat Boulevard**: This is a large property located in the downtown area next to the Union Pacific Railroad tracks. The three remnant parcels were abandoned by the Union Pacific Railroad company and were purchased by the RDA in 2008 and 2010. These properties were conveyed to the City in March 2011 and combined into one large parcel. This property was developed into the City's public transit station using grants from the Federal Transit Administration, State Proposition 1B, and local transportation funds. All revenue received from this property must go back into the City's transit fund and be used for transit related purposes.

These properties are described in greater detail in the "Inventory" section located below, with a spreadsheet of all 8 properties, a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.



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: **City of Manteca as Successor Agency to the former Redevelopment Agency**

Date Finding of Completion Received: May 31, 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.

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: Karen L. McLaughlin

Name:

Title: City Manager

Title:

Phone: (209) 456-8050

Phone:

Email: kmclaughlin@mantecagov.com

Email:

Date:

Date:

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: _____

INVENTORY

Section 34191.59(c)(1) of the Health and Safety Code, which was added as part of AB 1484, requires that the Long-Range Property Management Plan include an inventory of all the properties held in the Community Redevelopment Property Trust Fund. For the Manteca Successor Agency, this includes the eight (8) parcels referenced in the prior section. As per the statute, each of these properties is described below in the Long-Range Property Management Plan Spreadsheet, along with a detailed report on each property, which includes aerial photos, Resolutions for the purchase of the properties, and the Grant Deeds for the properties.

**PROPERTIES TO BE SOLD
TO
PRIVATE DEVELOPER**

PARCEL #1: 1115 S. AIRPORT WAY

PARCEL INFORMATION

Address: 1115 S. Airport Way

APN: 241-310-22

Acquisition Date: June 2, 2004

Current Zoning: CG – General Commercial

Property Type: Vacant Lot/Land

Lot Size: 3.1 Acres

Purpose of Acquisition: This property was purchased as part of a group of parcels that were assembled and sold to a developer for a retail shopping center. This site was left undeveloped for future expansion of the center.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property

Permissible Use Detail: This property will be put up for auction and sold to a private developer.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: Purchased as part of a number of land parcels that were then further subdivided for development. The pro rata value of this property at the time of purchase was \$534,743.

Estimated Current Value: \$1,239,630

Value Basis: Estimated current value based on appraisal done for another city-owned property on Daniels Street, conducted in 2012 (included in the appendix).

Date of Estimated Current Value: September 29, 2012

Proposed Sale Value: To be auctioned at a minimum bid price of \$1,239,630

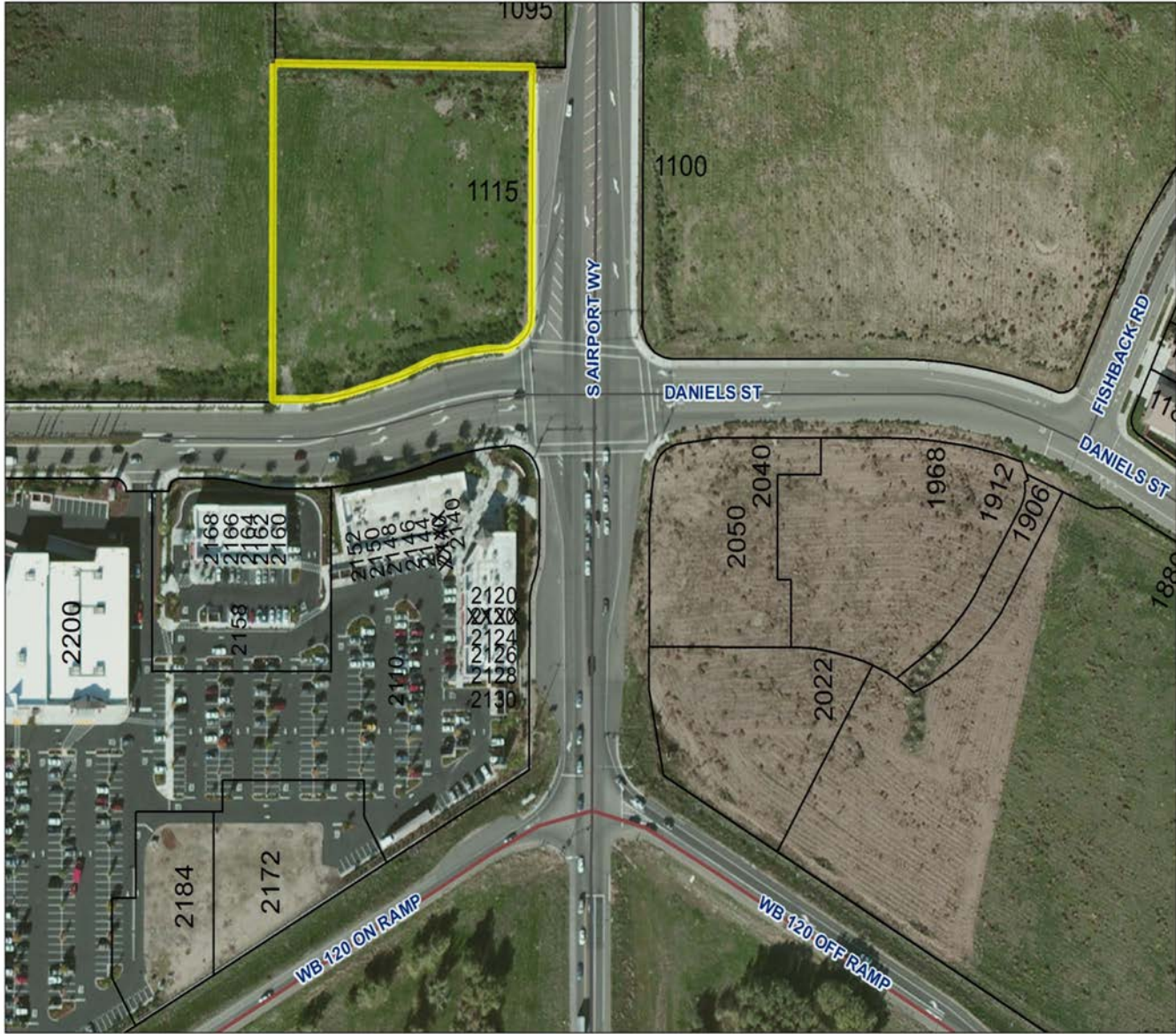
Proposed Sale Date: April 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY

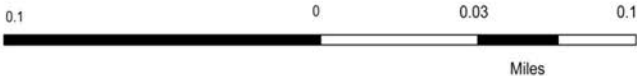


1115 S AIRPORT WY

APN: 241-310-22



Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes–2003.

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates – 2004.

Environmental Noise Analysis completed by Bollard and Brennen, Inc.– 2004.

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and “Park and Ride” services are available five days a week to reduce auto emissions. To address impacts on geology and soils, the project was designed to reduce any potential soil impacts to a less-than- significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally part of a Master Plan for the retail development known as Stadium Center. Stadium Center was developed adjacent to this property, but this property remained vacant with the plan of developing future commercial retail on the property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

The Circulation Element in the 2023 Manteca General Plan includes a goal to provide Transit-Oriented Development (TOD) in appropriate locations in the City. Higher-intensity residential and commercial developments are encouraged within ¼-mile of existing and potential future high-frequency bus transit corridors, especially in areas where two or more high-frequency transit lines cross.

Construction of the Tidewater Bikeway, including the adoption and implementation of a Bicycle Master Plan, has expanded the potential for transit-oriented development. The Tidewater Bikeway Path is dispersed throughout the central core of the City and connects to the Manteca Transit Center.

Manteca Transit is located in downtown Manteca and provides a public transportation hub to a central area of the City. Manteca Transit offers Dial-A-Ride services for those who are not in the immediate vicinity of a bus stop. There are three routes offered, with approximately 50 different bus stops throughout the City. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which has two routes that connect the City of Manteca to other cities within the County. Manteca Transit also connects the public to the Altamont Commuter Express (ACE), which is located between the cities of Manteca and Lathrop. ACE connects Manteca citizens to California's Bay Area.

1115 S. Airport Way is located across the street from a Manteca Transit bus stop. It is located in an area permitted for higher-intensity commercial development; therefore, it is conducive to transit-oriented development, however, there are no current plans to develop a transit-oriented project on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of developing it into commercial retail. The location of the property is in close proximity to Highway 120 and highly visible to a large flow of traffic.

Selling this property to a private developer advances the Successor Agency's planning objective of establishing new businesses and promoting commercial retail in the City, as described in the Economic Development Element of the 2023 General Plan and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. The goal of the Successor Agency is to effectively anticipate and address the type of infrastructure needed for future development. This property is located across the street from a high-intensity commercial development and is visible from Highway 120. It will reach its full potential once it is developed for commercial use.

PARCEL #2: 682 S. MAIN STREET

PARCEL INFORMATION

Address: 682 S. Main Street

APN: 221-050-14

Acquisition Date: April 8, 2005

Current Zoning: CMU – Commercial Mixed Use

Property Type: Mixed-Use

Lot Size: 8.1 Acres

Purpose of Acquisition: Acquired for a proposed court facility. No development has occurred on the site.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property

Permissible Use Detail: This property will be put up for auction and sold to a private developer.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$2,600,000

Estimated Current Value: \$3,200,000

Value Basis: Estimated current value based on appraisal done for another vacant city-owned property on Daniels Street, conducted in 2012.

Date of Estimated Current

Value: September 29, 2012

Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.

Proposed Sale Date: June 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: \$330,000 over a five-year period. Property does not currently generate revenue.

Source of Income/Revenue: This property was leased to American Modular Systems Inc. from 2005-2010.

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status: None

Studies Conducted: Phase I Environmental Assessment Report completed by Kleinfelder & Associates – 2004

Soil Assessment Chemical Analysis completed by Kleinfelder & Associates – 2004

Phase II Environmental Assessment Report completed by Kleinfelder & Associates – 2005

Remediation Efforts: No significant environmental impacts were found and no remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was originally purchased to be a proposed court facility. There are currently no plans for future development of this property. This property was leased to American Modular for the storage of its modular units from 2005 to 2010. There are no permanent structures on this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

682 S. Main Street is located in a business industrial section of the City of Manteca. It is located just 0.2 miles from the Manteca Transit Center. There are no current plans for transit oriented development on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to become a proposed court facility. This plan is no longer in effect.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park. A private developer will be able to eliminate the blight of the property and bring more infrastructure to the park, which is a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

PARCEL #3: 555 INDUSTRIAL PARK DRIVE

PARCEL INFORMATION

Address: 555 Industrial Park Drive

APN: 221-190-36

Acquisition Date: May 11, 2006

Current Zoning: M1 – Light Industrial

Property Type: Light Industrial

Lot Size: 4.9 Acres

Purpose of Acquisition: Acquired to be a proposed police station. Design for the facility was completed, but no development has occurred, The project has been cancelled

PERMISSIBLE USE DETAIL

Permissible Use: Sale of property

Permissible Use Detail: This property has a dilapidated building on site that will need to be assessed for necessary improvements. The property will be put up for auction once it is determined safe to do so, or sold or leased at a discount due to the poor condition, subject to approval.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$3,695,000

Estimated Current Value: \$1,500,000

Value Basis: Comparative market analysis by local industrial broker in 2010, including a discount for repairs needed to bring the building up to code.

Date of Estimated Current Value: 2010

Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.

Proposed Sale Date: June 1, 2014

ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

**Estimate of Revenue from
Lease/Rental/Other:** None

Source of Income/Revenue: None

**Contractual Requirements for
use of Income/Revenue:** None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status: None

Studies Conducted: Inspection of Asbestos completed by Hazardous Materials Associates, Inc. – 1988

Phase I Environmental Assessment Report completed by Certified Earth Metrics – 1993

Facility Inspection of Asbestos completed by Enviro Solutions, Inc. – 1997

Phase I Environmental Assessment Report completed by Geologica, Inc. – 2003

Facility Inspection of Asbestos done by JW Mack Consulting- 2004

San Joaquin Valley Air Pollution District Report – 2004

Remediation Efforts: No potential environmental issues were discovered through the environmental assessment reports. No significant amount of asbestos was detected. No remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was previously owned by Qualex Inc. The land was originally purchased by the Redevelopment Agency to become the City's new police station. It was considered an ideal location for the Police Department due to the large abandoned building on the property, which could be used to house the station. Further building inspections showed unforeseen expenses to bring the building up to code with current building standards. There are currently no plans for future development of the property. The building located on the property is used for storage, and for Police and Fire personnel training exercises. The City is planning on selling the property to a private developer.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

555 Industrial Park Drive is located in an industrial park that is in a centralized area of the city, with a variety of other land uses in the vicinity including residential and commercial. This property is not conducive to transit-oriented development due to its close proximity to the city's transit station.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased to become the new police station. The intention was to remove the blight of the dilapidated abandoned building located on the property and help improve the surrounding property values. The property was also purchased to provide the Police Department with more-adequate working conditions. The advancement of these goals were not met due to unforeseen expenses to bring the abandoned building up to code.

The Successor Agency would like to sell this property to a developer in order to meet the objective of expanding Manteca's Industrial Park, a goal described in the Economic Development Element of the 2023 General Plan, and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan

A private developer will be able to eliminate the blight of the property, providing better public safety through the rehabilitation of the dilapidated building. A private developer will also bring more infrastructure to the industrial park. All of these outcomes will advance the planning objectives of the Successor Agency.

PARCEL #4: 600-800 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 600-800 Moffat Boulevard

APN: 221.040.61

Acquisition Date: October 7, 1996

Current Zoning: P – Park

Property Type: Public Park

Lot Size: 7.6 Acres

Purpose of Acquisition: This property was acquired with the intention of eliminating blight by eventually selling the property to a private developer and stimulating economic growth in the downtown area.

PERMISSIBLE USE DETAIL

Permissible Use: Sale of Property

Permissible Use Detail: This property is recommended for liquidation, with retention of the Bikeway and drainage basin/park space for public use as a condition of sale.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$613,035

Estimated Current Value: \$275,000

Value Basis: Value based upon other vacant land for sale in the immediate vicinity at \$192,000 per acre. Assumes that the usable portion of the parcel is 3 acres, with the balance of the property to be preserved by the owner as public use as a condition of sale.

Date of Current Value: June 2013

Proposed Sale Value: To be auctioned at a minimum bid price to be established by an additional appraisal.

Proposed Sale Date: July 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY



600 AND 800 MOFFAT BL
APN: 221-040-61



Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status: None

Studies Conducted: Phase I Environmental Site Assessment Report completed by Levine Fricke – 1991
Phase II Environmental Assessment Report completed by Levine Fricke – 1995

Remediation Efforts: The property was found to be clear of contaminants. No potential environmental issues were discovered. No remediation efforts have been needed to date.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This is a large property that runs adjacent to the Union Pacific Railroad tracks. The property (formerly the Tidewater Railroad) was abandoned by Union Pacific Railroad. The City of Manteca purchased the property from the railroad in 1996 in order to help eliminate blight. The Redevelopment Agency proposed to purchase this property from the City of Manteca in 2007, with the goal of selling the property to a private developer and stimulating economic growth in the downtown area. Currently, this property has part of the Citywide Tidewater Bikeway located on it. No other development has been done on the property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

600 Moffat Boulevard contains a portion of the Tidewater Bikeway on the property. The Bikeway connects to Manteca Transit Center, just .35 miles away. Due to the close proximity of the Manteca Transit Center, and the Bikeway already in existence on the property, there is no further planning for transit-oriented development on this property.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of eliminating blight on an abandoned property and selling the property to a private developer in order to stimulate economic growth. These goals are laid out in both the 2001 Manteca Downtown Improvement Plan and the Economic Development Element of the 2023 General Plan.

The Downtown Improvement Plan sets a goal of increasing pedestrian and bicycle transportation. This property is currently meeting this goal through the Tidewater Bikeway that is located on the property.

The Economic Development Element of the 2023 General Plan lists the objective of studying Moffat Boulevard to determine the best development strategy for the area and to use the Redevelopment Agency in partnership with property owners to implement the strategy. A secondary objective is to promote professional office and residential development in the downtown area, as further described in the and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.

By selling off the parcel with the public use restriction intact, the Agency can ensure that the bike path and adjacent park remains intact, while development of the remaining property occurs.

**PROPERTIES TO BE CONVEYED
FROM
THE SUCCESSOR AGENCY
TO
THE CITY OF MANTECA**

PARCEL #5: 123 S. GRANT AVENUE

PARCEL INFORMATION

Address: 123 S. Grant Avenue

APN: 221.020.35

Acquisition Date: April 21, 1993

Current Zoning: CBD – Commercial Business District

Property Type: Parking Lot/Structure

Lot Size: .5 Acres

Purpose of Acquisition: This property was acquired to be a public parking lot to serve the downtown area to help relive the blight condition of insufficient available parking.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be transferred to City to ensure it remains a public parking facility in the downtown area.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$151,030

Estimated Current Value: \$185,000

Value Basis: Determined by comparative market analysis from local broker data.

Date of Current Value: October 2013

Proposed Sale Value: Proposed to be transferred to City

Proposed Sale Date: February 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status: None

Studies Conducted: No records of studies have been found for this site.

Remediation Efforts: None

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was purchased in 1993 to be used as public parking in the downtown area. This site has been utilized for public parking since acquired, with no proposed development plans.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

123 S. Grant Avenue is located within two blocks of a Manteca Transit bus station, reducing the need for transit-oriented development on this site. The property is located in the Central Business District – the heart of downtown, in an area not conducive to high-intensity commercial development. There are no plans to develop a transit-oriented project on this site.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was purchased with the planning objective of utilizing it for public parking in the downtown area. Continued use of this property as a public parking lot advances the goal of the Successor Agency to provide easy public access to the downtown area in order to stimulate economic growth and eliminate the potential for blight.

One goal of the Economic Development Element of the 2023 General Plan is to enhance the commercial environment of the downtown area and meet the demand for public parking. This improves property values and increases circulation in the downtown area.

The Economic Development Element also describes the goal of supporting downtown merchants by providing solutions to problems specific to the downtown area. The Successor Agency is meeting this objective by addressing the lack of parking in the downtown area and providing a public parking lot as a solution.

The 2001 Manteca Downtown Improvement Plan also describes the goal of meeting parking supply and demand with the objective of parking being available no more than four blocks from shopping and office space. The Successor Agency is meeting this planning objective through this strategically placed public parking lot, located in the “core” downtown area.

Conveying this property to the City of Manteca will ensure that this property remains a public parking facility and continues to meet the objectives described above.

PARCEL #6: 2260 W. YOSEMITE AVENUE

PARCEL INFORMATION

Address: 2260 W. Yosemite Avenue

APN: 241.300.06

Acquisition Date: December 26, 2006

Current Zoning: M1 – Light Industrial

Property Type: Vacant Lot/Land

Lot Size: 1.9 Acres

Purpose of Acquisition: This property was acquired to extend Milo Candini Drive north to Yosemite Avenue, a major traffic corridor through the City.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City to become a public roadway.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$751,351

Estimated Current Value: \$188,000

Value Basis: Determined by comparative market analysis from local broker data.

Date of Current Value: October 2013

Proposed Sale Value: Proposed to be transferred to City

Proposed Sale Date: February 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

**Estimate of Revenue from
Lease/Rental/Other:** None

Source of Income/Revenue: None

**Contractual Requirements for
use of Income/Revenue:** None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status: None

Studies Conducted: No records of studies have been found for this site.

Remediation Efforts: With no plans to begin development on the property, no environmental assessments have been completed on the property to date, thus no remediation efforts have been needed.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This is vacant property that was acquired with the intention of extending Milo Candini Drive, located to the south of the property, north to West Yosemite Avenue. This is part of the plan to develop higher-intensity commercial and recreational uses along Highway 120. The extension of the road is intended to help alleviate traffic concerns if this development occurs.

This property was acquired at the time of a road widening project on West Yosemite Avenue, and the acquisition assisted in that project as well.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

2260 W. Yosemite Avenue was acquired with the intention of extending Milo Candini Drive to West Yosemite Avenue, a major traffic corridor through the City of Manteca. The extension of this road will alleviate high traffic volumes if high-intensity commercial and recreational development occurs along Highway 120. There are otherwise no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was acquired to meet future infrastructure needs. The purchase of the property assisted with widening West Yosemite Avenue, a major traffic corridor of the City. The property was also acquired in anticipation of needing to extend Milo Candini Drive north to West Yosemite Avenue. This will be necessary if high-intensity commercial and recreational development occurs to the south of West Yosemite Avenue along Highway 120.

Conveying this property to the City meets Successor Agency planning objectives laid out in the Economic Development Element of the 2023 General Plan because the purchase of the property was in anticipation of future infrastructure needs. It also meets the goal of providing adequate public infrastructure to serve for planned economic growth, which was also included in the Manteca RDA 2009-2014 Five Year Implementation Plan

PARCEL #7 - 2470 DANIELS STREET

PARCEL INFORMATION

Address: 2470 Daniels Street

APN: 241.530.03

Acquisition Date: May 28, 2004

Current Zoning: CG – General Commercial

Property Type: Other

Lot Size: 4.8 Acres

Purpose of Acquisition: This property was purchased along with several land parcels which were assembled and transformed into a large retail center, known as Stadium Center. As part of the project, the City and the RDA entered into a Stormwater Basin Agreement with the developer, which was recorded on title and commits the City to perpetually operating this facility.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use

Permissible Use Detail: This property will be conveyed from the Agency to the City to ensure it remains a storm water detention basin that continues to meet essential public infrastructure requirements. There is no revenue source for this property, thus it has no private use value. The City funded materials and construction costs for the basin, thus it is an equitable obligation of the Redevelopment Agency to convey this property to the City.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$827,988

Estimated Current Value: \$0

Value Basis: Since the property serves as a storm water detention basin, it has no development potential. Development value is \$0

Date of Current Value: October 2013

Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: February 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY



2470 DANIELS ST
APN: 241-530-03



Data on this map is intended for general use and informational purposes only. The City of Manteca does not warrant the accuracy, quality, or completeness of data or suitability for any particular purpose. Information on this map is not intended to replace engineering, survey, or other primary research methods.



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

Estimate of Revenue from Lease/Rental/Other: None

Source of Income/Revenue: None

Contractual Requirements for use of Income/Revenue: None

ENVIRONMENTAL CONTAMINATION HISTORY

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

Brownfield Status: None

Studies Conducted: Biological Assessment completed by Jones and Stokes – 2003

Phase I Environmental Site Assessment Report completed by Kleinfelder & Associates– 2004

Environmental Noise Analysis done by Bollard & Brennen, Inc. – 2004

Remediation Efforts: The Environmental Initial Study concerns were the effect on biological resources, air quality, and the geology/soils. A Mitigated Negative Declaration was prepared to address all concerns. To address the effect on biological resources, a one-time impact fee was paid to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan to satisfy biological environmental native vegetation and wildlife mitigation measures. To address the effect on air quality, the project site was connected to the Citywide bicycle path and public transit system, and “Park and Ride” services are available five days a week to reduce auto emissions. To address geology and soils impacts, the project was designed to reduce any potential soil impacts to a less-than-significant level.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

2470 Daniels Street was originally part of a master plan for a large retail development project known as Stadium Center. After Stadium Center was developed, this property became a storm water detention basin, per the Development Agreement for Stadium Center. No other development proposals have been received for this property.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

This property currently serves as a storm water detention basin and there are no plans for transit-oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

This property was intended to be a storm water basin, as part of the Development Agreement between the developers of Stadium Center and the Redevelopment Agency.

This property meets the planning objective of the Successor Agency to adequately plan for necessary public infrastructure. This property meets an important need to the City by capturing excess storm water and preventing flooding and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan. Conveying this property to the City will help ensure this property remains a storm water basin.

PARCEL #8 - 220 MOFFAT BOULEVARD

PARCEL INFORMATION

Address: 220 Moffat Boulevard

APN: 221-030-25

Acquisition Date: August 17, 2010

Current Zoning: CBD – Central Business Overlay

Property Type: Public Building

Lot Size: 3.28 Acres

Purpose of Acquisition: Three adjoining properties were originally acquired by the RDA in 2008 and 2010. The parcels were assembled into one parcel with the intent of conveying the property to the City for development of a multimodal transit center, in compliance with grant requirements.

PERMISSIBLE USE DETAIL

Permissible Use: Governmental Use
Permissible Use Detail: A public transit station was developed on the property to serve local residents, opening in September 2013. The project was funded by grants from the Federal Transit Administration, State of California Prop 1B, and local transportation funds, and the land was used as the City's contribution to the project. All revenue from the facility must go back into the transit fund to be used solely for transportation purposes. There is no revenue source for this property that has a private use value.

ESTIMATE OF CURRENT PROPERTY VALUE

Estimate of current value of the parcels including, if available, any appraisal information.

Value at time of Purchase: \$1,215,000

Estimated Current Value: \$0

Value Basis: The property is fully developed as a public multi-modal transit facility. It has no value for commercial development.

Date of Current Value: October 2013

Proposed Sale Value: This property is proposed to be transferred to City.

Proposed Sale Date: February 1, 2014

AERIAL PHOTO OF SUBJECT PROPERTY



ESTIMATE OF ANY LEASE, RENTAL OR ANY OTHER REVENUES

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.

- Estimate of Revenue from Lease/Rental/Other:** Some revenue may be received for renting of the community room. However, any funds received from private use of the community space is required to be deposited into the City of Manteca Transit fund for maintenance and operations of the building and associated parking areas.
- Source of Income/Revenue:** Revenue from rental fees for the on-site community room.
- Contractual Requirements for use of Income/Revenue:** All income/revenue from this property must go back into the transit fund and be used for transportation related projects per the grant funding agreement.

ENVIRONMENTAL CONTAMINATION HISTORY

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

- Brownfield Status:** None
- Studies Conducted:** Phase I Environmental Site Assessment Report done by Levine Fricke – 1991
Phase II Environmental Site Assessment Report done by Levine Fricke – 1995
Phase I Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010
Phase II Environmental Site Assessment Report done by Rincon Consultants, Inc. – 2010
- Remediation Efforts:** Findings were that the intent of the project is to provide increased access to bus transit and ridesharing which helps reduce vehicle emissions in the City. A Mitigated Negative Declaration proposes measures to reduce impacts related to air quality through dust control measures and diesel bus idling limitations. The Mitigated Negative Declaration also proposed soil assessment, on-site drum assessment and a lead based paint and asbestos survey to address concerns of hazardous materials. Concerns about water quality and impacts were addressed with an on-site storm water collection system. The Mitigated Negative Declaration determined all impacts discussed above are less than significant.

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITIES

Brief history of previous development proposals and activity, including the rental or lease of the property.

This property was abandoned railroad right-of-way owned by Union Pacific. The Redevelopment Agency purchased three separate parcels in 2008 and 2010 with the intent of conveying the property to the City for development of a multimodal site. This eliminated blight in the downtown area. It is now the Manteca Transit Station and part of the city-wide Tidewater Bikeway.

TRANSIT-ORIENTED DEVELOPMENT POTENTIAL

Description of the property's potential for transit-oriented development.

220 Moffat Boulevard is the location of the Manteca Transit Station. Manteca Transit provides a multi-modal public transportation hub, offering local bus service and connection to regional transit. Manteca Transit connects to San Joaquin County Regional Transit District (SJCRTD), which routes that connect the City of Manteca to other cities within the region, including the Dublin BART station. Manteca Transit also connects the public to the Altamont Corridor Express (ACE), which is located between the cities of Manteca and Lathrop. ACE and BART connect local citizens to the Silicon Valley and the San Francisco Bay Area.

This property has reached its full potential for transit oriented development.

PLANNING OBJECTIVES OF SUCCESSOR AGENCY

Description of the advancement of the planning objectives of the Successor Agency.

The acquisition of this property meets the Successor Agency's planning objective of providing adequate public infrastructure to serve economic growth and adequate circulation throughout the downtown area, a goal specifically described in the 2001 Downtown Improvement Plan. The project is also in conformity with the and as included in the Manteca RDA 2009-2014 Five Year Implementation Plan.