



ALAMEDA COUNTY SUCCESSOR AGENCY

REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN



JUNE 2014

**Alameda County Successor Agency
Revised Long-Range Property Management Plan**

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**Alameda County Successor Agency
Revised Long-Range Property Management Plan**

Executive Summary

Part 1

A. Background: Proposed Property Disposition and Use

The Successor Agency (“Successor Agency”) to the Former Redevelopment Agency of Alameda County (“Former RDA”) received its Finding of Completion (“FOC”) under AB 1484 from the California Department of Finance (“DOF”) on April 26, 2013 enabling the Successor Agency to prepare a Long-Range Property Management Plan (a "LRPMP") for the twelve (12) parcels of real property (the "Properties") that transferred to the ownership of the Successor Agency upon the dissolution of the Former RDA on February 1, 2012 pursuant to ABx1 26 (as amended by AB 1484, the "Redevelopment Dissolution Act").

An initial version of the Successor Agency's LRPMP (the "Initial LRPMP"), dated June 2013, was approved by the Successor Agency's Oversight Board (the "Oversight Board") on July 3, 2013 and submitted to the California Department of Finance (the "DOF") on July 8, 2013. By letter of February 26, 2014, the DOF specified various revisions that are required to the Initial LRPMP before the DOF would be prepared to approve the Successor Agency's LRPMP.

This document (the "Revised LRPMP") contains the revisions specified by the DOF to the Initial LRPMP and will be presented for consideration of approval by the Oversight Board and the DOF. Upon such approval, this Revised LRPMP will serve as the official Long-Range Property Management Plan of the Successor Agency pursuant to the Redevelopment Dissolution Act, with particular reference to Health and Safety Code Section 34191.5, and no subsequent or future approvals will be required from the Oversight Board or the DOF for the transfer of the properties pursuant to this Revised LRPMP.

This Revised LRPMP contains the State required information for the twelve properties formerly owned by the Former RDA. All properties are located in unincorporated Alameda County and are summarized in a Vicinity Map Index. Upon approval of this Revised LRPMP by the Oversight Board and the DOF, and upon full execution of the Compensation Agreement defined and described in Section B below, this Revised LRPMP directs that each of the Properties be transferred by the Successor Agency to the County of Alameda (the "County") under authority of Health and Safety Code Section 34191.5(c)(2)(A) for use or further disposition by the County for projects identified in the Approved Redevelopment Plans (as defined and described in Section C below).

B. Compensation Agreement

The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities pursuant to Health and Safety Code Section 34180(f) are not required in connection with the disposition of the Successor Agency's Properties to the County

under authority of Health and Safety Code Section 34191.5(c)(2)(A) for use or further disposition by the County for projects identified in the Approved Redevelopment Plans.

However, pursuant to DOF direction, the County and the Successor Agency will enter into a compensation agreement pursuant to Health and Safety Code Section 34180(f) (the "Compensation Agreement") with the affected taxing entities (the "Taxing Entities") specifying that the Net Proceeds (as further defined and described below) of (1) the County's use of the Properties and (2) any further disposition by the County to third parties of the Properties will be remitted to the County Auditor-Controller for distribution to all of the Taxing Entities on a pro-rata basis in proportion to each Taxing Entity's respective share of the property tax base. Transfer of the Properties by the Successor Agency to the County in accordance with this Revised LRPMP is conditioned upon full execution of a Compensation Agreement by the County, the Successor Agency and the Taxing Entities.

As will be further set forth in the Compensation Agreement, the Net Proceeds to be remitted by the County for distribution to the Taxing Entities will consist generally of the following:

- So long as a Property is retained in the ownership of the County, the Net Proceeds will consist of the lease rental income, use fee income or other income, if any, that may be received by the County with respect to the Property minus the documented costs to the County of improvement, operation and maintenance of the Property.
- Upon disposition of a Property by the County to private development entity, the Net Proceeds will consist of the sale proceeds, if any, received by the County with respect to the Property minus the documented costs to the County of the improvement, operation, maintenance and disposition of the Property.

Notwithstanding the foregoing or any other provision of this Revised LRPMP, no Compensation Agreement will be required, and the County may retain any proceeds from the use or disposition of the Properties, if a court order, legislation or DOF policy reverses the DOF's directive regarding the need for a Compensation Agreement (a "Reversal"). In the event of a Reversal that occurs prior to the full execution of the Compensation Agreement, the Properties will be transferred to the County without the condition of or need for such full execution. If a Reversal occurs after the full execution of the Compensation Agreement, the Compensation Agreement will provide that it can be terminated by any party. Upon such termination, any Net Proceeds received by the County after such termination, may be retained by the County and are directed pursuant to this Revised LRPMP to be used by the County to pay costs of one or more projects identified in the Approved Redevelopment Plans.

Pursuant to the February 26, 2014 letter from the DOF to the Successor Agency, no Compensation Agreements will be required for Property 1, Property 2 or Property 3 (APN 413-0035-010-11, APN 429-0005-022-00 and APN 429-0005-023-0) for Cherryland Community Center and Cherryland Fire Station projects.

C. Approved Redevelopment Plans

The Approved Redevelopment Plans that identify the projects for which the Properties are transferred to the County under this Revised LRPMP for use or further disposition by the County consist of: Eden Area Redevelopment Plan, Alameda County - City of San Leandro (“Joint”) Redevelopment Plan, and the Eden Area Redevelopment Project and the Alameda County – City of San Leandro Redevelopment Project Area Five-Year Implementation Plan FY 2009/10 – 2013/14.

D. Detailed Property Inventory and Proposed Uses

Part 2 of this Revised LRPMP contains an information sheet for each of the twelve properties setting forth:

- The inventory of information for each property required to be contained in a LRPMP pursuant to Health and Safety Code Section 34191.5(c)(1); and
- The proposed public use or further disposition for private development that is directed by this Revised LRPMP for each Property to implement projects identified in the Approved Redevelopment Plans, with references to the relevant Approved Redevelopment Plan provisions.

The last two pages of this Part 1 include a summary table listing key information about the Properties, and map showing the location of the Properties.

E. Property Use and Disposition By County; Anticipated Net Proceeds

Some of the Properties are directed under this Revised LRPMP to be retained by the County for the development and operation by the County of a public use identified in the Approved Redevelopment Plans. At this time, it is anticipated that any lease rental income, use fee income, or other income that may be obtained by the County from such County-retained Properties will be far exceeded by the costs to the County of improving, operating and maintaining such Properties, with the result that any Net Proceeds are considered unlikely.

The balance of the Properties are directed under this Revised LRPMP to be sold by the County for private development of projects identified in the Approved Redevelopment Plans. Each of these Properties will be sold by the County to a selected development entity in accordance with the terms of a property conveyance agreement approved by the County Board of Supervisors acting in accordance with the requirements of Chapter 2 of Part 4 of Division 1 of Title 5 of the California Government Code (commencing with Government Code Section 52201). A copy of this statute is attached as Appendix 1 of this Revised LRPMP.

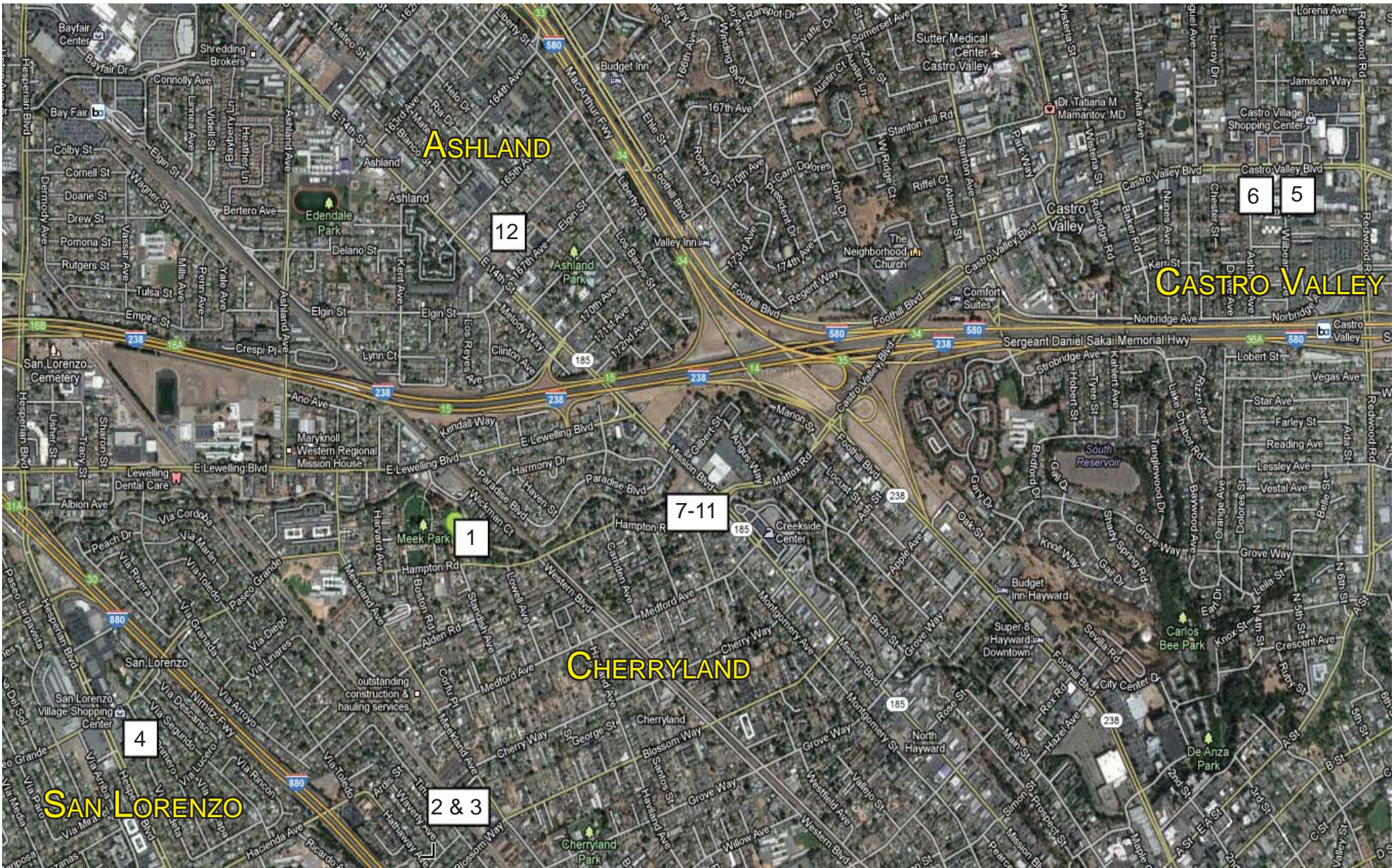
In accordance with Government Code Section 52201(b), the purchase price or lease payments to be paid by the selected developer of each such Property under a property conveyance agreement will equal not less than either the fair market value of the Property at its highest and best use or the fair reuse value of the Property at the use and with the covenants and conditions and the development costs authorized pursuant to the property conveyance agreement, as determined by formal action of the County Board of Supervisors.

The amount of any Net Proceeds from the sale of each of these Properties by the County will depend on the purchase price or lease payments determined in accordance with the statutory requirements cited above, and the counterbalancing documented costs incurred by the County in connection with the improvement, operation, maintenance, and disposition of the Property.

Part 2: Detailed Property Inventory and Proposed Uses

Vicinity Map Index and Summary of Recommendations

Map	Assessor Parcel Number	Address	AB 1484 Classification	Recommended Intended Use Action
1	413-0035-010-00	278 Hampton Road	Approved Redevelopment Plan Use / County-Owned Use	Transfer to County and retain
2	429-0005-022-00	19745 Meekland Ave	Approved Redevelopment Plan Use / County-Owned Use	Transfer to County and retain
3	429-0005-023-00	19755 Meekland Ave	Approved Redevelopment Plan Use / County-Owned Use	Transfer to County and retain
4	412-0039-025-00	16080 Hesperian Blvd	Approved Redevelopment Plan Use	Transfer to County and retain
5	084A-0040-022-00	20853 Wilbeam Ave	Approved Redevelopment Plan Use	Transfer to County and retain
6	084A-0040-018-04	3295 Castro Valley Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
7	414-0021-078-00	20095 Mission Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
8	414-0021-079-00	20095 Mission Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
9	414-0021-080-00	20095 Mission Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
10	414-0021-060-00	20095 Mission Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
11	414-0021-061-00	20097 Mission Blvd	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development
12	080-0078-026-14	16640 E.14th Street	Approved Redevelopment Plan Use	Transfer to County and retain or sell for development



Vicinity Map of Agency-Held Properties

278 Hampton Road



Background Information

Map Reference	1
Address	278 Hampton Road Unincorporated Cherryland, CA
Assessor Parcel Number(s)	413-0035-010-00
Lot Size	39,750 sf
No. of Buildings	N/A
Building Area	N/A
Acquisition Date	7/30/09
Purchase Price	\$1,300,000
Current Zoning	R-S-SU: Suburban Residence
Current Use	Vacant
Purpose of Acquisition	Develop as a Community Center

Estimate of Current Property Value

Estimated Current Value	\$795,000
Date of Estimated Current Value	May 2013
Value Basis	Local comparables
Proposed Sale Value	N/A
Proposed Sale Date	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's Annual rent/lease income?	N/A
If yes, describe contractual requirements for use of income.	N/A

278 Hampton Road

Environmental History of Contamination / Remediation

Have any environmental tests or assessments been preformed on the property?	LCM/ACM (Lead Containing Material / Asbestos Containing Material) analysis was performed in July, 2009 prior to demolition of barn on site; no lead based paint or asbestos was found on or surrounding the barn; barn demolished in Fall 2009. Phase I analysis was performed in July, 2009 for the entire site (haz mat & hydrocarbons); nothing found; soil testing recommended prior to redevelopment to check for pesticides given former agricultural use.
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Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short term and or long term lease/rental arrangements.	This property was acquired expressly for the purpose of constructing a community center.
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Reuse Assessment and Recommended Action

Describe potential Community Benefit	The development of a community center serving unincorporated Cherryland is a long standing community goal and was the highest priority Redevelopment project for the former Cherryland Redevelopment Citizens Advisory Committee.
Describe the property's potential for transit oriented development	Low. While the site is centrally located within the unincorporated community of Cherryland, it is not directly served by bus or BART.
Describe the reuse potential of the property in terms of advancing the Successor's Agency's planning objectives	The project is identified as a neighborhood infrastructure goal in the Five Year Implementation Plan for FY 9/10 – 13/14, approved June 30, 2009. The Redevelopment Plan for Eden Area Redevelopment Project, adopted 7/11/00, Section II.A. "Development in Project Area", pg 7, says, ""Provide new or improved community facilities such as fire stations,recreational facilities, community centers and libraries..."
AB 1484 / Recommended action:	Approved Redevelopment Plan Project or Public Use as a community center. Transfer to County and retain.

19745 and 19755 Meekland Avenue



Background Information

Map Reference	2 and 3
Address	19745 and 19755 Meekland Avenue Unincorporated Cherryland, CA
Assessor Parcel Number(s)	429-0005-022-00 and 429-0005-023-00
Lot Size	19745 Meekland Ave. - 20,090 sf 19755 Meekland Ave. - 21,523 sf
No. of Buildings	19745 Meekland Ave. - 1 19755 Meekland Ave. - 1
Building Area	19745 Meekland Ave. - 1,075 sf 19755 Meekland Ave. - 1,841 sf
Acquisition Date	19745 Meekland Ave. - Sept. 7, 2010 19755 Meekland Ave. - November 15, 2010
Purchase Price	19745 Meekland Ave. - \$ 200,000 19755 Meekland Ave. - \$ 199,900
Current Zoning	Current Zoning: R-S-D-3, Suburban Residence
Current Use	Vacant
Purpose of Acquisition	Proposed use is a County Fire Station.

Estimate of Current Property Value

Estimated Current Value	19745 Meekland Ave. - \$401,800 19755 Meekland Ave. - \$430,460
Date of Estimated Current Value	May 2013
Value Basis	Local comparables
Proposed Sale Value	N/A
Proposed Sale Date	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's Annual rent/lease income?	N/A
If yes, describe contractual requirements for use of income.	N/A

19745 and 19755 Meekland Avenue

Environmental History of Contamination / Remediation

Have any environmental tests or assessments been preformed on the property?	Phase I analysis in July 2010 for both properties (haz mat & hydrocarbons); nothing found upon visual inspection; nothing found in historical records. LCM/ACM (Lead Containing Material / Asbestos Containing Material) testing recommended prior to demolition due to age of buildings; visible signs of mold; further testing recommended; soil testing recommended prior to redevelopment.
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Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short term and or long term lease/rental arrangements.	This property was acquired expressly for the purpose of constructing a County Fire Station.
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Reuse Assessment and Recommended Action

Describe potential Community Benefit	Proposed use is Fire Station and may include a Community Health Clinic. The existing fire station serving Cherryland has structural/seismic issues and needs a replacement facility.
Describe the property's potential for transit oriented development	Low. While the site is centrally located within the unincorporated community of Cherryland, it is not directly served by bus or BART.
Describe the reuse potential of the property in terms of advancing the Successor's Agency's planning objectives	<p>The project is identified as a neighborhood infrastructure goal in the Five Year Implementation Plan for FY 9/10 – 13/14, approved June 30, 2009.</p> <p>The Redevelopment Plan for Eden Area Redevelopment Project, adopted 7/11/00, Section II.A. "Development in Project Area", pg 7, says, ""Provide new or improved community facilities such as fire stations, sheriff stations...."</p> <p>Section III.F.2. "Redevelopment Implementation, Cherryland Sub-Area", pg 27 says, "Retrofit/replace fire facilities."</p>
AB 1484 / Recommended action:	Approved Redevelopment Plan Use or Public Use as a County Fire Station. Transfer to County and retain.

16080 Hesperian Boulevard



Background Information

Map Reference	4
Address	16080 Hesperian Boulevard Unincorporated San Lorenzo, CA
Assessor Parcel Number(s)	412-0039-025-00
Lot Size	13,424 sf
No. of Buildings	1
Building Area	9,700 sf
Acquisition Date	1/29/10
Purchase Price	\$415,000
Current Zoning	HP, Historic Preservation District
Current Use	Vacant
Purpose of Acquisition	Develop as community cultural center.

Estimate of Current Property Value

Estimated Current Value	\$0
Date of Estimated Current Value	May 2013
Value Basis	Local land comparables less demo, environmental review, and interior art preservation.
Proposed Sale Value	N/A
Proposed Sale Date	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's Annual rent/lease income?	N/A
If yes, describe contractual requirements for use of income.	N/A

16080 Hesperian Boulevard

Environmental History of Contamination / Remediation

Have any environmental tests or assessments been preformed on the property?	LCM/ACM (Lead Containing Material / Asbestos Containing Material) analysis was performed in August, 2010; asbestos found in the roof; roof was abated and re-roofed. Other parts of the building were not tested but due to the age, it is assumed that asbestos will be found elsewhere. Lead based exterior paint requires abatement or encapsulation in place. Phase I analysis not completed.
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Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short term and or long term lease/rental arrangements.	Proposals have been offered for renovation as a pub/movie theater and or community performance space. However, extensive staff research indicates renovation of this property is extremely expensive and not economically feasible for the private market. Sizable subsidy is needed to accomplish the capital renovation, and interior art preservation, with additional subsidy needed for long term operations. It may ultimately be operated by either a public or private entity.
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Reuse Assessment and Recommended Action

Describe potential Community Benefit	Reuse of this historic former movie theatre is a high priority for the San Lorenzo community.
Describe the property's potential for transit oriented development	Low. Although the site is along a major traffic corridor and is serviced by AC Transit bus routes #97, 85 and S, it is small for residential development.
Describe the reuse potential of the property in terms of advancing the Successor's Agency's planning objectives	<p>The project is identified as an economic development goal in the Five Year Implementation Plan for FY 9/10 – 13/14, approved June 30, 2009.</p> <p>The Redevelopment Plan for Eden Area Redevelopment Project, adopted 7/11/00, Section II.A. "Development in Project Area", pg 7, says, "Provide new or improved community facilities such as fire stations,.....recreational facilities, community centers ..."</p> <p>Section III.F.5., "Redevelopment Implementation, San Lorenzo Sub-Area", pg 33 says, "Provide and/or expand community facilities, including the library, parks, community centers and fire stations."</p> <p>Section III.G.3, "Rehabilitation and Conservation of Structures – Buildings of Historical Significance and Other Cultural, Historic or Scenic Resources", pg 33, says, "To the extend practical, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State and County guidelines."</p>
AB 1484 / Recommended action:	Approved Redevelopment Plan Project or Public Use. Transfer to County and retain.

20853 Wilbeam Avenue



Background Information

Map Reference	5
Address	20853 Wilbeam Avenue Unincorporated Castro Valley, CA
Assessor Parcel Number(s)	084A-0040-022-00
Lot Size	7,200 sf
No. of Buildings	N/A
Building Area	N/A
Acquisition Date	5/1/09
Purchase Price	\$675,305
Current Zoning	Castro Valley Central Business District Specific Plan, Sub Area 11, High Density Residential Uses
Current Use	Vacant
Purpose of Acquisition	Develop as a Shared Parking Lot in conjunction with property #6 below. "Agreement Establishing Reciprocal Easements for Shared Parking and Access and Providing for Joint Use and Maintenance" is pending signature by Alameda County and 3 private parties as of June 1, 2013.

Estimate of Current Property Value

Estimated Current Value	\$180,000
Date of Estimated Current Value	May 2013
Value Basis	Local comparables
Proposed Sale Value	N/A
Proposed Sale Date	N/A

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's Annual rent/lease income?	N/A
If yes, describe contractual requirements for use of income.	N/A

20853 Wilbeam Avenue

Environmental History of Contamination / Remediation

Have any environmental tests or assessments been performed on the property?	LCM/ACM (Lead Containing Material / Asbestos Containing Material) analysis was performed in August, 2009; lead based paint found in exterior; abated. Asbestos found in counter top sheeting; abated. Building demolished in 2009.
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Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short term and or long term lease/rental arrangements.	Shared Parking Lot A Memorandum of Understanding (MOU) has been drafted and reviewed by all private parties and its execution is imminent. Architectural plans have been prepared for submittal to the Planning Dept. Environmental pre-development (CEQA) analysis is being prepared now for submission to the Planning Dept.
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Reuse Assessment and Recommended Action

Describe potential Community Benefit	Consolidates four separate private parking areas into one destination lot in downtown Castro Valley's central business district.
Describe the property's potential for transit oriented development	Low. Property is to be used in conjunction with property #6 below, and three other private commercial parcels, to construct a Shared Parking Lot facility, all located three blocks from the Castro Valley BART station and on AC Transit's #32 bus line.
Describe the reuse potential of the property in terms of advancing the Successor's Agency's planning objectives	The project is identified as an economic development goal in the Five Year Implementation Plan for FY 9/10 – 13/14, approved June 30, 2009. The Redevelopment Plan for Eden Area Redevelopment Project, adopted 7/11/00, Section II.A. "Development in Project Area", pg 6, says, "“...encourage the better utilization of Real Property, and a more efficient and effective circulation system.... Section III.F.1., "Redevelopment Implementation, Castro Valley Sub-Area", pg 24 says, "Encourage the assembly of oddly-shaped parcels in business districts to encourage standard development." Pg 25 says, "Assist individual property owners in resolving cross lot drainage problems."
AB 1484 / Recommended action:	Approved Redevelopment Project or Public Use. Transfer to County and retain.

3295 Castro Valley Boulevard



Background Information

Map Reference	6
Address	3295 Castro Valley Boulevard Unincorporated Castro Valley, CA
Assessor Parcel Number(s)	084A-0040-018-04
Lot Size	44,900 sf
No. of Buildings	1
Building Area	24,375 sf
Acquisition Date	4/8/11
Purchase Price	\$2,797,000
Current Zoning	Castro Valley Central Business District Specific Plan, Sub Area 7, Intensive Retail with Offices and High Density Residential allowed to rear or upper stories
Current Use	Vacant
Purpose of Acquisition	Approved Redevelopment Plan Project with full building renovation or reconstruction, and new retail/commercial occupancy.

Estimate of Current Property Value

Estimated Current Value	\$950,000
Date of Estimated Current Value	Jan 8, 2013
Value Basis	Appraisal
Proposed Sale Value	TBD
Proposed Sale Date	Spring 2014

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes
If Yes, indicate amount of Agency's Annual rent/lease income?	\$30,000 via temporary lease, August - October, 2011. \$35,000 via temporary lease, August - October, 2012. \$35,000 via temporary lease, August - October, 2013. Planned 2013 Temporary Lease to be heard by the Oversight Board July, 2013.
If yes, describe contractual requirements for use of income.	None

3295 Castro Valley Boulevard

Environmental History of Contamination / Remediation

Have any environmental tests or assessments been performed on the property?

In August, 2010 asbestos was found in the roof; roof was abated and re-roofed. Other parts of the building were not tested but due to the age, it is assumed that asbestos will be found elsewhere.

Phase I Analysis was completed in September, 2010 for hydrocarbons, soil contamination, water contamination and LCM/ACM (Lead Containing Material / Asbestos Containing Material). Lead based paint has not been tested for, but based on the age of the building expected to be found at minimum on exterior paint. Abatement or encapsulation will be necessary. Further testing needed. Asbestos containing materials exist in building although some abatement has been done since 1996. Abatement or encapsulation will be necessary. Further testing needed. Hydraulic piston freight elevator has the potential to have leaked into building and surrounding soil, or may in the future. Property includes a foundation dewatering system which pumps water directly into the storm drain system. See Phase II below.

Phase II Analysis (Limited investigation report) was completed October 2010; soil gas sampling; soil and grab ground water sampling; sump pump water sampling; testing determined the ground table water to be contaminated, likely from historical up-gradient dry cleaning solvents; permit from State Regional Water Quality Control Board (RWQCB) obtained; pretreatment system for sump pump water installed in 2011. Water testing within acceptable range, continues to be monitored on a quarterly basis and reported to RWQCB.

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short term and or long term lease/rental arrangements.

Property has been actively marketed since acquisition, both via an RFP process and wide informal solicitations. A leading candidate was identified in June, 2012. A Disposition and Development Agreement is currently being drafted and negotiated, in anticipation of Long Range Property Management Plan Approval. This site is intended to be developed in conjunction with the Shared Parking Lot property as described under 20853 Wilbeam Avenue (map reference #5).

3295 Castro Valley Boulevard

Reuse Assessment and Recommended Action

Describe potential Community Benefit	Conveying to a developer or commercial user will realize a key redevelopment objective of infill retail development at a long dormant property in a central business district location.
Describe the property's potential for transit oriented development	Low. Property is to be used in conjunction with the 20853 Wilbeam Avenue property, and three other private commercial parcels, to construct a Shared Parking Lot facility, all located three blocks from the Castro Valley BART station and on AC Transit's #32
Describe the reuse potential of the property in terms of advancing the Successor's Agency's planning objectives	<p>The project is identified as an economic development goal in the Five Year Implementation Plan for FY 9/10 – 13/14, approved June 30, 2009. In addition, Goal 3 (Neighborhood Infrastructure) allows for the expansion and revitalization of community facilities, increasing public open space.</p> <p>The Redevelopment Plan for Eden Area Redevelopment Project, adopted 7/11/00, Section II.A. "Development in Project Area", pg 6, says, "Encourage development according to the General Plan", and "Encourage investment in the Project Area by the private sector", and "Encourage and expand shopping facilities in the Project Area by encouraging the development of new commercial uses and the rehabilitation of existing commercial uses ..." Pg 7 says, "Enhance and expand shopping facilities in the Project Area by encouraging the development of new commercial uses..."</p> <p>Section III.F.1., "Redevelopment Implementation, Castro Valley Sub-Area", pg 24 says, "Develop a downtown Castro Valley revitalization strategy", and "Implement a business recruitment and retention program."</p>
AB 1484 / Recommended action:	Approved Redevelopment Plan Project or Public Use. Transfer to County and retain or sell for development.

20095 and 20097 Mission Boulevard



Background Information

Map Reference	7-11
Address	20095 and 20097 Mission Boulevard Unincorporated Cherryland, CA
Assessor Parcel Number(s)	20095 Mission Boulevard: 414-0021-060-00, 414-0021-078-00, 414-0021-079-00, 414-0021-080-00. 20097 Mission Boulevard: 414-0021-061-00
Lot Size	414-0021-060-00 - 9,026 sf 414-0021-061-00 - 46,704 sf 414-0021-078-00 - 36,677 sf 414-0021-079-00 - 14,700 sf 414-0021-080-00 - 7,650 sf Total - 114,757 sf
No. of Buildings	N/A
Building Area	N/A
Acquisition Date	414-0021-060-00 & 414-0021-061-00: 12/12/2008 414-0021-078-00, 414-0021-079-00, 414-0021-080-00: 12/03/2008
Purchase Price	414-0021-060-00 & 414-0021-061-00: \$2,350,000 414-0021-078-00, 414-0021-079-00, 414-0021-080-00: \$1,890,000
Current Zoning	414-0021-060-00: Ashland and Cherryland Business Districts Specific Plan, TA (Transit Access), retail, office or higher density residential. 414-0021-061-00, 414-0021-078-00, 414-0021-079-00, & 414-0021-080-00: Ashland and Cherryland Business Districts Specific Plan, FA (Freeway Access), large scale, general land uses.
Current Use	Vacant
Purpose of Acquisition	Approved Redevelopment Plan Project or Public Use. Transfer to County and retain or sell for development.

20095 and 20097 Mission Boulevard

Estimate of Current Property Value

Estimated Current Value	\$2,295,140 - Total of 5 parcels
Date of Estimated Current Value	May 2013
Value Basis	Appraisal of APN 414-0021-060 on 4/26/11 = \$270,000, approx \$30/sf. Appraisal of APN 414-0021-061 on 4/26/2011 = \$1,120,000, approx \$24/sf. Local Comparables
Proposed Sale Value	TBD
Proposed Sale Date	TBD

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's Annual rent/lease income?	N/A
If yes, describe contractual requirements for use of income.	No

Environmental History of Contamination / Remediation

Have any environmental tests or assessments been performed on the property?	History of contamination/remediation: Phase 1 report was completed in September 2003. Historical use as an automotive repair center and inclusion of an oil/water separator on site as well as other hydraulic lifts and Above Ground Storage Tanks (ASTs) recommends further testing to confirm groundwater and soil seepage. Underground Storage Tanks were removed and files closed out in 1998. ACM and LCP were anticipated to be found on the property, but no testing was completed as part of the Phase 1 report. Adjacent electrical sub-station owned by PG&E may contain transformers with PCBs. Used Car Sales Building ACM and LCP report completed in February 2009; materials abated in 2009. Showroom Building: Asbestos Containing Material (ACM) and Lead Containing Paint (LCP) report completed in March 2009; materials abated in 2009; building demolished in September 2009. Old PGE Building: ACM and LCP report completed May 2010; materials abated in 2011; building demolished in 2011.
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Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short term and or long term lease/rental arrangements.	Property has been actively marketed since acquisition using widespread informal solicitations by staff. Until a permanent development occurs, a variety of interim uses have been proposed and may be pursued for temporary use, all of which are commercial and/or community uses and are Approved Redevelopment Plan Projects: community center, produce stand, educational gardening site, and other retail.
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20095 and 20097 Mission Boulevard

Reuse Assessment and Recommended Action

Describe potential Community Benefit	Conveying to a developer or commercial user will realize a key redevelopment objective of infill retail development on a high traffic corridor with several vacant parcels nearby. Development is intended to be a catalyst and trigger other private re-use projects in the vicinity.
Describe the property's potential for transit oriented development	High. The sites are in a Priority Development Area (PDA) at an intersection of major traffic corridors, as well as on AC Transit's bus routes #801, 99 and 93, and are equidistant between 2 Bay Area Rapid Transit (BART) stations, Bayfair and Downtown Hayward.
Describe the reuse potential of the property in terms of advancing the Successor's Agency's planning objectives	<p>The project is identified as an economic development goal in the Five Year Implementation Plan for FY 9/10 – 13/14, approved June 30, 2009. In addition, Goal 3 (Neighborhood Infrastructure) allows for the expansion and revitalization of community facilities, increasing public open space.</p> <p>The Redevelopment Plan for the Alameda County – City of San Leandro Redevelopment Project, adopted June 1993, Section I.A.8., "Introduction – Purposes and Objectives", page 2 says, "Acquire real property and encourage consolidation of parcels."</p> <p>Section I.A.10., pg 2 says, "Encourage the redevelopment of the Project Area through the cooperation of private enterprise and public agencies."</p> <p>Section IV.A.2., "Proposed Development Actions", page 3 says, "In appropriate cases, rehabilitation of structures and improvements or development of vacant land by present owners, their successors and the Agency/County for uses in accordance with this Plan..."</p> <p>Section IV.A.3, pg 4 says, "Redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan..."</p> <p>Section IV.A.4., pg 4 says, "Construction and improvement of recreation facilities, community facilities, parking facilities and other public facilities"</p> <p>Section IV.A.7., pg 4 says, "Acquisition and disposition of property acquired for uses in accordance with this Plan."</p>
AB 1484 / Recommended action:	Approved Redevelopment Plan Project or Public Use. Transfer to County and retain or sell for development.

16640 East 14th Street



Background Information

Map Reference	12
Address	16640 East 14th Street Unincorporated Ashland, CA
Assessor Parcel Number(s)	080-0078-026-14
Lot Size	38,363 sf
No. of Buildings	N/A
Building Area	N/A
Acquisition Date	March 17, 2010
Purchase Price	\$1,080,000
Current Zoning	Ashland and Cherryland Business District Specific Plan, TA (Transit Access), retail, office or higher density residential
Current Use	Approved Redevelopment Plan Use: License Agreement for temporary parking for nearby County facility is pending as of June 1, 2013.
Purpose of Acquisition	Future use is sale to and development by private enterprise, or retention and development by County, either for approved Redevelopment Plan uses.

Estimate of Current Property Value

Estimated Current Value	\$580,000
Date of Estimated Current Value	October 25, 2012
Value Basis	Appraisal, October 25, 2012
Proposed Sale Value	TBD
Proposed Sale Date	TBD

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's Annual rent/lease income?	N/A
If yes, describe contractual requirements for use of income.	N/A

16640 East 14th Street

Environmental History of Contamination / Remediation

Have any environmental tests or assessments been performed on the property?

Phase 1 report was completed in November, 2009. Due to historical use as an automobile maintenance facility and the inclusion of an oil/water separator on site, further soil and groundwater testing was recommended to determine whether or not petroleum hydrocarbons, metals, and Volatile Organic Compounds have been released. It was determined that the building contained suspect ACM and LCP in its construction materials and that further testing and abatement would be needed prior to demolition.

Phase 2 report was completed in February, 2010. Contaminants were tested for and determined to be below the allowable limits. No abatement or further testing necessary. It was recommended that the oil/water separator be contained and removed from the property.

LCM/ACM (Lead Containing Material / Asbestos Containing Material) analysis was performed in February 2010. Lead based paint found on metal barrier poles surrounding property. Asbestos found throughout interior of building; abated. Oil/water separator removed, hazardous materials abated and building demolished in 2010.

One former drain line must be removed with any new site preparation for a development project.

Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short term and or long term lease/rental arrangements.

Property has been actively marketed since acquisition using widespread informal solicitations by staff. A Buyer has not yet been secured. Until a permanent development occurs, an interim use for temporary parking for a nearby government building has been proposed and is currently under consideration. Other retail/commercial interim uses may be proposed and pursued: produce stand, and other informal retail.

16640 East 14th Street

Reuse Assessment and Recommended Action

Describe potential Community Benefit	Conveying to a developer or commercial user will realize a key redevelopment objective of infill retail development on a high traffic corridor with several underutilized parcels nearby. Development is intended to be a catalyst and trigger other private re-use projects in the vicinity.
Describe the property's potential for transit oriented development	High. The site is in a Priority Development Area (PDA) along a major traffic corridor and serviced by AC Transit's bus routes #801, 99 and 93, and is less than 1 mile from the Bayfair BART station.
Describe the reuse potential of the property in terms of advancing the Successor's Agency's planning objectives	<p>The project is identified as an economic development goal in the Five Year Implementation Plan for FY 9/10 – 13/14, approved June 30, 2009. In addition, Goal 3 (Neighborhood Infrastructure) allows for the expansion and revitalization of community facilities, increasing public open space.</p> <p>The Redevelopment Plan for the Alameda County – City of San Leandro Redevelopment Project, adopted June 1993, Section I.A.10., "Introduction – Purposes and Objectives", page 2 says, "Encourage the redevelopment of the Project Area through the cooperation of private enterprise and public agencies."</p> <p>Section IV.A.2., "Proposed Development Actions", page 3 says, "In appropriate cases, rehabilitation of structures and improvements or development of vacant land by present owners, their successors and the Agency/County for uses in accordance with this Plan..."</p> <p>Section IV.A.3, pg 4 says, "Redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan..."</p> <p>Section IV.A.4., pg 4 says, "Construction and improvement of recreation facilities, community facilities, parking facilities and other public facilities"</p> <p>Section IV.A.7., pg 4 says, "Acquisition and disposition of property acquired for uses in accordance with this Plan."</p>
AB 1484 / Recommended action:	Approved Redevelopment Plan Project or Public Use. Transfer to County and retain or sell for development.

Appendix: Government Code Sections 52201 and 52202

GOVERNMENT CODE

SECTION 52201-52203

52201. (a) (1) Before any city, county, or city and county property that is returned to the city, county, or city and county per the long-range property management plan, pursuant to Section 34191.5 of the Health and Safety Code, is sold or leased for economic development purposes, the sale or lease shall first be approved by the legislative body by resolution after public hearing. Notice of the time and place of the hearing shall be published in a newspaper of general circulation in the community at least once per week for at least two successive weeks, as specified in Section 6066, prior to the hearing.

(2) The city, county, or city and county shall make available, for public inspection and copying at a cost not to exceed the cost of duplication, a report no later than the time of publication of the first notice of the hearing mandated by this section. This report shall contain both of the following:

(A) A copy of the proposed sale or lease.

(B) A summary that describes and specifies all of the following:

(i) The cost of the agreement to the city, county, or city and county, including land acquisition costs, clearance costs, relocation costs, the costs of any improvements to be provided by the city, county, or city and county, plus the expected interest on any loans or bonds to finance the agreements.

(ii) The estimated value of the interest to be conveyed or leased, determined at the highest and best uses permitted under the general plan or zoning.

(iii) The estimated value of the interest to be conveyed or leased, determined at the use and with the conditions, covenants, and development costs required by the sale or lease. The purchase price or present value of the lease payments which the lessor will be required to make during the term of the lease. If the sale price or total rental amount is less than the fair market value of the interest to be conveyed or leased, determined at the highest and best use, then the city, county, or city and county shall provide as part of the summary an explanation of the reasons for the difference.

(iv) An explanation of why the sale or lease of the property will assist in the creation of economic opportunity, with reference to all supporting facts and materials relied upon in making this explanation.

(b) The resolution approving the lease or sale shall be adopted by a majority vote unless the legislative body has provided by ordinance for a two-thirds vote for that purpose and shall contain a finding that the sale or lease of the property will assist in the creation of economic opportunity. The resolution shall also contain one of the following findings:

(1) The consideration is not less than the fair market value at its highest and best use.

(2) The consideration is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the sale or lease.

(c) The provisions of this section are an alternative to any other authority granted by law to cities to dispose of city-owned property.

52202. A city, county, or city and county may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures.

52203. (a) As part of an agreement that provides for the development or rehabilitation of property that will be used for industrial or manufacturing purposes, a city, county, or city and county may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution control devices.

(b) Prior to entering into an agreement for a development that will be assisted pursuant to this section, a city, county, or city and county shall find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.
