



**AGENDA  
SUCCESSOR AGENCY  
TO THE MANTECA REDEVELOPMENT AGENCY  
REGULAR MEETING  
JUNE 21, 2016  
7:00 P.M.  
CITY COUNCIL CHAMBERS  
1001 W. CENTER STREET**

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**CALL TO ORDER:** Chairman DeBrum

**ROLL CALL:** Board Members Hernandez, Moorhead, Morowit, Silverman and  
Chairman DeBrum

**A. CONSENT CALENDAR**

*It is recommended that the following items be considered simultaneously unless Board members or a member of the audience requests further discussion of an item.*

1. Approve regular meeting minutes of the Manteca Successor Agency to the Manteca Redevelopment Agency of April 5, 2016.

[A.01](#)

2. Adopt a resolution pursuant to Health and Safety Code Section 34191.5, (i) approving the Second Revised "Final" Long-Range Property Management Plan (the "Final LRPMP") substantially in the form attached as Exhibit A to the resolution, (ii) finding that approval of the Final LRPMP is not a project pursuant to the California Environmental Quality Act (CEQA), and (iii) directing the transmittal of the resolution to the Department of Finance.

[A.02](#)

[Resolution Amending Long Range Property Management Plan  
Manteca Long Range Property Management Plan - Third and Final Revision](#)

**B. ORAL COMMUNICATIONS**

*Persons who do not have items on the agenda may approach the Successor Agency at this time. Please complete the Request to Speak form located next to the agendas in the back of the Council Chambers and give same to the Secretary/City Clerk prior to the meeting. Those who wish to speak to items not placed on the agenda will be limited to three (3) minutes per speaker. Although the Board encourages the public to participate in the meeting, proper decorum must be assured at all times. Therefore, no personal attacks will be permitted.*

**C. ADJOURNMENT**

**I hereby certify that the agenda for the above stated meeting was posted at a location freely accessible to members of the public on the Bulletin Board at City Hall, 1001 W. Center Street, Manteca, California on June 16, 2016 by 5 p.m.**

**/s/ LISA BLACKMON  
SECRETARY/CITY CLERK**

**Reports and documents relating to each of the items listed on the agenda, including those received following posting/distribution, are on file in the Office of the Secretary to the Successor Agency to the Manteca Redevelopment Agency/City Clerk and are available for public inspection during normal business hours, Monday – Friday, 7:30 a.m. – 5:30 p.m., closed alternating Fridays, 1001 W. Center Street, Manteca, CA 95337, telephone (209) 456-8017.**

**Please contact the Office of the Secretary of the Successor Agency to the Manteca Redevelopment Agency, 1001 W. Center Street, Manteca, CA, (209) 456-8017, for assistance with access to any of the agenda, materials, or participation at the meeting.**

**MINUTES OF THE  
SUCCESSOR AGENCY  
TO THE MANTECA REDEVELOPMENT AGENCY  
REGULAR MEETING HELD  
APRIL 5, 2016**

The regular meeting of the Successor Agency to the Manteca Redevelopment Agency held April 5, 2016, in the City Council Chambers at 1001 W. Center St., Manteca, California, was called to order by Chairman DeBrum at 10:45 p.m.

**ROLL CALL:** Board Members Hernandez, Moorhead, Morowit, Silverman and  
Chairman DeBrum

**A. CONSENT CALENDAR**

1. Approve regular meeting minutes of the Manteca Successor Agency to the Manteca Redevelopment Agency of March 1, 2016.
2. Approve agreement for legal services with Richards, Watson and Gershon.

**ACTION: APPROVE THE CONSENT CALENDAR AS PRESENTED.**

(Moorhead/Hernandez) The motion carried unanimously.

**B. ORAL COMMUNICATIONS – None.**

**C. ADJOURNMENT**

With nothing further to come before the Successor Agency to the Manteca Redevelopment Agency, Chairman DeBrum adjourned the meeting at 10:46 p.m. to the next regular meeting of the Board to be held on Tuesday, **April 19, 7:00 p.m.**, in the City Council Chambers, 1001 W. Center Street, Manteca, California

**JOSE JASSO, MMC  
INTERIM SECRETARY/CITY CLERK**

**STEPHEN F. DEBRUM  
CHAIRMAN**

Agenda Item No. A.02

Successor Agency Agenda  
June 21, 2016  
Consent Calendar

Reviewed by  
City Mgr's office: /KLM

Memo To: Successor Agency to the Manteca Redevelopment Agency  
From: Karen L. McLaughlin, Executive Director  
Date: June 16, 2016  
Subject: Third Revised "Final" Long-Range Property Management Plan

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Recommendation:

Adopt the attached resolution pursuant to Health and Safety Code Section 34191.5, (i) approving the Third Revised "Final" Long-Range Property Management Plan (the "Final LRPMP") substantially in the form attached as Exhibit A to the resolution, (ii) finding that approval of the Final LRPMP is not a project pursuant to the California Environmental Quality Act (CEQA), and (iii) directing the transmittal of the resolution to the Department of Finance.

Background:

Pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et. al. vs. Ana Matosantos, et. al.*, (53 Cal.4<sup>th</sup> 231(2011)), on February 1, 2012, all real properties of the former Manteca Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency by operation of law.

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a Long-Range Property Management Plan (the "LRPMP") that addresses the disposition and use of the real properties of the former Agency. The LRPMP must be submitted to the Successor Agency, Oversight Board and the Department of Finance (the "DOF") for approval.

In November 2013, the original LRPMP was approved by the Successor agency and the Oversight Board. That plan included an inventory

providing specified information, if applicable, about each of the real properties, including, among other things, the date of acquisition, the value on the date of acquisition, the estimated current value and a history of previous development proposals. Permissible uses of the properties include the retention of the property for governmental use pursuant to Health and Safety Code Section 34181(a), the retention of the property for future development, the sale of the property or the use of the property to fulfill an enforceable obligation.

On February 17, 2015 the Successor Agency adopted a resolution approving the “Revised” Long-Range Property Management Plan, based upon comments and requests for clarification from DOF. Subsequent to that adoption, DOF requested additional modifications to the plan, resulting in the attached Second Revised “Final” Long-Range Property Management Plan.

Subsequent to the Successor Agency, Oversight Board and DOF approval of the Second Final LRPMP, the State Legislature enacted SB 107, which (i) amended HSC Section 34181(a)(1) by adding “parking facilities and lots dedicated solely to public parking” as an example of real property which may be retained by a city for governmental use, and (ii) added HSC Section 34191.3(b), which provides that if the DOF has approved a successor agency’s long range property management plan before January 1, 2016, the successor agency may amend the plan once to allow for the retention of real properties that constitute “parking facilities and lots dedicated solely to public parking” for governmental use pursuant to HSC Section 34181.

HSC Section 34191.3(c) further provides that, for the purpose of an amendment to a long range property management plan pursuant to HSC Section 34191.3(b), the subject property must not be one that, as of the date of transfer pursuant to the amended plan, generates revenues in excess of reasonable maintenance costs of the property.

The Successor Agency owns a half acre public parking lot located at 123 South Grant Street. The previous LRPMP included a provision for the SA to sell the public parking lot to the City. However, in light of the provisions of SB107, the SA is now able to convey and transfer ownership to the City of the public parking lot as a “government use”. Therefore, the Successor Agency has prepared the third and final an amendment to the LRPMP pursuant to HSC Section 34191.3(b) to provide for the retention of the Parking Lot by the City for governmental use.

Once the Successor Agency adopts the enabling resolution, approving this Final LRPMP, the Final plan will be submitted to the Oversight

Board of its approval. Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submits the Final LRPMP to the Oversight Board, the Successor Agency shall submit the plan to the County Administrative Officer, the County Auditor-Controller and the DOF. The attached resolution approves the Final LRPMP in substantial form.

Approval of the Final LRPMP is not a project for purposes of the California Environmental Quality Act (Pub. Res. Code Section 21000 et. seq.) and the CEQA Guidelines (14 Cal Code Regs 15000 et. seq.) because it is an organization or administrative activity of government that will not result in direct or physical changes in the environment (CEQA Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that the approval of the Final LRPMP may have a significant effect on the environment, and thus, the action is exempt from CEQA (CEQA Guidelines Section 15061(b)(3)).

*Fiscal Impact:*

Upon approval of the Final LRPMP by the DOF, staff will develop a schedule for the disposition of those properties to be sold/transferred, along with a plan for the use of the City's pro-rata share of the proceeds for the sale of the affected properties. The Manteca City Council in April 2015 established a set of reserve policies, including an Economic Revitalization Fund. The action taken by Council was to deposit residual receipts attributable to HSC 34183(a)(4) – relative to the wind-down of redevelopment – into this Economic Revitalization Fund. Thus, the City's pro-rata share of the proceeds from the sale of these affected properties would be housed in the Economic Revitalization Fund.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN DESIGNATING THE PERMISSIBLE USE OF THE PUBLIC PARKING LOT LOCATED AT 123 SOUTH GRANT AVENUE AS GOVERNMENTAL USE PURSUANT TO THE PROVISIONS OF HEALTH AND SAFETY CODE SECTIONS 34181(a) and 34191.3(b)**

**WHEREAS**, pursuant to AB X1 26 (as amended and supplemented, the “Dissolution Act”) and the California Supreme Court’s decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.*, 53 Cal. 4th 231 (2011), the Manteca Redevelopment Agency (“Former Agency”) was dissolved as of February 1, 2012, the Successor Agency of the former Manteca Redevelopment Agency (“Successor Agency”) was constituted, and the Oversight Board of the Successor Agency (“Oversight Board”) was established; and

**WHEREAS**, pursuant to Health & Safety Code (“HSC”) Section 34175(b), all real properties of the Former Agency transferred to the control of the Successor Agency by operation of law; and

**WHEREAS**, pursuant to HSC Section 34191.5(b), the Successor Agency prepared a second, revised “final” long range property management plan (“LRPMP”); and

**WHEREAS**, the Oversight Board adopted its Resolution No. \_\_\_\_\_, on \_\_\_\_\_, approving the LRPMP, and the State Department of Finance (“DOF”) issued its letter dated December 17, 2015, indicating its approval of the LRPMP; and

**WHEREAS**, a parking lot located at 123 South Grant Avenue in the City (APN No. 221-020-35) (“Parking Lot”) is included in the LRPMP as Item No. 5, and the LRPMP provides for the sale of the Parking Lot; and

**WHEREAS**, on September 23, 2015, the State Legislature enacted SB 107, which (i) amended HSC Section 34181(a)(1) by adding “parking facilities and lots dedicated solely to public parking” as an example of real property which may be retained by a city for governmental use, and (ii) added HSC Section 34191.3(b), which provides that if the DOF has approved a successor agency’s long range property management plan before January 1, 2016, the successor agency may amend the plan once to allow for the retention of real properties that constitute “parking facilities and lots dedicated solely to public parking” for governmental use pursuant to HSC Section 34181; and

**WHEREAS**, HSC Section 34191.3(c) provides that, for the purpose of an amendment to a long range property management plan pursuant to HSC Section 34191.3(b), the subject property must not be one that, as of the date of transfer pursuant to the amended plan, generates revenues in excess of reasonable maintenance costs of the property; and

**WHEREAS**, the Successor Agency has prepared an amendment to the LRPMP pursuant to HSC Section 34191.3(b) to provide for the retention of the Parking Lot by the City for governmental use; and

**WHEREAS**, the Parking Lot does not generate revenues in excess of reasonable maintenance costs; and

**WHEREAS**, the Successor Agency desires to approve the proposed amendment to the LRPMP; and

**WHEREAS**, pursuant to HSC Section 34180(j), at the same time the Successor Agency submits the proposed amendment to the LRPMP to the Oversight Board, the Successor Agency shall submit it to the County Administrative Officer, the County Auditor-Controller, and DOF; and

**WHEREAS**, pursuant to HSC Section 34179(h), written notice and information about all actions taken by the Oversight Board shall be provided to the DOF by electronic means and in a manner of DOF's choosing, and an Oversight Board's action shall become effective five (5) business days after notice in the manner specified by the DOF unless the DOF requests a review;

**NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE MANTECA REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The above recitals are true and correct and are a substantive part of this Resolution.

**SECTION 2.** The Successor Agency hereby approves the amendment to the LRPMP, substantially in the form attached hereto as Exhibit A, designating the Parking Lot as a property to be retained for governmental use pursuant to HSC Section 34181(a). Upon the effectiveness of this Resolution pursuant to the Dissolution Act, the LRPMP shall be deemed so amended, effective immediately, and Successor Agency staff is directed to attach this Resolution, including Exhibit A hereto, to the LRPMP.

**SECTION 3.** This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*) (the "Guidelines"), the Oversight Board has determined that the approval of the proposed amendment to the LRPMP is not a project pursuant to CEQA and is exempt from CEQA because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment (Guidelines Section 15378(b)(5)). Further, it can be seen with certainty that there is no possibility that approval of such amendment to the LRPMP may have a significant effect on the environment, and thus the action is exempt from CEQA (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

**RESOLUTION NO. \_\_\_\_\_**

**PAGE NO. 3**

**SECTION 4.** The members and staff of the Successor Agency are hereby authorized, jointly and severally, to do all things which they may deem necessary or proper to effectuate the purposes of this Resolution, and all such actions previously taken are hereby ratified.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of June, 2016.

\_\_\_\_\_  
Stephen F. DeBrum, Mayor

**ATTEST:**

\_\_\_\_\_  
Lisa Blackmon, City Clerk

CITY CLERK AND SECRETARY OF THE  
SUCCESSOR AGENCY TO THE  
MANTECA REDEVELOPMENT AGENCY

**CERTIFICATION**

I, Lisa Blackmon, City Clerk and Secretary the Successor Agency to the Manteca Redevelopment Agency, hereby certify that Resolution No. \_\_\_\_\_ was adopted by the Oversight Board of the Successor Agency to the Manteca Redevelopment Agency held this \_\_\_\_ day of June, 2016, and was approved and passed by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

\_\_\_\_\_  
CITY CLERK AND SECRETARY OF THE  
SUCCESSOR AGENCY TO THE  
MANTECA REDEVELOPMENT AGENCY

## Exhibit A



# CITY OF MANTECA

## Long-Range Property Management Plan

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

**THIRD REVISION**

**-FINAL -**

Approved by Oversight Board on

June 28, 2016

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 revised 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 were originally eight (8) properties or parcels owned and controlled by the Successor Agency, but one (1) of those properties has been removed from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca. The seven (7) remaining properties 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 this property to a private party for development.
4. **600-800 Moffat Boulevard**: This property has been removed from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca.

## **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 narrow undeveloped vacant parcel was acquired in 2006 for the purpose of extending 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 transfer ownership of this property to the City of Manteca which will enable the road extension to be constructed, as depicted in the included exhibit.
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 public transit station 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 7 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

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**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](mailto: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](mailto:Redevelopment_Administration@dof.ca.gov).

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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 Revised LRPMP: June 28, 2016

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### 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

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## 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.

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### Agency Contact Information

Name: Karen L. McLaughlin	Name:
Title: City Manager	Title:
Phone: (209) 456-8050	Phone:
Email: kmclaughlin@mantecagov.com	Email:
Date: June 28, 2016	Date:

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### 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 seven (7) 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 Acre  
**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. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

## 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). Successor Agency proposes to conduct a new appraisal for this property prior to sale.

**Date of Estimated Current Value:** September 29, 2012

**Proposed Sale Value:** To be auctioned at an estimated sale price of \$1,239,630 (proposed sale price subject to a new appraisal to be completed prior to sale).

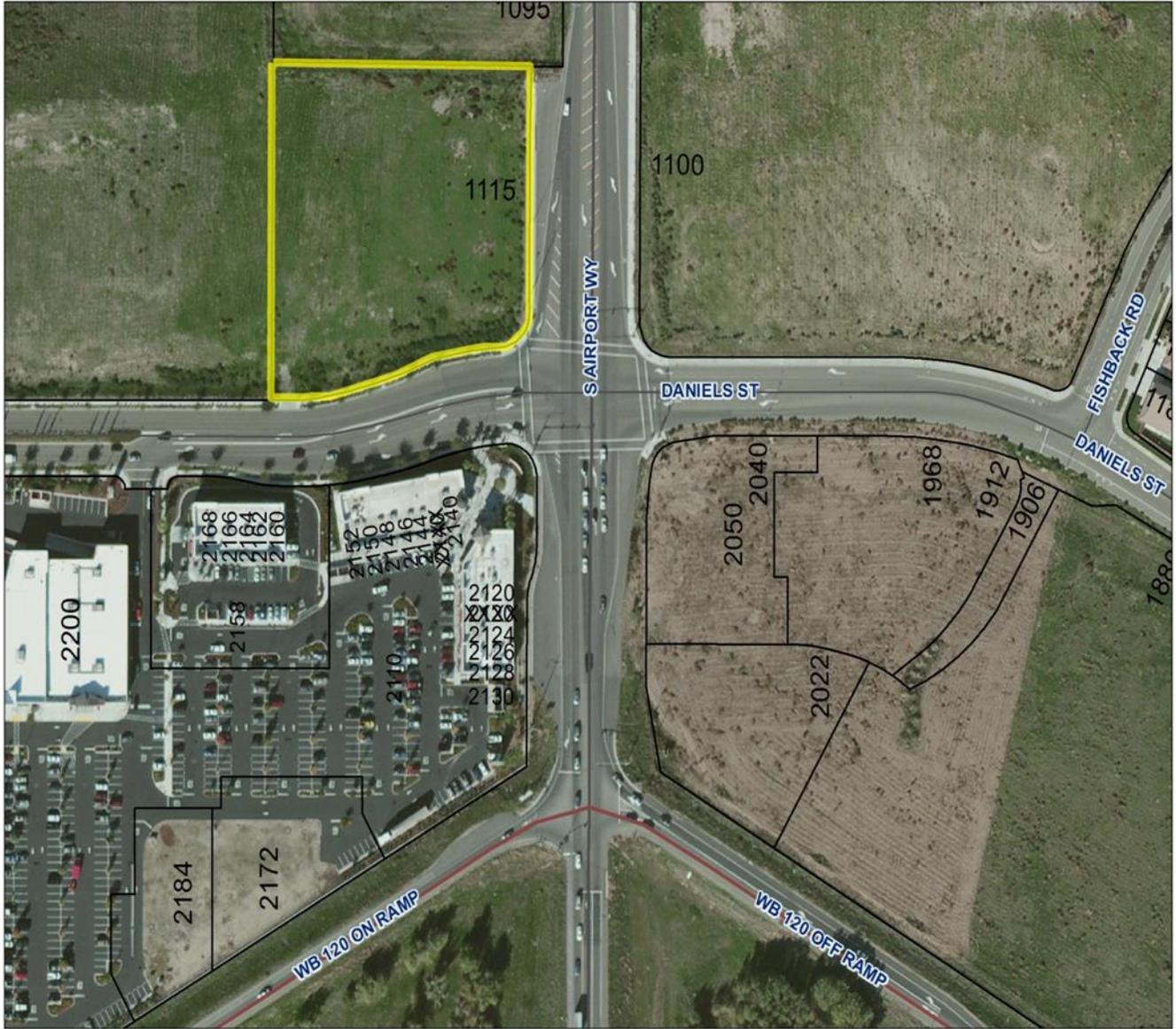
**Proposed Sale Date:** January 31, 2016

# AERIAL PHOTO OF SUBJECT PROPERTY

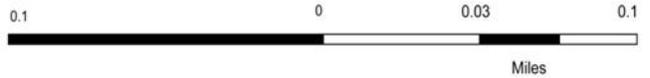


1115 S AIRPORT WY

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. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

## 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. Successor Agency proposes to conduct a new appraisal for this property prior to sale.  
**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:** January 31, 2016

# 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 at a discount due to the poor condition, subject to approval. Net proceeds from the sale will be distributed proportionally to the entitled taxing entities in conformity with HSC section 34191.5 (c)(2)(B). Ordinary and conventional seller's costs associated with the real estate transaction will be deducted from the proceeds, along with the cost of an appraisal, prior to distribution of the remaining net proceeds.

## 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:** January 31, 2016

## 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

This Property is owned by the City of Manteca, and has been deleted from this revised LRPMP by mutual agreement of the Department of Finance and the City of Manteca. A copy of the deed is included as Exhibit A.

**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 relieve the blight condition of insufficient available parking. Pursuant to SC Section 34191.3(b), since the DOF has previously approved the Successor Agency’s long range property management plan before January 1, 2016, the Successor Agency is allowed to amend the plan once to allow for the retention of real properties that constitute “parking facilities and lots dedicated solely to public parking” for governmental use pursuant to HSC Section 34181.

## PERMISSIBLE USE DETAIL

**Permissible Use:** Governmental Use – Public Parking Lot  
**Permissible Use Detail:** This property will be conveyed to City to ensure it remains a parking facility dedicated solely to public parking for governmental use, pursuant to HSC Section 34181.

## 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 conveyed, and ownership transferred, to the City of Manteca.

**Proposed Sale Date:** August 1, 2016

**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.

Transferring 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:** 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 for construction of 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:** \$70,000

**Value Basis:** Determined by comparative market analysis from local broker data, and assessed valuation of an adjacent vacant parcel of similar size, dimension and zoning.

**Date of Current Value:** October 2013

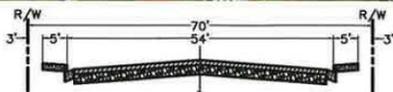
**Proposed Sale Value:** Proposed to be transferred to City

**Proposed Sale Date:** November 30, 2015

# AERIAL PHOTO OF SUBJECT PROPERTY



**City of Manteca Street Master Plan for Milo Candini Drive  
Parcel 6, APN #214-300-06 included as Right of Way**



70-FOOT RIGHT-OF-WAY COLLECTOR STREET CROSS-SECTION

**PLAN "B"**



City of Manteca  
Community Development  
1001 W Center Street  
Manteca, California 95337

**MILO CANDINI DRIVE EXTENSION  
PROPOSED ALIGNMENT**

## 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** None

**Lease/Rental/Other:**

**Source of Income/Revenue:** None

**Contractual Requirements for use of** None

**Income/Revenue:**

## 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 parcel is vacant remnant 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 road extension 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 impacts as 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. This 1.9 acre industrially-zoned parcel is only 75' wide, which severely limits development potential and impacts the value of the land.

## **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 is necessary as 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:** November 30, 2015

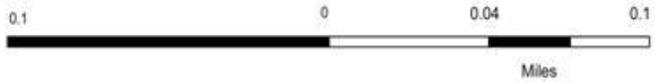
**AERIAL PHOTO OF SUBJECT PROPERTY**



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 part of matching grant requirements. 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:** November 30, 2015



## 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.*

<b>Estimate of Revenue from Lease/Rental/Other:</b>	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.
<b>Source of Income/Revenue:</b>	Revenue from rental fees for the on-site community room.
<b>Contractual Requirements for use of Income/ Revenue:</b>	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.*

<b>Brownfield Status:</b>	None
<b>Studies Conducted:</b>	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
<b>Remediation Efforts:</b>	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.

# APPENDIX

Exhibit A. Grant Deed for Parcel #4: 600-800 Moffat Blvd., APN: 221-040-61

Exhibit B. Grant Deed for Parcel #6: 2260 W. Yosemite Ave., APN: 241-300-06

Exhibit C. Grant Deed for Parcel #8: 220 Moffat Blvd., APN: 221-030-25

Exhibit D. Resolution passed by the Successor Agency to the former Manteca Redevelopment Agency approving the Revised Long-Range Property Management Plan (LRPMP).

## Exhibit A

Grant Deed for Parcel #4: 600-800 Moffat Boulevard

APN: 221-040-61

## Exhibit B

Grant Deed for Parcel #6: 2260 W. Yosemite Avenue

APN: 241-300-06

## Exhibit C

Grant Deed for Parcel #8: 220 Moffat Boulevard

APN: 221-030-25

## Exhibit D

Resolution passed by the Successor Agency  
to the former Manteca Redevelopment Agency  
approving the  
Revised Long-Range Property Management Plan  
(LRPMP)