

Successor Agency:

PINOLE

County:

CONTRA COSTA

AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN - PROPERTY INVENTORY DATA - November 4, 2015

		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)	HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No.	Property Type	Address	APN #	Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of RDA Acquisition	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income / Revenue	Contractual requirements for use of income / revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Park Parking Lot	648 Tennent Ave.	401-142-013	Governmental Use	Public parking for park	Oct-07	\$ 225,000	\$ 130,639	Assessors value	8/7/2014	N/A	N/A	Public parking lot for youth center staff, Fernandez park users, memorial hall users and employees of City audio-video department.	5,000 sq. ft.	RMU- Residential Mixed Use	\$ 125,414	\$ -	No current revenue or income contract	Phase I was performed on the property on February of 2007. The report did not find any contamination on property.	None	Provides necessary parking for the adjacent youth center and park	None-this is a parking lot for the park
2	Parking Lot	2180 Prune St.	401-168-012	Governmental Use	Employee parking in lot adjacent to City Hall	May-95	\$ 68,000	\$47,030	Assessors value	8/7/2014	N/A	N/A	To serve as a parking lot for City Hall, Police and Fire employees as well as parking for City, Police vehicles. As well as parking for St. Josephs School.	5,000 sq. ft.	R2-Medium Density Residential	\$ 47,030	A portion of the annual income, based on RDA's property to overall lot size, from St. Joseph School. 25% of annual income goes to RDA or \$2,472.50.	Lease entered in to on September 1, 1999 for 50 years plus 2 - 10 yr options. Annual CPI included. Revenue is used for annual maintenance and resurfacing/restriping	Phase I was performed on the property on February of 2007. The report did not find any contamination on property.	None	Provides necessary parking for the adjacent City Hall and Police and Fire Station.	None-this is necessary parking for City employees and City owned vehicles.
3	Park Parking Lot	813 Fernandez Ave.	401-166-027	Governmental Use	Public parking for park	Jun-95	\$ 129,000	\$ 157,812	Assessors value	8/7/2014	N/A	N/A	Parking lot for citizens who want direct access to the "Bay Trail" for walking, biking, or jogging. Trail is approx. 2 miles.	5250 sq. ft.	CMU - Commercial Mixed use	\$ 157,812	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1. A residential home resided on the site.	None	Provides necessary parking for park	None
4	Parking Lot	798 Fernandez Ave.	401-162-010	Governmental Use	Public parking for commercial businesses.	Jun-96	\$ 154,000	\$ 165,129	Assessors value	8/7/2014	N/A	N/A	Promote shopping of commercial and restaurants in close proximity to the downtown. City has a Reciprocal Parking Agreement with businesses.	6857 sq. ft.	CMU - Commercial Mixed use	\$ 165,129	Annual income of \$700.20 for parking lot which has ingress and egress access to Bank of West Bank and Pear Street Bistro.	The City entered into a Reciprocal Easement Agreement between the Bank, Roger Cook Trust, and the Agency for ingress, egress and parking on the lot. Income is used to pay maintenance expenses associated with the property.	No documents found related to performance of a Phase 1. Site was a parking lot when purchased.	None	Encourages citizens to patronize downtown businesses	None-Intent is to promote access to downtown businesses
5	Youth Center	601 Tennent Ave.	401-141-014	Governmental Use	City run youth programs	Sep-02	\$ 3,461,000	\$ 3,836,789	Assessors value	8/7/2014	N/A	N/A	The Property was purchased for the purpose of constructing a Youth Center and Cable Access Center.	105,600 sq ft	PQI - Public / Quasi-Public / Institutional	\$ 870,408	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1. Two sites (existing building) were purchased to construct Youth Center.	None	Provides safe environment for youth activities	This property has always served as youth center for City run youth programs, a memorial hall, and site for Pinole's City run audio-video department.
6	Portion of Fernandez Park	San Pablo Ave.	401-150-031	Governmental Use	Park	May-92	\$ -	\$ 37,330	Assessors value	8/17/2014	N/A	N/A	Property was donated by a private party to be utilized as a public park	1,307 sq. ft.	CMU - Commercial Mixed use	\$ 24,578	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1.	None	None-public park	None
7	Vacant Site - Entrance Sign	San Pablo Ave.	401-200-017	Governmental Use	Right of Way	7-Aug-01	\$ 12,391	\$ 14,937	Assessors value	8/7/2014	N/A	N/A	To support the beautification efforts of the entrance to the City.	1,220 sq ft	RMU- Residential Mixed Use	\$ 14,937	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1.	None	None - public property	None
8	City Hall	2131 Pear Street	401-163-004	Governmental Use	Governmental Offices	3/1/1995 & 3/1/1997	\$600,000 & \$3,571,600	\$ 8,741,520	Assessors value	8/7/2014	Not for sale	City Hall	The construction of the City Hall Offices. The Building is owned by the Agency.	17,369 sq ft	PQI - Public / Quasi-Public / Institutional	\$ 199,985	\$ -	No current revenue or income contract	None, site had existing portable units used as City Hall offices	None	None - Government Use	City Hall constructed on property.
9	Vacant Pad - Development Site	651 Pinole Shores	402-220-021	Governmental Use	Public Works Storage Facility	01/5/2006	\$ 794,019	\$ 769,210	Assessors value	8/7/2014	N/A	N/A	The property was acquired as part of a property swap and purchase. The purpose for acquiring the site was to use and construct a building as a future City Public Work Corporation Yard.	56,628 sq ft	OIMU - Office Industrial Mixed use	\$ 769,210	\$ -	No current revenue or income contract	In 2006, ACC Environmental conducted a hazardous assessment of the property. Property required mitigations, in July 2006 city approved \$75,760 for Asbestos Management Group to clean site.	None	None - Government Use	In 2004 and 2005, conceptual plans were completed to relocate the City's Corp Yard to the property, but plans were put on hold due to lack of funding.
10	Former Bank - Commercial Site	2361 San Pablo Ave.	401-162-003	Future Development	Transfer to City for future development - Commercial development within constraints of historic designation	May-92	\$ 225,000	\$ 339,644	Appraisal	6/30/2015	\$440,000	Once LRPMP is approved and development is proposed.	The property was purchased for commercial and retail lease or development in the downtown.	6,100 sq ft	CMU - Commercial Mixed use	\$ 130,640	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1.	None	Provides downtown commercial or retail space.	City has reviewed and rejected previously proposed restaurant and tea house use. The building has been vacant since 2010.

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11	Vacant Pad - Development Site	Pinole Valley Rd- Gateway Project	401-211-032	Future Development	Transfer to City for future development	Jan-00	\$ 128,797	\$348,000 - \$590,000	Appraisal	11/26/2013	No. 11, 13, & 14 will be transferred to the City and sold to a developer.	Once LRPMP is approved.	Purchased for development of regional commercial use or medical facilities.	18,295 sq ft	OPMU - Office Professional Mixed Use	\$ 189,721	\$ -	No current revenue or income contract	Phase I on entire site was performed by Kaiser which purchased the majority of the site. City does not have copies of Phase 1.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In January 2011, the Agency received an offer for the property from Market Street Development, LLC. The Agency and Market Street Development negotiated a price for the property. The developer was unable to obtain financing with agreement terminated on August 10, 2011. City has negotiated agreements for sale of the property for retail development.	
12	Vacant Pad - Development Site	1301 Pinole Valley Rd & Henry Rd - Gateway Project	401-211-033	Future Development	Transfer to City for future development	Jan-96	\$ 193,406	\$ 470,000	Appraisal	6/27/2013	Property to be sold to Developer once LRPMP is approved.	Once LRPMP is approved.	Purchased for development of regional commercial use or medical facilities.	26,136 sq. ft	OPMU - Office Professional Mixed Use	\$ 682,465	\$ -	No current revenue or income contract	Phase I on entire site was performed by Kaiser which purchased the majority of the site. City does not have copies of Phase 1.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In January 2011, the Agency received an offer for the property from Market Street Development, LLC. The Agency and Market Street Development negotiated a price for the property. The developer was unable to obtain financing with agreement terminated on August 10, 2011. City has negotiated agreements for sale of the property for retail development.	
13	Vacant Pad - Development Site(Caltrans)	Pinole Valley Rd- Gateway Project	401-211-034	Future Development	Transfer to City for future development	Nov-09	\$ 425,000	\$ 375,000	Appraisal	11/26/2013	No. 11, 13, & 14 will be transferred to the City and sold to a developer.	Once LRPMP is approved.	Purchased for development of commercial use or medical facilities and/or intended for commercial overflow parking.	25,991 sq. ft	OPMU - Office Professional Mixed Use	\$ 407,598	\$ -	No current revenue or income contract	Phase I was performed by Thomas Properties as part of a pending development between the Successor Agency and Thomas Properties.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In 2009, Kaiser Medical had option to purchase property but chose not to exercise its option. A developer is interested in purchasing the site for development.	
14	Vacant Pad - Development Site	1300-1400 Pinole Valley Rd- Gateway Project	401-410-017	Future Development	Transfer to City for future development - Serving regional commercial use	Between 2002-2007, 4 parcels at time, now 1 large parcel	\$ 3,216,763	\$2,340,000 to \$3,260,000	Appraisal	11/26/2013	No. 11, 13, & 14 will be transferred to the City and sold to a developer.	Once LRPMP is approved.	Purchased for development of regional commercial use or medical facilities.	197,327 sq. ft	OPMU - Office Professional Mixed Use	\$ 4,125,101	\$ 1,000.00	Not applicable. The Agency submitted the income to the County to be distributed to the taxing entities.	Phase I was performed by Thomas Properties as part of a pending development between the Successor Agency and Thomas Properties.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In 2008, former negotiations with Alta Bates Summit Medical Center for medical use were unsuccessful. Exclusive Negotiating Agreement terminated in 2009. Agency is currently working with Developer for sale and development of the site.	
15	Vacant Site - Development Site (Corner Lot)	2301 San Pablo Ave.	401-162-001	Future Development	Transfer to City for future development Commercial and retail development	Nov-03	\$ 300,000	\$ 225,746	Appraisal	6/26/2015	\$290,000	2015	Originally Housing fund purchased for housing development but then RDA purchased property from housing fund for retail development	7,860 sq ft	CMU - Commercial Mixed use	\$ 225,746	\$ -	No current revenue or income contract	A Shell Gas Station at the site closed in the fall of 2000. In 2001, Shell initiated on-site demolition, tank removal, and soil and groundwater remediation of the contaminated soil. Shell ultimately received clearance and closure from the Regional Water Quality Control Board in 2007.	None	To provide commercial and/or retail space in our downtown consistent with the City's Downtown Plan.	In 2005, BH Development proposed development of the site. In 2007, the economic conditions led to the developer withdrawing from the project.	
16	Vacant Pad - Development Site	830-850 San Pablo Ave. - Pinole Shores II	402-230-020 402-230-018 402-230-017 402-230-016 402-230-015	Future Development	Sale Property	Dec-02	\$ 3,425,246	\$ 3,145,923	Assessors value	8/7/2014	Will need to be determined at the time of the sale	2015	Purchased for development of regional commercial use.	321,780 sq ft	OIMU - Office Industrial Mixed use	\$ 3,145,923	\$ -	No current revenue or income contract	In 2002, the Agency purchased a house and a former auto wrecking yard and completed extensive environmental remediation to prepare the site for future development.	None	The sale of the property to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	A 2005 DDA with developer terminated in 2009 due to economic conditions at the time.	
17	Vacant site/building - Development Site	600 Tennant Ave.	401-142-010	Future Development	Sale Property	3/01/2005	\$ 681,533	\$ 313,536	Assessors value	8/7/2014	Unknown. Appraisal will need to be obtained	2015	Site purchased for mixed use development.	5,000 sq ft	RMU - Residential Mixed Use	\$ 182,896	\$ -	No current revenue or income contract	None, site still has existing building when purchased	None	To provide commercial and/or retail space and eliminate blight.	At time of purchase, some consideration was given to demolishing the buildings and constructing temporary parking. In 2006, development proposals were received from three developers for three completely different types of projects: mixed-use commercial/residential, performing arts annex, and restaurant. A development agreement was not reached for any of the concepts.	
18	Vacant Undeveloped Pad - Development Site	830-850 San Pablo Ave. - Pinole Shores II	402-230-022	Future Development	Sale Property	Dec-02	Parcel is part of #16 - Price for all six (6) lots is \$3,425,246	\$ 8,808	Assessors value	10/28/2015	Will need to be determined at the time of the sale	2015	Purchased for development of regional commercial use. This parcel part of the overall site but is dedicated as open space	20,419 sq ft	OIMU - Office Industrial Mixed use	\$ 3,145,923	\$ -	No current revenue or income contract	In 2002, the Agency purchased a house and a former auto wrecking yard and completed extensive environmental remediation to prepare the site for future development.	None	The sale of the property will provide commercial and retail opportunity consistent with the original planning objective for the property.	A 2005 DDA with developer terminated in 2009 due to economic conditions at the time.	