



**LONG-RANGE
PROPERTY MANAGEMENT PLAN**

**SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF COALINGA**

NOVEMBER 6, 2013



**Successor Agency to the former Redevelopment Agency of the City of Coalinga
Long-Range Property Management Plan**

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INTRODUCTION

Assembly Bill 1484 (“AB 1484”), enacted in June of 2012, allows all successor agencies to former redevelopment agencies to prepare a Long-Range Property Management Plan (“LRPMP”). The LRPMP governs the disposition and use of property held by the former redevelopment agency at the time of dissolution in 2012, pursuant to legal requirements detailed in the next section.

This is the LRPMP for the Successor Agency to the former Redevelopment Agency of the City of Coalinga (“Successor Agency”).

EXECUTIVE SUMMARY

The former Redevelopment Agency of the City of Coalinga (“Agency”) is the owner of record on the title of eighteen (18) properties (comprised of 40 parcels) in Coalinga.

- Ten (10) of these properties are existing governmental use properties that are proposed to be transferred to the City for continuation of their exclusive governmental use.
- The remaining eight (8) properties are to be sold by the Successor Agency, with the proceeds of the sale to be remitted to the Fresno County Auditor-Controller for distribution in accordance with the law.

STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code section 34191.5 (part of AB 1484), each successor agency that hold property from a former redevelopment agency is allowed to submit a LRPMP to the State Department of Finance (“DOF”) within six (6) months of receiving a “Finding of Completion” from DOF. Prior to the submittal of the LRPMP to DOF, the successor agency’s oversight board must approve the LRPMP.

In general, the LRPMP addresses the disposition and use of the former Agency’s real properties. AB 1484 requires that the LRPMP include all of the following components:

1. Inventory of all properties in the Community Redevelopment Property Trust Fund (“Trust Fund”), established to serve as the repository of the former redevelopment agency’s real properties. This inventory shall consist of all of the following information:
 - a. **Date of acquisition** of property and the value of the property at the time, and an estimate of the current value of the property.
 - b. **Purpose** for which the property was acquired.
 - c. **Parcel data**, including address, lot size, and current zoning in the former redevelopment agency redevelopment plan or specific, community, or general plan.

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- d. **Estimate of the current value** of the parcel including, if available, any appraisal information.
 - e. **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.
 - f. **History of environmental contamination**, including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.
 - g. Description of the **property's potential for transit-oriented development and the advancement of the planning objectives** of the successor agency.
 - h. Brief history of **previous development proposals** and activity, including the rental or lease of property.
2. Address the use or disposition of all the properties in the Trust Fund. Permissible uses include:
- a. **Retention for government use** pursuant to subdivision (a) of Section 34181;
 - b. **Retention for future development**;
 - c. **Sale** of the property; or
 - d. **Use of property to fulfill an enforceable obligation.**
3. Separately identify and list properties in the Trust Fund dedicated to governmental use purposes, and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:
- a. If the LRPMP directs the use of liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
 - b. If the LRPMP directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in the subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the affected taxing entities.
 - c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the LRPMP has been approved by the oversight board and DOF.

This LRPMP shall be adopted by the Successor Agency as well as its Oversight Board by resolution, and submitted to the DOF for approval. The submittal will include this summary document, as well as DOF's property inventory form, included as **Attachment 1**. The DOF may then request any information it deems necessary to validate the LRPMP for review, and may request modifications to the LRPMP. Following DOF approval, the Successor Agency may proceed with its execution of the LRPMP. However, at this time, all actions to transfer properties must be individually approved by the Oversight Board, by resolution, and submitted for approval by DOF.

PROPERTY VALUATION ESTIMATES AND LIMITATIONS

AB 1484 requires that a LRPMP include an estimate of the value of property, or, if available, recent appraisal information. DOF has stated they do not expect successor agencies to obtain appraisals on properties if none currently exist, so no such appraisals have been prepared for this LRPMP.

As will be noted in the pages that follow, only some appraisal information exists for the 18 properties and most of the appraisal information included in this report is dated.

PROPERTY INVENTORY – FORMER AGENCY PROPERTIES

The former Agency owned 18 properties (consisting of 40 parcels) at dissolution. The properties are associated with property numbers shown in DOF's Property Inventory Data table attached. The property sites are organized by "Permissible Uses" under AB 1484 and a detailed description of the properties is provided below.

The property Inventory Data table (**Attachment 1**) utilizes the DOF-created database that provides a matrix of all of the information required pursuant to Health and Safety Code Section 34191.5(c) (part of AB 1484).

As previously noted, DOF does not require a new appraisal report to be prepared for the purposes of a LRPMP, even if a recent appraisal does not exist. The ultimate value of the properties sold will be determined based on what the market bears and not what an appraisal estimates. Where a property is to be retained for governmental use, the value estimates is based on the value of the property at the current land use and zoning; which in all cases yields a \$0 market value because the property in question is an existing public use and designated as such under the current Zoning Ordinance. A government use property hold no value to anyone other than the City. More details of each value estimate are provided in the individual property profiles.

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga (“City”) pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

WATANABE NATURAL SCIENCE PARK (PROPERTY 1)

Address: Located at the Northeast end of the City on the *South side of Phelps Avenue at Hannah Avenue and curves southwesterly away from its frontage on Phelps Avenue, (No situs address available)*

APN: 070-060-64 and 071-020-56. Parcel Maps included as **Attachment 1A and 1B.**

Lot Size: 0.48 and 1.38 Acres, respectively

Acquisition Date: Unknown and June 24, 1991, respectively

Value at Time of Purchase: \$0.00 – property granted from the City of Coalinga to the Agency

Purpose of Acquisition: Grant Deed – reason for transfer is unknown

Property Type (DOF Category): Other. A portion of the subject property is part of the City’s Habitat Conservation Plan.

Property Type (City Proposed): Government Use

Current Zoning: Open Conservation District (O) and Single-Family Residential District (R-1) respectively

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not applicable

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property’s Potential for Transit Oriented Development: None



History of Previous Development Proposals: *The 2005-2025 General Plan Update details Open Space and Conservation Elements. The Open Space Element is intended to guide the comprehensive and long-range preservation and conservation of open space land. Open space land is defined in statute as any parcel or area of land or water that is essentially unimproved and devoted to open space use. The Conservation Element provides direction regarding the conservation, development, and utilization of natural resources. Its requirements overlap those of the open space, land use, safety, and circulation elements. The Conservation Element is distinguished by being primarily oriented toward natural resources. Resources considered in these elements include agricultural rangeland, Los Gatos and Warthan Creeks, minerals and fossil fuels, scenic areas, and cultural resources.*

The subject property is currently undeveloped. Future proposed use of the property is to combine it with the adjacent property owned by the City of Coalinga, which is to be developed into the Watanabe Natural Science Park. By combining the two properties the park would be enlarged and enable the City to include additional park amenities to assist in the discovery and education of park visitors about the area's natural resources, endangered species and conservation efforts.

Estimated Current Value: *No current appraisal information is available to indicate the current market value.*

Advancement of Planning Objective: *Not applicable – retain for existing and continued public use.*

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga ("City") pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

OLD HOSPITAL (PROPERTY 2)

Address: Located at the northwest corner at the intersection of Van Ness and Sunset Avenues across from the Coalinga High School

APN: 071-117-05. Parcel Map included as Attachment 2A.

Lot Size: 1.82 acres

Acquisition Date: 6/03/2004

Value at Time of Purchase: \$1.00

Purpose of Acquisition: The primary purpose of acquisition was to eliminate blight by demolishing the abandoned hospital facility in preparation of future development in partnership with the Coalinga-Huron School District (additional parking and class rooms).



Property Type (DOF Category): Vacant Lot/Land

Property Type (City Proposed): Other

Current Zoning: Administrative and Professional Office District (C-P)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None applicable

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: In May of 2004 Grisanti & Associates Environmental Assessment & Hazardous Waste Management prepared a Preliminary Site Assessment, Phase I Environmental Report to provide an evaluation of the Old Coalinga Hospital to assess the potential environmental liability of the property. Records show that the hospital operated from sometime in the 1940s to approximately 1991. Since that time it had been used for miscellaneous storage of hospital records, equipment and materials.

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*Though removed in September 1993, an underground diesel fuel storage tank historically had been used for the boilers an emergency backup generator which was in use at the hospital. The tank and modest quantity of diesel-contaminated soil was removed for appropriate disposal. The appropriate regulatory authorities (Fresno County Environmental Health Department) issued a letter officially closing the tank site, a copy of which is included in the attached Preliminary Site Assessment (**Attachment 2B**). The report went on to indicate normal levels of asbestos for a property of this age, the majority of which had already been removed years prior to the completion this report. A limited quantity of asbestos abatement would be required at the time of the demolition. Proper remediation and subsequent demolition of the structures occurred in the summer of 2005.*

Description of Property’s Potential for Transit Oriented Development: None

History of Previous Development Proposals: *The property is located across the street from the Coalinga High School, part of the Coalinga-Huron Unified School District (the “District”), and for obvious reason the District was extremely interested in acquiring the property for additional parking and the future location of the science, computer and technology buildings. **Attachment 2C** shows the conceptual development plan.*

Initially the Agency had planned to build a parking lot for the Coalinga High School staff and event parking at the north end of the property. The remaining portions of the property would be prepared with irrigation systems for grass production. After the construction and preparation was complete the District would purchase and maintain the entire property until the District secured funding for the construction of a future two-story, thirty-two classroom wing. The proximity to the main educational building is exceptional and would allow Coalinga High School to expand as needed. The Agency would front the money for all associated costs while the District would pay \$25,000 per year until the loan was paid in full. The District stated that classroom development at this location is extremely important, for without the available space to build, the District may have to consider a second high school in the future.

Subsequent negotiations offered a new option to the District. The Agency would offer the property to the District for \$1.00 so that they could build the parking lot and school expansion at their leisure. The Agency later learned that the District would be highly restricted from building the parking lot themselves due to the naturally occurring asbestos (NOA) found in the Coalinga Area. The costs associated with the construction restrictions would be too great and would out way any savings of the \$1.00 offer. The Agency did not have the same restrictions, making the original plan more feasible.

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Agency was attempting to iron out the details of the originally planned offer with the District when all RDA actives were halted.

Estimated Current Value: *In November of 2005, the Agency contracted with AgReComm Appraisals to conduct an appraisal of parcel no. 071-117-03. The Appraisal, dated November 7, 2005, is included as **Attachment 2D**. The appraiser concluded the property had a market value of \$224,000.*

Advancement of Planning Objective: *Successor Agency proposes that it be allowed to continue to work with the District in their efforts to acquire the property for future expansion of their facilities. Depending on the arrangement with the District, the property could be donated or sold should the District secure the necessary financing.*

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga (“City”) pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

POLK AND FOREST INTERSECTION (PROPERTY 3)

Address: Located at the northwest corner at the intersection of Polk Street and Forest Avenue

APN: 072-020-51. Parcel Map and photo included as **Attachment 3A**.

Lot Size: 0.47 acres

Acquisition Date: Unknown

Value at Time of Purchase: Unknown

Purpose of Acquisition: Unknown. This small parcel is an island surrounded on all four sides by streets.

Property Type (DOF Category):
Roadway/Walkway

Property Type (City Proposed): Government Use

Current Zoning: Not Applicable

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property’s Potential for Transit Oriented Development: None

History of Previous Development Proposals: Not applicable

Estimated Current Value: The property is devoid of value and should remain a public use.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use. Property consists of a small triangular piece of land with grass and trees at the intersection of Polk Street and Forest Avenue. The property is maintained by the City’s Public Works Department.

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga (“City”) pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

POLK AND COALINGA ALLEYWAY (PROPERTY 4)

Address: Located off of Coalinga Street between Polk Street and Tyler Avenue

APN: 072-082-20. Parcel Map included as **Attachment 4A.**

Lot Size: 0.11 acres

Acquisition Date: Unknown

Value at Time of Purchase: Unknown

Purpose of Acquisition: Unknown. Property consists of the western portion of the improved alleyway off of Coalinga Street between Polk Street and Tyler Avenue

Property Type (DOF Category): Roadway/Walkway

Property Type (City Proposed): Government Use

Current Zoning: Not Applicable

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None.

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property’s Potential for Transit Oriented Development: None

History of Previous Development Proposals: Not applicable

Estimated Current Value: The property is devoid of value and should remain a public use.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use. Property consists of the western portion of the alleyway off of Coalinga Street between Polk Street and Tyler Avenue. The property is maintained by the City’s Public Works Department.

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga (“City”) pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

POLK AND COALINGA PARKING (PROPERTY 5)

Address: Located on the northeast corner of Polk and Coalinga Streets

APN: 072-082-22. Parcel Map included as **Attachment 5A.**

Lot Size: 0.03 acres

Acquisition Date: Unknown

Value at Time of Purchase: Unknown

Purpose of Acquisition: Unknown. Property consists of small strip of right-of-way along Polk Street at the corner of Coalinga Street and serves as on street public parking (parking easement).

Property Type (DOF Category): Parking
Lot/Structure

Property Type (City Proposed): Government Use

Current Zoning: Not Applicable

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property’s Potential for Transit Oriented Development: None

History of Previous Development Proposals: Not applicable

Estimated Current Value: The property is devoid of value and should remain a public use.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use. Property consists of a small strip of right-of-way along Polk Street at the corner of Coalinga Street (parking easement). The property is maintained by the City’s Public Works Department.

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga (“City”) pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

EMERGENCY GENERATOR (PROPERTY 6)

Address: Within the parking area of City Hall near the northeast corner of Sixth Street and Durian Avenue

APN: 072-126-20. Parcel Map included as Attachment 6A.

Lot Size: 0.09 acres

Acquisition Date: Unknown

Value at Time of Purchase: Unknown

Purpose of Acquisition: Primary purpose of the acquisition of this property was to house a fenced-in emergency generator for City Hall and the Police Station

Property Type (DOF Category): Other

Property Type (City Proposed): Government Use

Current Zoning: Central Trading District (C-4)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property’s Potential for Transit Oriented Development: None

History of Previous Development Proposals: None known

Estimated Current Value: The property is devoid of value and should remain a public use.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use. The property is maintained by the City’s Public Works Department.

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga (“City”) pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

OLD COALINGA GOVERNMENT CENTER (PROPERTY 7)

Address: 160 W. Elm Avenue (Building 1) and 148 W. Elm Avenue (Building 2) - Located on the southeast corner of Sixth Street and Elm Avenue (State Highway 198)

APN: 072-126-26. Parcel Map included as **Attachment 7A.**

Lot Size: 0.74 acres

Acquisition Date: 03/31/1993

Value at Time of Purchase: \$815,000

Purpose of Acquisition: Primary purpose of the acquisition of this property was the planned marketing and sale of the property

Property Type (DOF Category): Public Building

Property Type (City Proposed): Government Use

Current Zoning: Central Trading District (C-4)

Estimate of Income Revenue: Approximately \$7,200 per year

Superior Court of California, County of Fresno - No lease payments required. The RVP Agreement is solely for the provision of Remote Video Proceedings (“RVP”) for trials in traffic cases for the convenience of Fresno county residents. A copy of the RVP Agreement is attached as **Attachment 7B.**

The Imaginarium: Institute of Fine Arts – The Imaginarium is a non-profit 501c charitable organization established to offer an art school for children of the community, giving them the opportunity to express and develop their artistic talents and skills. The Imaginarium pays lease payments in the amount of \$600/month or \$7,200 per year, which is equivalent to \$0.15/sf. The lease revenue is maintained in a fund and is used to help offset our current Agency debt in regards to operation and maintenance costs associated with the aging buildings. A copy of the Imaginarium Lease Agreement is attached as **Attachment 7C.** The Agreement expired June 30,



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2012 and due to AB 1484 the Agency was unable to renew it, however the Imaginarium has been operating on a month-to-month basis.

Contractual Requirements for Use Income/Revenue: None

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: Asbestos Surveys were performed in 1990 and 1993 by Certified Specialist Incorporated (**Attachment 7D**). The report indicated normal levels of asbestos for a property of this age. Remediation would be required prior to demolition/remodeling of the building.

Description of Property's Potential for Transit Oriented Development: None

History of Previous Development Proposals: The improved property consists of a two-building civic center complex which totals 14,935sf. The building was built in phases as additional space required. The southernmost building ("Building 1"), housed the City Manager, Finance Office, Fresno County Municipal Court (leased space) and Police Station. This building totals 9,034sf.

The Finance area and Municipal Courts was the original City Hall building, which was constructed in 1936. Subsequent additions were made in 1950's, which included the Police Station and additional office suites along the north side of the building. The Police Station was a partial two-story addition located above the dispatch area on the first floor. The second floor was used as a locker and meeting room. The Police Station also had three jail cells with a capacity of six beds. The Finance area has an 18'x10' concrete vault.

The northern building ("Building 2") totals 5,901sf and housed the Public Works department, the County Health Clinic (leased space) and the City Council Chambers. This building was constructed in the 1970s.

The two buildings are connected via a covered breezeway.

As noted above the City had a long standing relationship with the Fresno County Municipal Court. The City leased space to the Court from 1977 to 2012 for court proceedings. In 1982 the lease was amended to increase the square footage of their leased space. These increases continued throughout the years until the Court occupied the majority of Building 1 (by approximately 1993) when the remainder of the City's operations were moved out of the building and into the newly constructed City Hall and Police Station at the adjacent corner of Sixth Street and Durian Avenue.

Housed in Building 2, the County of Fresno Health Department leased space from 1979 to 1998.

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Prior to the dissolution of RDAs, the Agency was in negotiations with the Court to purchase their leased space in Building 1 for \$1.00 in order to ensure that the Court remained in our community. Shortly thereafter, due to budget cuts, all branch courts were closed. Part of these negotiations with the Court had included the requirement of splitting the parcel to separate Building 1 from Building 2 which would allow for the sale of Building 1 to the Court.

Currently the Superior Court of California, County of Fresno leases one room in Building 1, the old court chambers, to hold Remote Video Proceedings (“RVP”). The RVP program is a pilot program that we hope will remain and perhaps even expand as it is a valuable resource and community service. The remaining areas of Building 1 are being used as overflow storage for Finance Department records and evidence storage for the Police Department.

The Imaginarium: Institute of Fine Arts has leased space (all of Building 2) from the Agency since 2007 and is a non-profit 501c charitable organization. The organization was established to offer an art school for children of the community, giving them the opportunity to express and develop their artistic talents and skills. The Imaginarium has offered an invaluable service to residents of all ages within the community. In addition, while marketing the City, organizations such as the Imaginarium add additional value to the community as business owners seek to locate their businesses and their families in areas that offer programs related to sports, arts and music. Unfortunately such extracurricular activities are the first to be cut when schools are faced with dwindling budgets, as it has been with our school district. The Imaginarium offers a wide variety of such programs as well as lessons and scholarships.

Estimated Current Value: *Unknown. The property was appraised on June 4, 1990 for \$815,000. The Agency later acquired the property on 3/31/1993 for the appraised value. The property was appraised a second time on December 28, 1993 for an appraised value of \$425,000 a copy of the report is included as **Attachment 7E**.*

Advancement of Planning Objective: *Not applicable – retain for existing and continued public use.*

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga (“City”) pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

PERGOLA & WALKING PATH (PROPERTY 8)

Address: Located on Durian Avenue between two commercial buildings – between Coalinga Plaza and 4th Street

APN: 072-131-02. Parcel Map included as Attachment 8A.

Lot Size: 0.17 acres

Acquisition Date: 12/13/1990

Value at Time of Purchase: \$28,000

Purpose of Acquisition: Primary purpose of the acquisition of this property was the Agency’s plans to rebuild the downtown area, which saw the most destruction from the May 1983 earthquake. One key element of the Agency’s plans was the provision of adequate parking for downtown business and patrons



Property Type (DOF Category): Roadway/Walkway & Parking Lot/Structure

Property Type (City Proposed): Government Use

Current Zoning: Central Trading District (C-4)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property’s Potential for Transit Oriented Development: None

History of Previous Development Proposals: None known

Estimated Current Value: The property is devoid of value and should remain a public use.

***Advancement of Planning Objective:** Not applicable – retain for existing and continued public use. Subject property consists of a drive approach and improvements to the alley. Nine (9) public parking stalls were constructed along with the decorative pergola which includes sitting benches and trash receptacles for pedestrian’s use while visiting downtown shops. The property is maintained by the City’s Public Works Department.*

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga (“City”) pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

PUBLIC PARKING/SIDEWALK/LANDSCAPING (PROPERTY 9)

Address: Located on east side of Coalinga Plaza between Durian and Elm Avenues

APN: 072-131-15 and 072-131-16. Parcel Map included as **Attachment 9A**.

Lot Size: 0.06 and 0.06 acres respectively

Acquisition Date: 3/7/1991 and 12/13/1990 respectively

Value at Time of Purchase: \$14,500

Purpose of Acquisition: Primary purpose of the acquisition of this property was the Agency’s plans to rebuild the downtown area, which saw the most destruction from the May 1983 earthquake. One key element of the Agency’s plans was the provision of adequate parking for downtown business and patrons

Property Type (DOF Category): Parking Lot/Structure

Property Type (City Proposed): Government Use

Current Zoning: Central Trading District (C-4)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property’s Potential for Transit Oriented Development: None

History of Previous Development Proposals: None known

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Estimated Current Value: *Unknown. An Appraisal was conducted on August 22, 1997 which indicated a combined estimated value of \$20,000 for both parcels. A more recent Appraisal was performed on June 11, 2004 which indicated the market value to be \$18,000, a copy of which is included as **Attachment 9B**.*

Advancement of Planning Objective: *Not applicable – retain for existing and continued public use. Property consists of an improved public parking area (7 parking stalls) and a sidewalk with landscaping along the nearest adjacent commercial building. The property is maintained by the City's Public Works Department.*

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga (“City”) pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

HABITAT CONSERVATION LAND (PROPERTY 10)

Address: Located outside of the City limits on the south side of Phelps Avenue and the east side of Calaveras Avenue

APN: 073-060-15. Parcel Map included as **Attachment 10A.**

Lot Size: 20 acres

Acquisition Date: 09/10/1991

Value at Time of Purchase: \$10,000

Purpose of Acquisition: Primary purpose of the acquisition of this property was to meet required dedications of habitat land for endangered species which are displaced by development projects. This particular property was acquired to meet the environmental habitat and conservation requirements for the K-Mart project.

Property Type (DOF Category): Vacant Lot/Land

Property Type (City Proposed): Government Use

Current Zoning: Unknown

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property’s Potential for Transit Oriented Development: None

History of Previous Development Proposals: None known

Estimated Current Value: Unknown

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***Advancement of Planning Objective:** Not applicable – retain for existing and continued public use as habitat conservation land. Property was acquired to meet required environmental dedications of habitat land for development projects. For legal reasons related to the approval of the K-Mart project in 1991 this property must remain in its natural state, in perpetuity, as habitat conservation land. Documentation for property acquisition is included as **Attachment 10B**.*

Successor Agency to the former Redevelopment Agency of the City of Coalinga Long-Range Property Management Plan

Retention of Properties for Governmental Use

The property listed below is proposed to be transferred to the City of Coalinga (“City”) pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

CITY’S COMMUNITY PRIDE SIGN (PROPERTY 11)

Address: Located at the southwest corner of Cherry Lane and Elm Avenue (State Highway 198)

APN: 071-084-01. Parcel Map included as **Attachment 11A**.

Lot Size: 0.21 acres

Acquisition Date: 3/13/2009

Value at Time of Purchase: \$260,000. The purchase price of \$260,000 is reflective of the purchase of two parcels. This parcel was purchased along with another (071-084-02, a part of “Property 12”) as noted on proceeding page.

Purpose of Acquisition: A portion of this property was identified for the placement of the electronic community pride sign and landscape features, as noted on the proceeding pages that describe “Property 12”.

Property Type (DOF Category): Signage

Property Type (City Proposed): Government Use

Current Zoning: Neighborhood Shopping Center (C-1)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None.

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: Please refer to proceeding pages that describe “Property 12”

Description of Property’s Potential for Transit Oriented Development: None

History of Previous Development Proposals: Not applicable

Estimated Current Value: The property is devoid of value and should remain a public use.



Successor Agency to the former Redevelopment Agency of the City of Coalinga
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***Advancement of Planning Objective:** On May 29, 2012 the Coalinga Oversight Board approved a parcel map merger for the Cherry Lane and Elm Avenue parcels that would create one complete parcel and a dedicated outlot deeded to the City of Coalinga (which is necessary to accommodate the City signage shown in the photograph shown on page 24). The merger of the individual parcels into one would increase the desirability of the property for future sale and development and would place the electronic community pride sign into the ownership of the City of Coalinga and secure its continued use and maintenance.*

*Allow Successor Agency to move forward with the approved parcel map merger, as approved on May 29, 2012 by the Coalinga Oversight Board, (**Attachment 11B**) that will allow for the sale of a more desirable property and City ownership of the electronic community pride sign on the outlot.*

Successor Agency to the former Redevelopment Agency of the City of Coalinga Long-Range Property Management Plan

Properties to be Sold by Successor Agency

The properties listed below are proposed for sale, except for the outlot listed below which is proposed for retention by the City pursuant to Health and Safety Code Section 34191.5(c)(2)(B).

OLD DAIRY AND CITY'S ELECTRONIC COMMUNITY PRIDE SIGN (PROPERTY 12)

Address: Located at the southwest corner of Cherry Lane and Elm Avenue (State Highway 198)

APN: 071-084-01, 071-084-02, 071-084-03, 071-084-21 and 071-084-06. Parcel Map included as **Attachment 12A**.

Lot Size: 0.21, 0.21, 0.37, 0.60 and 0.17 Acres, respectively

Acquisition Date: 3/13/2009, 3/13/2009, 7/28/2009, 3/21/2011 and 6/23/2010, respectively

Value at Time of Purchase: Parcels 071-084-01 and 071-084-02 were purchased for \$260,000, Parcel 071-084-03 was purchased for \$125,000, Parcel 071-084-21 was purchased for \$207,000 and Parcel 071-084-06 was purchased for \$65,000.



Purpose of Acquisition: 071-804-01S and 02S - were specifically purchased in order to realign and signalize the intersection at Cherry Lane and Elm Avenue. The street was misaligned and several traffic and pedestrian accidents/fatalities had occurred at the intersection over the preceding years. Prior to the realignment and signalization the intersection required school crossing guards for the safe crossing of children and young adults attending the Coalinga-Huron Unified School District and West Hills Community College. A portion of this property was also identified for the placement of the electronic community pride sign and landscape features.

The purchase of all 5 parcels as one large property aligned with the Agency's efforts to pursue and eliminate blighting influences, the creation of a viable commercial and/or residential property along the Elm Street thoroughfare and enhance economic development, create jobs and increase sales tax growth within the community.

Successor Agency to the former Redevelopment Agency of the City of Coalinga
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Property Type (DOF Category): Commercial / Signage

Property Type (City Proposed): Sale of Property

Current Zoning: Neighborhood Shopping Center (C-1)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: 071-084-01 and 02 - In March of 2009 Grisanti & Associates Environmental Assessment & Hazardous Waste Management prepared a Preliminary Environmental Assessment to provide an evaluation of Parcels 071-084-01S and 02S, in order to assess the potential environmental liability of the property prior to purchase (**Attachment 12B**). The property had housed a "Jelly Cone" drive-in restaurant which was constructed in the 1950s and removed in the 1980s. The property has remained vacant ever since. The Assessment showed no evidence of current or historical hazardous substances problems and that no additional detailed assessment or remediation of the site was warranted.

071-084-03 - In June of 2009 Grisanti & Associates Environmental Assessment & Hazardous Waste Management prepared a Preliminary Environmental Assessment to provide an evaluation of Parcel 071-084-03, the parcel which the old abandoned dairy was actually located in order to assess the potential environmental liability of the property prior to purchase (**Attachment 12C**).

On June 24, 2009 Technicon Engineering Services, Inc. prepared an Asbestos Survey to identify the presence of asbestos containing materials associated with the interior and exterior of the Dairy Distribution Facility structures located on the subject site (**Attachment 12D**). A limited quantity of asbestos abatement would be required at the time of the demolition. Proper remediation and subsequent demolition of the structures occurred in August of 2009.

071-084-21 – This particular parcel is not vacant as the others are. The Church of Christ church remains and continues to be used for church services which were allowed by the Agency until demolition was scheduled. On March 22, 2011 Technicon Engineering Services, Inc. prepared an Asbestos Survey to identify containing materials for the purpose of meeting San Joaquin Valley Air Pollution Control District (SJVACPD) and NESHAPS requirements for demolition. The report, included as **Attachment 12E**) indicated normal levels of asbestos for a property of this age. Remediation would be required prior to demolition of the building. RDA activities were halted prior to the Agency moving forward.

Description of Property's Potential for Transit Oriented Development: None

**Successor Agency to the former Redevelopment Agency of the City of Coalinga
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History of Previous Development Proposals: Previous development proposals include the following: a commercial strip mall with a Togo's/Baskin Robins along with small individual commercial units; Family Dollar Store; and small gated apartment complex which would include a percentage of low-mod units.

November 7, 2009 -Mr. Kuldeep Dhaliwal of 1-5 Jayne Partners, LLC executed a Letter of Intent to Purchase the subject property for \$189,372.36 (or \$8.22/sf x 23,038sf). In order to further memorialize the agreement Mr. Dhaliwal entered into a 9 month Option Agreement which included a \$10,000 deposit with the intent of developing the property into an I-Hop with 50 parking spaces. The Option was not exercised with the allotted time and subsequently expired.

April 12, 2011 - Diviae Will Inc. entered into a Purchase Agreement for parcel nos. 071-084-01; 02; 03; 06 and 21 for \$440,770 with the intention of developing a gas station and mini-mar with a combination of the two restaurants Togos and Baskin Robin's. Diviae Will Inc. was required to enter into a Disposition and Development Agreement ("DDA") that would include timelines for completion of their project. Escrow was opened and a closing date of September 21, 2011 was set. No further action was taken by the buyer to meet requirements and initiate sale of the property.

Estimated Current Value: 071-084-01S and 02S - In November of 2008, the Agency contracted with AgReComm Appraisals to conduct an appraisal of parcel nos. 071-084-01S and 02S. The Appraisal, dated November 20, 2008, is included as **Attachment 12F**. The appraiser concluded the property had a market value of \$143,000. After our first offer of \$143,000 the Agency learned that the owner had borrowed money against the property on two different occasions, one loan was in the amount of \$40,000 and another in the amount of \$200,000. These loans also generated interest owed in the amount of \$151,686 and in addition there was a tax lien against one of the parcels for approximately \$40,000. After extensive negotiations the parties agreed to a final purchase price of \$260,000.

071-084-03 - In April 2009, the Redevelopment Agency contracted with AgReComm Appraisals to conduct an appraisal of parcel no. 071-084-03S. The Appraisal, dated April 12, 2009, is included as **Attachment 12G**. The appraiser concluded the property had a market value of \$125,000. The Agency subsequently purchased the property for the appraised value.

071-084-21 - This property was not appraised prior to purchase. The purchase price of \$207,000 (or \$8.00/sf) was based on the City's real estate broker's opinion of value and recent commercial sales for approximately the same price per square foot.

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071-084-06S - In November of 2009, the Redevelopment Agency contracted with AgReComm Appraisals to conduct an appraisal of parcel no. 071-084-06S. The Appraisal, dated November 20, 2009, is included as **Attachment 12H**. The appraiser concluded the property had a market value of \$65,000. The Agency subsequently purchased the property for the appraised value.

Advancement of Planning Objective: On May 29, 2012 the Coalinga Oversight Board approved a parcel map merger for the Cherry Lane and Elm Avenue parcels that would create one complete parcel and a dedicated outlot deeded to the City of Coalinga (which is necessary to accommodate the City signage shown in the photograph shown on page 26). The merger of the individual parcels into one would increase the desirability of the property for future sale and development and would place the electronic community pride sign into the ownership of the City of Coalinga and secure its continued use and maintenance.

Allow Successor Agency to move forward with the approved parcel map merger, as approved on May 29, 2012 by the Coalinga Oversight Board, (**Attachment 12I**) that will allow for the sale of a more desirable property and City ownership of the electronic community pride sign on the outlot. On June 28, 2012 the Coalinga Successor Agency also approved the parcel map merger (**Attachment 12J**). Proceeds from the sale of the property shall be forwarded to the DOF/County Auditor-Controller for distribution to the affected taxing entities.

**Successor Agency to the former Redevelopment Agency of the City of Coalinga
Long-Range Property Management Plan**

Properties to be Sold by Successor Agency

The properties listed below are proposed for sale pursuant to Health and Safety Code Section 34191.5(c)(2)(B).

OLD CALTRANS YARD & VET’S OFFICE (PROPERTY 13)

Address: Located at the southeast corner of Elm and Walnut Avenues

APN: 071-162-01 and 071-162-02. Parcel Map included as **Attachment 13A**.

Lot Size: 0.14 and 2.00 acres respectively

Acquisition Date: 3/9/2010 and 5/4/2010 respectively

Value at Time of Purchase: \$95,000 and \$500,000 respectively

Purpose of Acquisition: *The primary purpose of acquisition of these properties was to eliminate blight by demolishing the old abandoned Caltrans Yard and Vet’s Office and aggregate the two properties into one viable commercial lot with dual access from Elm and Walnut Avenues.*



Property Type (DOF Category): Commercial

Property Type (City Proposed): Future Development

Current Zoning: Central Trading District (C-4)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: *In April of 2010 Technicon Engineering Services, Inc. prepared an Asbestos Survey, in order to identify the presence of asbestos containing materials associated with the structures located on the subject site (Attachment 13B).*

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Three structures were present; one approximately 1,300sf (a former veterinarian office); one approximately 1,800sf (a former shop building for Caltrans); and one approximately 200sf tool shed (also used by Caltrans). The report indicated normal levels of asbestos for buildings of this age and use. Proper remediation and subsequent demolition of the structures were finalized in May 2010.

Description of Property's Potential for Transit Oriented Development: None

History of Previous Development Proposals: March 9, 2011 - Diviae Will Inc. entered into a Purchase Agreement for parcel nos. 071-162-01 and 02 for \$600,000 with the intention of developing an apartment complex. Diviae Will Inc. was required to enter into a Disposition and Development Agreement that would include timelines for completion of their project. No further action was taken to initiate escrow and final sale.

Estimated Current Value: 071-162-01 - It does not appear that the property was appraised prior to purchase.

071-162-02 - In December 2009, the Redevelopment Agency contracted with AgReComm Appraisals to conduct an appraisal of parcel no. 071-162-02 only. The Appraisal, dated December 8, 2009, is included as **Attachment 13C**. The appraiser concluded the property had a market value of \$670,000. The Agency negotiated with the Seller for the purchase of both parcels for a final purchase price of \$600,000.

Advancement of Planning Objective: Property is a larger site, suitable for a variety of commercial uses on the main entry into the City and is located across the street from the Coalinga West Hills College campus. The property has good pedestrian access and visibility on the well-traveled main thoroughfare. Currently traffic ingress and egress is limited to east Elm Avenue frontage and rear alley frontage.

On May 29, 2012 the Coalinga Oversight Board approved a lot line adjustment for the Walnut and Elm Avenue parcels that would create one viable parcel for future development. The merger of the individual parcels into one would increase the desirability of the property for future sale and development.

Allow Successor Agency to move forward with the approved lot line adjustment, as approved on May 29, 2012 by the Coalinga Oversight Board, (**Attachment 13D**) that will allow for the sale of a more desirable property. On June 28, 2012 the Coalinga Successor Agency also approved the lot line adjustment (**Attachment 13E**). Proceeds from the sale of the property shall be forwarded to the DOF/County Auditor-Controller for distribution to the affected taxing entities.

Properties to be Sold by Successor Agency

The properties listed below are proposed for sale pursuant to Health and Safety Code Section 34191.5(c)(2)(B).

OCTAGON HOUSE (PROPERTY 14)

Address: 299 N. Sixth Street - Located on the southeast corner of Sixth Street and Durian Avenue

APN: 072-124-07. Parcel Map is included as **Attachment 14A.**

Lot Size: 0.18 acres

Acquisition Date: 01/27/2010

Value at Time of Purchase: \$75,000

Purpose of Acquisition: Primary purpose of the acquisition of this property was to preserve the eight-sided residential home for its historic value and restoration/remodel it to create a new community outreach building

Property Type (DOF Category): Residential

Property Type (City Proposed): Sale of Property

Current Zoning: Single Family Residential (R-1)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: Due to the planned restoration/remodeling of the home, which included removing a wall between two bedrooms in order to make a conference room, the Agency contracted with Leon Environmental Services in order to perform an asbestos bulk sample report for the subject property. The report, dated November 30, 2010, indicated normal levels of asbestos for a home of this age and, more specifically, that materials containing asbestos were less than 1% and were considered non-hazardous non-friable ACM and could be disposed of as construction waste, in most cases, after being properly abated. Report is included as **Attachment 14B.**

Description of Property's Potential for Transit Oriented Development: None



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History of Previous Development Proposals: *Octagon Houses were a unique architectural home style popular in the 1850's in the United States and Canada, characterized by an octagonal (eight-sided) design plan. Coalinga's Octagon House was built later, in 1915 and survived the May 2, 1983 earthquake that devastated a large portion of town.*

The primary purpose of the acquisition of the Octagon House was to preserve the eight-sided residential home for its historic value. Although Coalinga's Octagon House is not, a large number of America's octagon houses are included in the U.S. National Register of Historic Places, it is however, featured in Dr. Ellen Puerzer's 2011 book, "The Octagon House Inventory".

The Agency had planned to restore the home by remodeling the interior to create a new community outreach building and later, had planned to take the steps to properly document the historic status of the property. The project was halted with the dissolution of RDAs. The Agency would like to have retained the property and continued with the project, but with the loss of RDA funds, and without an alternative source of funds, the project is no longer feasible.

On June 4, 2012, the Oversight Board approved a Purchase and Sale Agreement with Mr. Jacobs for a purchase price of \$57,250, a down payment of \$4,250 and the following seller financing terms:

Principal Amount - \$53,000

Interest Rate – 6.00%

Payments – approximately \$265/month (based on a 20yr amortization schedule)

Balance Due In – 2yrs (balloon payment)

Estimated Current Value: *Unknown. Property was not appraised prior to acquisition.*

Advancement of Planning Objective: *The Oversight Board received three offers, of varying amounts, for the property. Mr. Jacobs's offer, which offered the highest purchase price, was chosen, however the Agency Board approved a counter offer with an increase of \$250.00 to cover expected closing costs at a Special Meeting of the Board on June 4, 2012 (all supporting documentation is included as*

Attachment 14C). *Mr. Jacobs accepted our counter offer the same day. Shortly thereafter, AB 1484 was passed which put a freeze on all property transactions. Mr. Jacobs has been very patient through the wind-down process and maintains his interest in the property.*

Allow the Successor Agency to proceed with the sale of the Octagon House to Mr. Jacobs for the purchase price of \$57,250 as approved the Board on June 4, 2012. All proceeds of the sale shall be forwarded to the DOF/County Auditor-Controller for distribution to the affected taxing entities.

Properties to be Sold by Successor Agency

The properties listed below are proposed for sale pursuant to Health and Safety Code Section 34191.5(c)(2)(B).

COALINGA MOTEL (PROPERTY 15)

Address: Located at the southeast corner of Elm Avenue (State Highway 198) and Fifth Street

APN: 072-127-05; 072-127-06; 072-127-07 and 072-127-08. Parcel Map included as **Attachment 14A**.

Lot Size: 0.09; 0.25; 0.11; and 0.23 acres respectively

Acquisition Date: 072-127-05; 072-127-06 and 072-127-07 were acquired on 03/17/89. 072-127-08 was acquired on 4/12/89

Value at Time of Purchase: Unknown

Purpose of Acquisition: Primary purpose of the acquisition of this property was the planned marketing sale of the property. This property was the former site of the Lacey Café which was severely affected by the 1983 earthquake. The site had been vacant since.

Property Type (DOF Category): Commercial

Property Type (City Proposed): Future Development

Current Zoning: Central Trading District (C-4)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None.

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: On March 17, 2004 a 500 gallon underground tank was removed from the property. Soil samples indicated no detection of diesel, gasoline fuel or lubricating materials. Documentation regarding the tank removal, dated April 9, 2004, is included as **Attachment 15B**.



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*The Agency contracted with Grisanti & Associates Inc., Environmental Assessment & Hazardous Waste Management to assess the potential environmental liability of the subject property. The report, dated March 2004, indicated no further evidence of hazardous materials were found on the property, other than the underground tank mentioned above, hazardous waste handling on the subject property Report is included as **Attachment 15C**.*

Description of Property’s Potential for Transit Oriented Development: None

History of Previous Development Proposals: Pleasant Valley Hotel, Bar & Grill – On October 31, 2003, the Agency received a Letter of Intent from a Mr. Ramey, a resident of San Simeon, California, for the subject property in the amount of \$102,000. After an appraisal was conducted on December 5, 2003, indicating the market value to be \$105,000, Mr. Ramey’s offer was raised to \$105,000 to reflect the appraised value. His proposal for the site was the construction of a three-story historic frontage commercial building which would include a hotel, restaurant, office space and apartment/extended stay rooms.

On December 18, 2003 Mr. Ramey entered into an Option Agreement for a one-year period. On November 23, 2004 Mr. Ramey was approved for a one-year extension of his Option Agreement. A site plan review for the commercial project was approved on October 25, 2005. On December 2, 2005 requested a second one-year extension to the Option Agreement, but was only approved for a six-month extension on March 16, 2006. On June 6, 2006, just days prior to the expiration of the final extension of his Option Agreement, Mr. Ramey notified the Agency of his intent not to exercise his option to purchase and wished us well in our endeavors.

Coalinga Hotel – In March 2008, the Agency received a Real Estate Purchase Contract and Receipt of Deposit from Richard McCabe, a resident of Coalinga, for the subject property in the amount of \$105,000. His proposal for the site was the construction a 44-60 room hotel. Mr. McCabe entered into an Option Agreement on August 7, 2008.

On July 16, 2009 the Agency and Mr. McCabe entered into a Disposition and Development Agreement (“DDA”) for the proposed Coalinga Motel. The DDA discussed all aspects of the project and established timelines for all actions to be taken to ensure completion of the project in a timely manner.

On November 18, 2009 Mr. McCabe submitted a letter to the Agency requesting a one year extension regarding the start of construction and proof of financial capabilities. The Agency approved the extension at its December 17, 2009 regularly scheduled meeting.

Mr. McCabe failed to meet the extended requirements of the DDA citing “the uncooperative nature of the economic cycle, suitable financing for my hotel project is not available at this time”.

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On February 16, 2011, per the DDA, the Agency re-acquired the subject property.

***Estimated Current Value:** Unknown. Per an appraisal, dated August 22, 1997 all four parcels appraised for a combined value of \$105,000. The property was appraised a second time on December 5, 2003 indicating the same appraised value of \$105,000. More recently, the property was appraised on January 10, 2008, again at the same value of \$105,000, a copy of which is attached as **Attachment 15D**.*

***Advancement of Planning Objective:** Allow the Successor Agency to proceed with marketing the subject property for sale. All proceeds of the sale shall be forwarded to the DOF/County Auditor-Controller for distribution to the affected taxing entities.*

Properties to be Sold by Successor Agency

The properties listed below are proposed for sale pursuant to Health and Safety Code Section 34191.5(c)(2)(B).

OLD THRIFT STORE (PROPERTY 16)

Address: 171 W. Elm Avenue - Located mid-block, on the south side of Elm Avenue (State Highway 198) between 5th and 6th Streets

APN: 072-127-18 and 072-127-19. Parcel Map included as **Attachment 16A**.

Lot Size: 0.21 and 0.09 acres respectively

Acquisition Date: 02/23/2005

Value at Time of Purchase: \$220,000 (per appraisal dated 10/20/2004)

Purpose of Acquisition: Primary purpose of the acquisition of this property was the planned redevelopment of the building for commercial retail development to strengthen Coalinga's Central Business District



Property Type (DOF Category): Commercial

Property Type (City Proposed): Future Development

Current Zoning: Central Trading District (C-4)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None.

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: In January 2005, the Agency contracted with Grisanti & Associates Inc., Environmental Assessment & Hazardous Waste Management to provide an evaluation of the subject property to assess the potential environmental liability of the property. The Environmental Assessment, conducted on January 12, 2005, indicated there was no evidence of environmental hazards associated with the property. A copy of the Report is included as **Attachment 16B**.

Description of Property's Potential for Transit Oriented Development: None

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History of Previous Development Proposals: *Primary Care Clinic – On May 7, 2009, the Agency received a Purchase Agreement for the subject property for \$169,000. The Buyer proposed use of the property was for a Federally Qualified Health Center to serve all patients regardless of their ability to pay. These services would be provided to the uninsured and underinsured on a sliding scale based on the federally established poverty guidelines. The ability to offer these services to patients living in and around medically underserved areas, such as Coalinga, are in direct relation to a balance of insurance, Medic-Cal, Medicare and private paying patients, as well as, private, state and federal grant funds. The Clinic, a non-profit organization, would seek property tax exemption once they acquired the property.*

After a closed session meeting regarding the offer, the Agency Board determined that the property was not an appropriate location for a healthcare facility and the Board preferred to preserve the location on Elm Street, the City’s main thoroughfare, for retail and other related sales tax producing uses. The offer was subsequently rejected.

Deli/Grocery Store – On October 12, 2009, the Agency received a Purchase Agreement for the subject property from a Mr. Ali for \$170,000. Mr. Ali’s proposed use of the property was for a Deli/Grocery Store.

After a closed session meeting regarding the offer, the Agency Board determined that the property was not an appropriate location for a Deli/Grocery Store due to a conflict with the proposed use in relation to the City’s adopted downtown design guidelines. The offer was subsequently rejected.

Estimated Current Value: *Unknown. An Appraisal, dated February 8, 2008, indicated that fair market value of the property to be \$237,000. A second Appraisal, dated June 1, 2009, both parcels appraised for a combined value of \$170,000, a copy of which is attached as **Attachment 16C**.*

Advancement of Planning Objective: *The Oversight Board received several offers, of varying amounts, for the property. Mr. Villalta’s offer, which offered the highest purchase price, was chosen and approved at a Special Meeting of the Board on June 4, 2012 (**Attachment 16D**). Shortly thereafter, AB 1484 was passed which put a freeze on all property transactions. Mr. Villalta has been very patient through the wind-down process and maintains his interest in the property.*

Allow the Successor Agency to proceed with the sale of the Old Thrift Store to Mr. Villalta for the purchase price of \$195,000 as approved the Board on June 4, 2012. All proceeds of the sale shall be forwarded to the DOF/County Auditor-Controller for distribution to the affected taxing entities.

Properties to be Sold by Successor Agency

The properties listed below are proposed for sale pursuant to Health and Safety Code Section 34191.5(c)(2)(B).

LOTS ACROSS FROM RON'S BARBER SHOP (PROPERTY 17)

Address: Located on Elm Avenue (State Highway 198) between Coalinga Plaza and 4th Street

APN: 072-131-06; 071-131-07; and 071-131-08.

Parcel Map included as **Attachment 17A**.

Lot Size: 0.17; 0.17; and 0.17 acres respectively

Acquisition Date: All three parcels were acquired on 12/5/1988

Value at Time of Purchase: \$20,625 for each individual parcel for a total sum of \$61,875

Purpose of Acquisition: Primary purpose of the acquisition of this property was the planned marketing sale of the property. This property was identified as a part of the Land Banking Program of an RDA bond.

Property Type (DOF Category): Vacant Lot/Land

Property Type (City Proposed): Future Development

Current Zoning: Central Trading District (C-4)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None.

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property's Potential for Transit Oriented Development: None

History of Previous Development Proposals: Commercial Building – On April 13, 2004, the Agency received a letter from Ms. Kennedy to purchase the subject property for the then current fair market value of \$80,000 in order to construct a 12,000sf, two-story commercial building with 5-6 retail shopping units on the ground floor and 5-6 office units on the second floor. Ms. Kennedy's proposal along with an Option Agreement was approved by the Agency Board on November 18, 2004.



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The Option Agreement was for a one-year period. The Agreement was subsequently extended for an additional one-year period which would expire on October 12, 2006.

A site plan review application for the project was approved by the Coalinga Planning Commission at their May 9, 2006 meeting.

On July 20, 2006, staff requested estimated total project cost projections and the details on how Ms. Kennedy would finance the project. This information was required in order to complete the Disposition and Development Agreement for Agency Board approval.

On October 13, 2006 Ms. Kennedy was notified of the expiration of the Option Agreement.

Commercial Center Complex – In December 2006 the Agency received interest from Platinum 1One, LLC with regard to the development of the subject property. The proposal included the construction of a two-story commercial building consisting of approximately 25,000sf.

On September 20, 2007, the Agency Board approved a Disposition and Development Agreement (“DDA”) for the sale real property, at the appraised value of \$83,500, to Platinum 1One, LLC for the commercial development.

The DDA, dated September 20, 2007, called for construction to begin within six months of the close of escrow, and is to be completed within nine months. The DDA, along with all the other closing documents, were forwarded to the title company on November 28, 2007 for processing with an anticipated closing date of November 30, 2007.

Agency files indicate that the developer persistently halted the close of escrow while they continuously tried to change the terms of the Agreement. The Agency maintained their previously agreed upon terms and rejected any further changes. On March 24, 2008, the Agency notified the developer that they failed to satisfy the conditions to close escrow and complete the sale of the property within the time required by the Agreement. Escrow was cancelled and the Agreement terminated.

Estimated Current Value: *Unknown. An Appraisal was conducted on August 22, 1997 which indicated a combined estimated value of \$67,500 for all three parcels. A second Appraisal was performed on June 11, 2004 indicating the fair market value at \$80,000. A third Appraisal was performed on January 18, 2007 which indicated the value of the subject property to be \$83,500. A copy of the Appraisal is included as **Attachment 17B**.*

Advancement of Planning Objective: *Allow the Successor Agency to proceed with marketing the subject property for sale. All proceeds of the sale shall be forwarded to the DOF/County Auditor-Controller for distribution to the affected taxing entities.*

Properties to be Sold by Successor Agency

The properties listed below are proposed for sale pursuant to Health and Safety Code Section 34191.5(c)(2)(B).

PORTION OF THE OLD PACIFIC RAILROAD (PROPERTY 18)

Address: Located on First Street between Forest and Glenn Avenues

APN: 072-222-02. Parcel Map included as **Attachment 18A**.

Lot Size: 0.13 acres

Acquisition Date: Unknown

Value at Time of Purchase: Unknown

Purpose of Acquisition: Primary purpose of the acquisition of this property is unknown

Property Type (DOF Category): Vacant Lot/Land

Property Type (City Proposed): Future Development

Current Zoning: Commercial and Light Manufacturing District (C-M)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None.

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property's Potential for Transit Oriented Development: None

History of Previous Development Proposals: None known

Estimated Current Value: Unknown

Advancement of Planning Objective: Subject property is irregular in shape. Due to its shape and location it is believed that this property is devoid of value. However the adjacent property owner, whom owns a small construction company, has expressed interest in acquiring the property to expand his construction yard. Allow the Agency to proceed with negotiations to sell the property to the adjacent land owner. All proceeds of the sale shall be forwarded to the DOF/County Auditor-Controller for distribution to the affected taxing entities.



Properties to be Sold by Successor Agency

The properties listed below are proposed for sale pursuant to Health and Safety Code Section 34191.5(c)(2)(B).

JUNIPER RIDGE INDUSTRIAL PARK (PROPERTY 19)

Address: Located in the southeastern portion of the City, off Jayne Avenue (Highway 33) and approximately 1/2 mile east of Merced Avenue

APN: 083-280-10; 083-280-11; 083-280-12; 083-280-13; 083-280-14; 083-280-15; 083-280-16; 083-280-18; 083-280-20; and 083-280-21. Parcel Map included as **Attachment 19A.**

Lot Size: 2.48; 2.33; 2.09; 2.63; 1.84; 1.55; 1.47; 3.29; 2.32; and 2.20 acres respectively

Acquisition Date: 5/12/1995

Value at Time of Purchase: \$0.00. Subject property was deeded to the Agency via a Corporation Grant Deed from the City of Coalinga

Purpose of Acquisition: Primary purpose of the acquisition of this property was the planned development, marketing and sale of the property

Property Type (DOF Category): Vacant Lot/Land

Property Type (City Proposed): Future Development

Current Zoning: Heavy Industrial District / Planned Development (M-3/P-D)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: None.

History of Environmental Contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known

Description of Property's Potential for Transit Oriented Development: None

History of Previous Development Proposals: *The subject property consists of 12 finished lots within the Juniper Ridge Industrial Park. These lots are “finished” with all infrastructure including roadways, concrete curbs and gutters, streetlights, water, sewer and flood control drainage in place. Electrical service is located along Jayne Avenue and electrical boxes located on each parcel are connected by conduit; however, no electrical cable has been pulled to the individual lots. A Master Plan for the Juniper Ridge Industrial Business Park was adopted on June 19, 2008 a copy of which is included as **Attachment 19B**. To date three of the lots have been sold.*

Mid Valley Disposal – *In early 2004 the City’s local recycling and solid waste management company showed interest in purchasing three lots (APNs 083-280-16, 19 and 22) for \$145,000 for the proposed construction of a recycling facility to address the C&D debris ban at Fresno County landfills and to create a market for recyclables in west Fresno County. The ban, a requirement of the Integrated Waste Management Act of 1989 (AB 939) required every city and county in California to divert solid waste from landfills by 50% by the year 2000. In order to meet the requirements of a compliance order that was issued to the County in October of 2002 by the California Waste Management Board the ban would go into effect on August 23, 2004. Ultimately Mid Valley Disposal chose an alternative property owned by the City of Coalinga for their proposed project.*

Platinum 1One, LLC – *purchase of 12 lots for \$800,000 for a proposed commercial and light industrial development. Original interest from Platinum 1One began on September 17, 2007. After many months of negotiations staff took the Disposition and Development Agreement to the Agency Board for further consideration. During a closed-session meeting on March 20, 2008 the Board chose to cease negotiations with the developer.*

National Green Gas, LLC - *purchase of lot no. 7 (APN 083-280-16) for \$55,000 for a proposed transportation and transfer station to operated as a medical waste treatment facility utilizing a zero emission bio-hazardous Waste Treatment Ozonator. Original interest from National Green Gas began on January 6, 2010. On April 15, 2010 the Agency Board approved an Option Agreement for the purchase of lot no. 7. The Agreement had a one-year term with the ability for 30-day extensions. Extensions were approved several times until the last expiration date of July 15, 2012. Regulatory delays with the California Department of Health are contributed to the halt of the project.*

**Successor Agency to the former Redevelopment Agency of the City of Coalinga
Long-Range Property Management Plan**

Other interested parties include:

C.B.B. Construction – 12/23/2003 offered to purchase all 12 lots for 12,500 per acre with the intent to develop the entire area with a mixture of ministorage and a heavy commercial/light industrial complex.

Pleasant Valley Partners, LLC – 1/6/2005 offered to purchase all 12 lots for \$0.35 per square foot to develop a commercial complex.

Oxborrow Enterprises, Inc. – 3/31/05 offered to purchase lot 21 for \$40,000 with the intent to construct buildings for office/shop rental and possible covered storage rental.

Wal-Mart – expressed interest in industrial property in December 2008.

CGI – one of the largest independent IT and business process services companies showed interest in industrial lots as well as other properties within Coalinga. First correspondence with the company was in November 2010. Ultimately the company chose to locate in another state.

Volvo Rents, Construction Equipment – 4/2011 showed interest in the purchase of two lots to develop a rental center to better serve clients from the Coalinga area. Client continues to show interest in industrial lots and periodically checks in with Agency staff.

Estimated Current Value: *Unknown. An Appraisal was conducted on August 22, 1997 which valued the lots between \$0.50 and \$0.75 per square foot (approximately 30,500 to 32,500 per acre). A December 2, 2002 Appraisal shows lots to be valued at \$0.35 per square foot. A third Appraisal was performed on May 24, 2007 valuing the lots between \$30,000 to \$35,000 per acre. A copy of the Appraisal is included as **Attachment 19C**.*

Advancement of Planning Objective: *The Oversight Board received a Purchase Agreement from Mr. Hernandez for a purchase price of \$30,000 for Lot No. 5 (ANP 083-280-14) which is included as **Attachment 19D**. The Board was in negotiations with Mr. Hernandez when AB 1484 was passed and froze all property transactions. Mr. Hernandez has been very patient through the wind-down process and is still very interested in the property.*

Allow the Successor Agency to proceed with negotiations to sell induction lot no. 7 to Mr. Hernandez. All proceeds of the sale shall be forwarded to the DOF/County Auditor-Controller for distribution to the affected taxing entities.

Retention of Properties for Future Development

There are no properties proposed to be transferred to the City of Coalinga pursuant to Health and Safety Code Section 34191.5(c)(2)(A) to use for a project identified in an approved redevelopment plan.

Properties Retained for Purposes of Fulfilling an Enforceable Obligation

There are no properties proposed to be retained for the purpose of fulfilling an Enforceable Obligation, as defined in ABx1 26.

ATTACHMENTS

Property Inventory Data Form (DOF Form)

WATANABE NATURAL SCIENCE PARK

1A Parcel Map 070-060-64 and 071-020-56

OLD HOSPITAL

2A Parcel Map 071-117-05

2B Preliminary Site Assessment

2C Conceptual Development Plan

2D Appraisal Report

POLK AND FOREST INTERSECTION

3A Parcel Map 072-020-51

3B Photo

POLK AND COALINGA ALLEYWAY

4A Parcel Map 072-082-20

POLK AND COALINGA PARKING

5A Parcel Map 072-082-22

EMERGENCY GENERATOR

6A Parcel Map 072-126-20

OLD COALINGA GOVERNMENT CENTER

7A Parcel Map 072-126-26

7B RVP Agreement – Superior Court of California, County of Fresno

7C Lease Agreement – Imaginarium: Institute of Fine Arts

7D Asbestos Survey

7E Appraisal Report

PERGOLA AND WALKING PATH

8A Parcel Map 072-131-02

PUBLIC PARKING/SIDEWALK/LANDSCAPING

9A Parcel Map 072-131-15 and 072-131-16

9B Appraisal

HABITAT CONSERVATION LAND

10A Parcel Map 073-060-15

10B Land Acquisition Approval Documents

CITY'S COMMUNITY PRIDE SIGN

- 11A Parcel Map 071-084-01
- 11B Parcel Map Merger Documents

OLD DAIRY AND CITY'S COMMUNITY PRIDE SIGN

- 12A Parcel Map 071-084-01, 071-084-02, 071-084-03, 071-084-21, and 071-084-06
- 12B Preliminary Site Assessment 071-084-01 and 071-084-02, dated March 2009
- 12C Preliminary Site Assessment 071-084-03, dated June 2009
- 12D Asbestos Survey 071-084-03, dated July 24, 2009
- 12E Asbestos Survey 071-084-21, dated March 22, 2011
- 12F Appraisal 071-084-01 and 071-084-02, dated November 20, 2008
- 12G Appraisal 071-084-03, dated April 12, 2009
- 12H Appraisal 071-084-06, dated November 20, 2009
- 12I Parcel Map Merger Documentation – Oversight Board Approval
- 12J Parcel Map Merger Documentation – Successor Agency Approval

OLD CALTRANS YARD AND VET'S OFFICE

- 13A Parcel Map 071-162-01 and 071-162-02
- 13B Asbestos Survey, dated April 8, 2010
- 13C Appraisal Report, dated December 8, 2009
- 13D Lot Line Adjustment Documentation - Oversight Board Approval
- 13E Lot Line Adjustment Documentation – Successor Agency Approval

OCTAGON HOUSE

- 14A Parcel Map 071-124-07
- 14B Asbestos Survey, dated November 30, 2010
- 14C Sale of Property – Oversight Board Approval

COALINGA MOTEL

- 15A Parcel Map 071-127-05, 071-127-06, 071-127-07, and 071-127-08
- 15B Tank Removal Documentation, dated April 9, 2004
- 15C Preliminary Site Assessment, Phase 1 and 2, dated March 2004
- 15D Appraisal Report, dated January 10, 2008

OLD THRIFT STORE

- 16A Parcel Map 071-127-18 and 071-127-19
- 16B Preliminary Site Assessment, dated January 2005
- 16C Appraisal, dated June 1, 2009
- 16D Sale of Property – Oversight Board Approval

LOTS ACROSS FROM RON'S BARBER SHOP

- 17A Parcel Map 071-131-06, 071-131-07 and 071-131-08
- 17B Appraisal, dated January 18, 2007

PORTION OF THE OLD PACIFIC RAILROAD

18A Parcel Map 072-222-02

JUNIPER RIDGE INDUSTRIAL PARK

19A Parcel Map 083-280-10, 083-280-11, 083-280-12, 083-280-13, 083-280-14, 083-280-15, 083-280-16, 083-280-18, 083-280-20 and 083-280-21

19B MASTER PLAN

19C Appraisal, dated May 24, 2007

19D Sale of Property – Purchase Agreement