



OVERSIGHT BOARD OF THE SUCCESSOR AGENCY

RESOLUTION NO. OB 2015- 07

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE ATWATER REDEVELOPMENT AGENCY APPROVING THE AGENCY'S AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Former Atwater Redevelopment Agency ("Former Agency") was established as a redevelopment agency previously organized and existing under the California Community Redevelopment Law, Health and Safety Code ("HSC") Section 33000, *et seq.*, and previously authorized to transact business and exercise powers of a redevelopment agency pursuant to action of the City Council of the City of Atwater ("City"); and

WHEREAS, Assembly Bill x1 26 chaptered and effective on June 27, 2011 added Parts 1.8 and 1.85 to Division 24 of the California HSC, which caused the dissolution of all redevelopment agencies and winding down of the affairs of former redevelopment agencies, including as such laws were amended by Assembly Bill 1484 chaptered and effective on June 27, 2012 (together, the "Dissolution Act"); and

WHEREAS, as of February 1, 2012, the Former Agency was dissolved pursuant to the Dissolution Act, and as a separate legal entity the City serves as the Successor Agency to the Former Atwater Redevelopment Agency ("Successor Agency"); and

WHEREAS, the Successor Agency administers the enforceable obligations and property disposition of the Former Agency and otherwise unwinds the Former Agency's affairs, all subject to the review and approval of the seven-member Oversight Board of the Successor Agency to the Former Atwater Redevelopment Agency ("Oversight Board"); and

WHEREAS, pursuant to HSC Section 34191.5, the Successor Agency was required to send a Long Range Property Management Plan ("LRPMP") governing the use and disposition of the Former Agency's real property assets to the Oversight Board and State Department of Finance ("DOF") no later than six months following the issuance of its finding of completion; and

WHEREAS, DOF issued a finding of completion to the Successor Agency on May 29, 2013; and

WHEREAS, the Successor Agency prepared an original Long Range Property Management Plan (“Original LRPMP”) pursuant to HSC Section 34191.5, that addresses the use or disposition of all of the Former Agency’s real property assets; and

WHEREAS, following Oversight Board approval, the Successor Agency submitted the Original LRPMP to DOF on November 20, 2013; and

WHEREAS, DOF suggested that two public parking lots be designated for retention for future development; and

WHEREAS, the Successor Agency prepared and submitted a revised Long Range Property Management Plan (“Revised LRPMP”) to DOF on April 29, 2014 incorporating that change and adding an additional property owned by the Successor Agency to retain for governmental use; and

WHEREAS, DOF approved the Revised LRPMP in a determination letter on May 29, 2014; and

WHEREAS, Senate Bill (“SB”) 107, chaptered and effective on September 22, 2015, created HSC Section 34191.3, permitting the Successor Agency to amend the approved LRPMP once prior to July 1, 2016 to allow for the retention of parking facilities and lots dedicated solely to public parking that do not generate revenue in excess of reasonable maintenance costs of the property for governmental use; and

WHEREAS, the Successor Agency wishes to retain the qualifying parking lots for governmental use – public parking; and

WHEREAS, the Successor Agency prepared an amended Long Range Property Management Plan (“Amended LRPMP”) in accordance with SB 107; and

NOW, THEREFORE, does hereby resolve as follows the Oversight Board to the Successor Agency of the Atwater Redevelopment Agency wishes to approve the Amended LRPMP:

Section 1. Recitals.

The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2. Approval of the Amended Long Range Property Management Plan.

The Oversight Board to the Successor Agency of the Atwater Redevelopment Agency approves the Amended LRPMP, attached hereto and made a part thereof, subject to approval from the Oversight Board and DOF.

Section 3. Use of Proceeds.

At such time as the Successor Agency receives proceeds from the sale of any property, as identified in the Amended LRPMP, the Successor Agency shall comply with applicable statutes regarding the distribution of these proceeds to the Merced County Auditor-Controller for dissemination to the affected taxing agencies.

APPROVED: The foregoing resolution is hereby adopted this 21st day of December, 2015

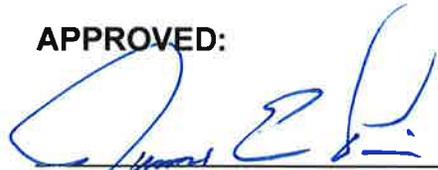
AYES: Allison, Freitas, Shepard, Deol

NOES:

ABSENT: McDaniel

ABSTAIN: Holman

APPROVED:



JAMES E. PRICE , CHAIR

ATTEST:



**SCOTT McBRIDE,
BOARD SECRETARY**

LONG RANGE PROPERTY MANAGEMENT PLAN (Amended)



Successor Agency to the Atwater
Redevelopment Agency

Amended December 21, 2015

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INTRODUCTION

As established by Assembly Bill (“AB”) 1484 (Chapter 26, Statutes of 2012), Health and Safety Code (“HSC”) Section 34191.5 requires that the Successor Agency to the Atwater Redevelopment Agency (“Successor Agency”) prepare and submit a Long Range Property Management Plan (“LRPMP”) to the Oversight Board of the Successor Agency and California Department of Finance (“DOF”) that specifies the disposition of each of the Successor Agency’s real properties. Sale proceeds are distributed to taxing entities (County, school districts, special districts, City), much like property tax revenues through the Redevelopment Obligation Payment Schedule (“ROPS”) process.

The original Long Range Property Management Plan (“Original LRPMP”) was submitted to DOF on November 20, 2013. It designated two properties for sale and five properties for retention for governmental use. DOF suggested that two of the properties in the latter group, both public parking lots, be designated for retention for future development. A revised Long Range Property Management Plan (“Revised LRPMP”) was submitted to DOF on April 29, 2014 incorporating that change and adding an additional property owned by the Successor Agency to retain for governmental use.

Due to the passage of Senate Bill (“SB”) 107 on September 22, 2015, successor agencies are now allowed to amend an approved LRPMP once prior to July 1, 2016 to re-designate public parking lots as retained for governmental use. According to HSC Section 34191.3, parking lots must be “dedicated solely to public parking” and must not “generate revenues in excess of reasonable maintenance costs” to qualify as governmental use parking lots. The Successor Agency is therefore amending the Revised LRPMP to request to retain Properties 7 and 8 for governmental use in this Amended Long Range Property Management Plan (“Amended LRPMP”). **Properties 7 and 8 are dedicated solely to public parking and do not generate any revenues.**

EXECUTIVE SUMMARY

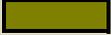
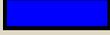
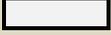
The former Atwater Redevelopment Agency (“Agency”) is the owner of record on the title for 8 properties in the City of Atwater. The majority of these properties are public facilities, such as a City Intermodal Transit Station and a Park N’ Ride Facility, which are proposed to be transferred to the City or other governmental agencies to continue the existing governmental use serving the community. Those governmental use properties include two properties that were previously intended to be retained by the City for future development, but, after the passing of SB 107, the Successor Agency now wishes to retain for governmental use in order to continue their current purpose of providing public parking. Additionally, two properties are designated for sale pursuant to current legal requirements. The table below provides a summary of all LRPMP property disposition categories:

Atwater Successor Agency Summary of Property Disposition Categories	
Permissible Use under AB 1484	# of Properties
Sale of Property	2
Governmental Use	6
Total	8

The following is a map that illustrates the location of former Agency properties included in this Amended LRPMP.

Former Agency Properties



	Site 1: 1222 Atwater Blvd.		Site 6: 1501 Atwater Blvd.
	Site 2: 998 Atwater Blvd. (partial)		Site 7: Atwater Blvd. and 4th Street
	Site 3: 1440 Atwater Blvd.		Site 8: 1390 Cedar Ave.
	Site 4: 1100 Atwater Blvd.		RDA Area
	Site 5: Sycamore Ave.		Outside of RDA Area

CONTENTS

In general, the Amended LRPMP addresses the disposition and use of the real properties of the Successor Agency. AB 1484 requires that the Amended 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 the property and the value of the property at that 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.
 - 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 governmental 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 the following shall apply:
 - a. If the plan directs the use or 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 plan 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 subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
 - c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the Amended LRPMP has been approved by the oversight board and DOF.

PROPERTY INVENTORY – FORMER AGENCY PROPERTIES

The property ID number(s), indicated for each site in this report, correspond to the “No.” column within the Property Inventory Data table for reference purposes (Attachment 1). The Property Inventory Data table utilizes a DOF-created form and provides a matrix of all of the information required pursuant to HSC Section 34191.5(c) (part of AB 1484).

It is important to note the following in reviewing the Amended LRPMP:

- Estimates of current value of property were determined pursuant to an existing appraisal or utilizing the methodology contained in Attachment 2 to this Amended LRPMP. However, it should be noted that the ultimate value of the properties sold will be determined based on appraisals and what the market will dictate.
- Data contained in the “Value at Time of Purchase” column in the Property Inventory Data table includes all available information obtained resulting from comprehensive title research and staff’s best efforts to locate the information.

SALE OF PROPERTY

All properties listed below are proposed to be offered for sale. A description of all properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

ATWATER FEED STORE (PROPERTY 1)

Address:	1222 Atwater Boulevard
APN:	003-170-030
Lot Size:	19,800 sf
Acquisition Date:	3/29/1988
Value at Time of Purchase:	\$39,600
Purpose of Acquisition:	Transit Station
Property Type (DOF Category)	Commercial
Property Type (City Proposed)	Properties for Sale
Current Zoning:	C-C, Central Commercial
Proposed Sale/Estimated Current Value:	\$80,000
Date of Estimated Current Value:	October 2013
Proposed Sale Date:	Subsequent to LRPMP Approval
Estimate of Income Revenue:	\$491.35 per month (10% annual escalator)
Contractual Requirements for Use of Income:	None
History of Environmental Contamination:	None
Description of TOD Potential:	None
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- “Ensure convenient and affordable public transit for all Atwater residents to destinations within the City and to nearby communities and destinations.”
- “Provide sufficient parking for all commercial, industrial, residential, and other uses, either off-street or on-street as appropriate.”

History of Previous Development Proposals:

On March 29, 1988, the Agency purchased a 1.82-acre parcel from the Southern Pacific Transportation Company (“SPTC”). The Agency acquired the property for the purpose of revitalizing the commercial district through commercial development and related public improvements. The SPTC property acquired included two month-to-month lease interests for the Atwater Feed Store (APN 003-170-030) and for Moore's Automotive (APN 003-170-032). In 2002, the Agency subdivided the larger SPTC parcel into three parcels (APN 003-170-30, 31, & 32) to accommodate development of the Intermodal Transit Station. The Agency constructed the Intermodal Transit Station on APN 003-170-031.

Successor Agency to the Atwater Redevelopment Agency
Long Range Property Management Plan

The Atwater Feed Store holds a land lease with the Agency to occupy the site. Meaning that the Atwater Feed Store owns the building and the Agency owns the land. The Atwater Feed Store is responsible for maintenance and use of the improvements. The Agency offered the Atwater Feed Store the option to purchase the property in May 2008, and the Atwater Feed Store declined the offer in September 2008. The sale of this property will include the assignment of the land lease with the Atwater Feed Store.



Property 1, shown in the middle of this aerial photograph, is circled.



This photograph shows the building located on Property 1. This side of the building faces northeast.

REMNANT PARCEL (PROPERTY 2)

Address:	998 Atwater Boulevard
APN:	003-170-034
Lot Size:	11,918 sf
Acquisition Date:	3/29/1988
Value at Time of Purchase:	\$23,840
Purpose of Acquisition:	Transit Station
Property Type (DOF Category)	Parking Lot/Structure
Property Type (City Proposed)	Properties for Sale
Current Zoning:	R-T, Residential Transition
Proposed Sale/Estimated Current Value:	\$40,000
Date of Estimated Current Value:	October 2013
Proposed Sale Date:	Subsequent to LRPMP Approval
Estimate of Income Revenue:	None
Contractual Requirements for Use of Income:	None
History of Environmental Contamination:	None
Description of TOD Potential:	None
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- *“Ensure convenient and affordable public transit for all Atwater residents to destinations within the City and to nearby communities and destinations.”*
- *“Provide sufficient parking for all commercial, industrial, residential, and other uses, either off-street or on-street as appropriate.”*

History of Previous Development Proposals:

On March 29, 1988, the Agency purchased a 1.82-acre parcel from the Southern Pacific Transportation Company (“SPTC”). The Agency acquired the property for the purpose of revitalizing the commercial district through commercial development and related public improvements. The SPTC property acquired included two month-to-month lease interests for the Atwater Feed Store (APN 003-170-030) and for Moore’s Automotive (APN 003-170-032). In 2002, the Agency subdivided the larger SPTC parcel into three parcels (APN 003-170-30, 31, & 32) to accommodate development of the Intermodal Transit Station Park and Ride Facility. The Agency constructed the Intermodal Transit Station on APN 003-170-031.

Moore’s Automotive had been in operation at the 998 Atwater Boulevard location since March 13, 1975, occupying the westerly portion of APN 003-170-032. On December 23, 2009, the Agency sold a portion of the parcel to Moore’s Automotive to allow for the business to continue operation at this location for purposes of business retention in the commercial district. Partial acquisition of the parcel by Moore’s Automotive left the Agency with a remnant parcel. The remnant parcel is located

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on APN 003-170-034 and is 11,918 square feet. It is an oddly shaped parcel located at a road curve and would be difficult to develop.



This aerial view shows Property 2.



This view of Property 2 looks southwest.

RETENTION OF PROPERTIES FOR GOVERNMENTAL USE

All properties listed below are proposed to be transferred to the City of Atwater pursuant to HSC Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction (in this case, the City of Atwater). A description of all properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

INTERSECTION EXPANSION PROJECT PARCEL (PROPERTY 3)

Address:	<i>1440 Atwater Boulevard</i>
APN:	<i>003-170-001</i>
Lot Size:	<i>6,051 sf</i>
Acquisition Date:	<i>11/16/2007</i>
Purpose of Acquisition:	<i>Public Right of Way Improvements</i>
Value at Time of Purchase:	<i>\$550,000</i>
Property Type (DOF Category)	<i>Vacant Lot/Land</i>
Property Type (City Proposed)	<i>Transfer to City as Governmental Use</i>
Current Zoning:	<i>C-C, Central Commercial</i>
Estimated Current Value:	<i>\$0</i>
Date of Estimated Current Value:	<i>October 2013</i>
Estimate of Income Revenue:	<i>None</i>
Contractual Requirements for Use of Income:	<i>None</i>
History of Environmental Contamination:	<i>None</i>
Description of TOD Potential:	<i>None</i>
Advancement of Planning Objectives:	<i>Ensuring City's General Plan goals of:</i>

- *“Maintain adopted Level of Service (LOS) for City streets and intersections.”*

Summary of Governmental Use and Property Disposition:

In 2004, the City received Community Development Block Grant Funding to prepare the Atwater Boulevard – City Entrance Revitalization Plan (“Atwater Blvd Plan”). The Atwater Blvd Plan identified key streetscape improvements and suggestions on city entrance enhancements, which included the intersection of Atwater Blvd and Winton Way where Property 3 is located. Subsequent to the preparation of the Atwater Blvd Plan, the City hired TJKM, a traffic engineer, to review traffic conditions and provide recommendations. TJKM found that there was a need to acquire property at the intersection of Atwater Blvd and Winton Way to add a right turn lane on Northbound Applegate Road as it transitions into Winton Way.

On October 17, 2007, the Agency approved the purchase of Property 3 by Resolution No. ARA 2007-15. Property 3 was purchased with bond proceeds for site assembly to add future right of way

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to the congested and dangerous intersection. This project was in the scoping phase when the Agency was dissolved and was included in the Agency's 2009 Implementation Plan. The Successor Agency has requested the use of remaining bond proceeds on ROPS 15-16B to complete the project. Any other land use of this site is infeasible because the lot size is less than the permitted development standards in Municipal Code Section 17.36.070.

This improvement project will improve levels of service and pedestrian safety at the major intersection located at Atwater Boulevard and Winton Way. The project will add dedicated turn lanes and additional travel lanes and improve the timing and synchronization of the intersection signal light. The intersection is the primary connection between the Downtown Core and the newest commercial and industrial areas on the south side of Highway 99. The project will also include a gateway enhancement at the southeast corner of Atwater Boulevard and Winton Way, signifying the entrance into the City and Downtown Core.



This photograph shows Property 3.



This street view looks east across Property 3.

INTERMODAL TRANSIT STATION (PROPERTY 4)

Address:	<i>1100 Atwater Boulevard</i>
APN:	<i>003-170-031</i>
Lot Size:	<i>34,488 sf</i>
Acquisition Date:	<i>3/29/1988</i>
Purpose of Acquisition:	<i>Transit Station</i>
Value at Time of Purchase:	<i>\$68,976</i>
Property Type (DOF Category)	<i>Other</i>
Property Type (City Proposed)	<i>Transfer to City as Governmental Use</i>
Current Zoning:	<i>C-C, Central Commercial</i>
Estimated Current Value:	<i>\$0</i>
Date of Estimated Current Value:	<i>October 2013</i>
Estimate of Income Revenue:	<i>None</i>
Contractual Requirements for Use of Income:	<i>None</i>
History of Environmental Contamination:	<i>None</i>
Description of TOD Potential:	<i>None</i>
Advancement of Planning Objectives:	<i>Ensuring City's General Plan goals of:</i>

- *“Ensure convenient and affordable public transit for all Atwater residents to destinations within the City and to nearby communities and destinations.”*

Summary of Governmental Use and Property Disposition:

On March 29, 1988, the Agency purchased a 1.82-acre parcel from the Southern Pacific Transportation Company (“SPTC”). The Agency acquired the property for the purpose of revitalizing the commercial district through commercial development and related public improvements. The SPTC property acquired included two month-to-month lease interests for the Atwater Feed Store (APN 003-170-030) and for Moore’s Automotive (APN 003-170-032). In 2002, the Agency subdivided the larger SPTC parcel into three parcels (APN 003-170-30, 31, & 32) to accommodate development of the Atwater Boulevard Intermodal Transit Station (“Transit Station”) park and ride facility. The Agency constructed the Transit Station on APN 003-170-031.

The Agency was awarded a Congestion Mitigation and Air Quality Improvement Program Grant (CMAQ Grant) from the U.S. Department of Transportation, as administered by CalTrans, to construct the Transit Station. The Agency provided the land and matched the grant funding needed to implement the project.

The Transit Station is part of Commute Connection, a Regional Rideshare Agency and a program of the Merced County Association of Governments. Commute Connection is a Travel Demand Management (TDM) program serving Merced County since 2010. The TDM program is designed to help commuters make the transition from driving alone to convenient ridesharing options. The Transit Station is currently a bus stop for the Transit Joint Powers Authority for Merced County,

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Long Range Property Management Plan

which is the governing body for Merced County Transit's "The Bus", and part of a regional effort by Commute Connection to "improve air quality, public health, and roadway operations by promoting the use of sustainable travel options and other employer-based TDM strategies". The Transit Station is also used as a commuter park and ride facility because of its proximity to Highway 99.

Since redevelopment funds were not allowed to be spent on property maintenance, the City has been responsible for maintenance activities at the Transit Station. The Transit Station should have been transferred to the City years ago but it was never an issue until the Agency was dissolved. The Successor Agency proposes to transfer the subject property to the City as a governmental use to ensure that the Transit Station remains in operation.



Property 4 is located in the center of this aerial photograph.



Looking south, this photograph shows Property 4.

CITY PARK AND RIDE (PROPERTY 5)

Address:	Sycamore Avenue
APN:	001-150-024
Lot Size:	12,157 sf
Acquisition Date:	2/9/1988
Purpose of Acquisition:	Park N' Ride
Value at Time of Purchase:	\$163,905
Property Type (DOF Category)	Parking Lot/Structure
Property Type (City Proposed)	Transfer to City for Governmental Use
Current Zoning:	Business Park
Estimated Current Value:	\$0
Date of Estimated Current Value:	October 2013
Estimate of Income Revenue:	None
Contractual Requirements for Use of Income:	None
History of Environmental Contamination:	None
Description of TOD Potential:	None
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- *“Provide sufficient parking for all commercial, industrial, residential, and other uses, either off-street or on-street as appropriate.”*
- *“Ensure convenient and affordable public transit for all Atwater residents to destinations within the City and to nearby communities and destinations.”*

Summary of Governmental Use and Property Disposition:

On February 9, 1988, the Agency purchased Property 5 for the purpose of developing a Park N' Ride facility on Sycamore Avenue at the Northbound State Route 99 Interchange. The Agency was awarded a Congestion Mitigation and Air Quality Improvement Program Grant (CMAQ Grant) from the U.S. Department of Transportation, as administered by CalTrans, to construct the Park N' Ride. The Agency provided the land and matched the grant funding needed to implement the project.

The Sycamore Avenue Park and Ride (“Park N' Ride”) is part of Commute Connection, a Regional Rideshare Agency and a program of the Merced County Council of Governments. Commute Connection is a Travel Demand Management (TDM) program serving Merced County since 2010. The TDM program is designed to help commuters make the transition from driving alone to convenient ridesharing options. The Transit Station is currently a bus stop for the Transit Joint Powers Authority for Merced County, which is the governing body for Merced County Transit's “TheBus”, and part of a regional effort by Commute Connection to “improve air quality, public health, and roadway operations by promoting the use of sustainable travel options and other employer-based TDM strategies”.

Successor Agency to the Atwater Redevelopment Agency

Long Range Property Management Plan

Since redevelopment funds were not allowed to be spent on property maintenance, the City has been responsible for maintenance activities at the Park N' Ride since it was developed in 2004. The Park N' Ride should have been transferred to the City years ago but it was never an issue until the Agency was dissolved. The Successor Agency proposes to transfer the subject property to the City as a governmental use to ensure that the Park N' Ride remain in operation.



This aerial view shows Property 5 near the center of the frame.



Looking south, this photograph shows Property 5.

PUBLIC RIGHT-OF-WAY (PROPERTY 6)

Address:	<i>1501 Atwater Boulevard</i>
APN:	<i>001-122-008</i>
Lot Size:	<i>4,238 sf</i>
Acquisition Date:	<i>March 31, 2009</i>
Purpose of Acquisition:	<i>Public right-of-way (road dedication)</i>
Value at Time of Purchase:	<i>\$270,000</i>
Property Type (DOF Category)	<i>Roadway/Walkway</i>
Property Type (City Proposed)	<i>Transfer to City for Governmental Use</i>
Current Zoning:	<i>C-C, Central Commercial</i>
Estimated Current Value:	<i>\$0</i>
Date of Estimated Current Value:	<i>April 2014</i>
Estimate of Income Revenue:	<i>None</i>
Contractual Requirements for Use of Income:	<i>None</i>
History of Environmental Contamination:	<i>None</i>
Description of TOD Potential:	<i>None</i>
Advancement of Planning Objectives:	<i>Ensuring City’s General Plan goals of:</i>

- *“Maintain adopted Level of Service (LOS) for City streets and intersections.”*

Summary of Governmental Use and Property Disposition:

The Agency purchased Property 6 in 2009 as a road dedication for future right-of-way. The right-of-way is necessary to mitigate problematic areas in the Downtown Area and Atwater Boulevard Corridor related to current and future traffic impacts. The property is part of a capital improvement project identified as the “Atwater Boulevard Streetscape Downtown Sub Area and Entry Gateway.” The specific parcel is necessary to widen Winton Way and improve the transition to Atwater Boulevard. The site was purchased from the owner under threat of eminent domain. Agency staff and the former property owner negotiated to purchase the site for \$270,000, which was based on the appraised value of the property at the time. The property is now valued at \$0 because it is dedicated for public right-of-way.

Successor Agency to the Atwater Redevelopment Agency Long Range Property Management Plan



This aerial photograph shows Property 6 near the center.



This street view looks northwest at Property 6.

PARKING LOT (PROPERTY 7)

Address:	<i>Atwater Boulevard and 4th Street</i>
APN:	<i>002-213-012</i>
Lot Size:	<i>8,011 sf</i>
Acquisition Date:	<i>11/2/1983</i>
Purpose of Acquisition:	<i>Public Parking</i>
Value at Time of Purchase:	<i>Unknown – no records found</i>
Property Type (DOF Category)	<i>Parking Lot/Structure</i>
Property Type (City Proposed)	<i>Retain for Future Development</i>
Current Zoning:	<i>C-C, Central Commercial</i>
Estimated Current Value:	<i>\$0 to \$48,705</i>
Date of Estimated Current Value:	<i>October 2013</i>
Estimate of Income Revenue:	<i>None</i>
Contractual Requirements for Use of Income:	<i>None</i>
History of Environmental Contamination:	<i>None</i>
Description of TOD Potential:	<i>None</i>
Advancement of Planning Objectives:	<i>Ensuring City’s General Plan goals of:</i>

- *“Provide sufficient parking for all commercial, industrial, residential, and other uses, either off-street or on-street as appropriate.”*

Summary of Governmental Use and Property Disposition:

The Agency purchased Property 7 in 1983 for the purpose of providing additional parking in the downtown commercial corridor. Since redevelopment funds were not allowed to be spent on property maintenance, the City has been responsible for landscape, lighting, and pavement maintenance of the parking lot since it was purchased. The parking lot should have been transferred to the City years ago but it was never an issue until the Agency was dissolved.

The Central Commercial Zone has specific parking provisions that allow “Properties located within 300 feet of a public off-street parking lot shall have the option of paying \$1,500 per parking space in lieu of providing the required parking.” In addition to approximately 150,000 square feet of retail and restaurant space in the Broadway Commercial Corridor, there is 7,000 square feet of public use facility space (Chamber of Commerce and Veterans of Foreign Wars Hall) that rely on City public parking. There is currently a deficit in the amount of parking in the Broadway Commercial Core to serve existing buildings that were built prior to the 1950’s and current parking requirements. Based on the number of parking spaces required for the amount of usable floor area in the district, there should be 660 parking spaces and there are currently 265 spaces available – 80 City, 65 Successor Agency, and 120 on-street parking spaces. The Successor Agency parking spaces represent 25% of the existing spaces available. The removal of these spaces would have a significant negative impact on businesses and public facilities. Without adequate parking, consumers would go elsewhere for their shopping and services.

Successor Agency to the Atwater Redevelopment Agency
Long Range Property Management Plan

With this existing parking deficiency in mind, the Successor Agency would like to retain the parking lot as a governmental use. **The parking lot is dedicated solely to public parking and does not generate any revenue**, thereby qualifying it under SB 107 and HSC Section 34191.3 for retention for governmental use. It is the City's hopes that this available public parking will continue to alleviate parking difficulties in the Broadway commercial core.



This aerial view shows Property 7.



This street view looks northeast at Property 7.

PARKING LOT (PROPERTY 8)

Address:	1390 Cedar Avenue
APN:	002-207-004
Lot Size:	13,800 sf
Acquisition Date:	2/28/1981
Purpose of Acquisition:	Public Parking
Value at Time of Purchase:	\$30,000
Property Type (DOF Category)	Parking Lot/Structure
Property Type (City Proposed)	Retain for Future Development
Current Zoning:	C-C, Central Commercial
Estimated Current Value:	\$0 to \$122,544
Date of Estimated Current Value:	October 2013
Estimate of Income Revenue:	None
Contractual Requirements for Use of Income:	None
History of Environmental Contamination:	None
Description of TOD Potential:	None
Advancement of Planning Objectives:	Ensuring City's General Plan goals of:

- “Provide sufficient parking for all commercial, industrial, residential, and other uses, either off-street or on-street as appropriate.”

Summary of Governmental Use and Property Disposition:

The Agency purchased Property 8 in 1981 for the purpose of providing additional parking in the downtown commercial corridor. Since redevelopment funds were not allowed to be spent on property maintenance, the City has been responsible for landscape, lighting, and pavement maintenance of the parking lot since it was purchased. The parking lot should have been transferred to the City years ago but it was never an issue until the Agency was dissolved.

The Central Commercial Zone has specific parking provisions that allow “Properties located within 300 feet of a public off-street parking lot shall have the option of paying \$1,500 per parking space in lieu of providing the required parking.” In addition to approximately 150,000 square feet of retail and restaurant space in the Broadway Commercial Corridor, there is 7,000 square feet of public use facility space (Chamber of Commerce and Veterans of Foreign Wars Hall) that rely on City public parking. There is currently a deficit in the amount of parking in the Broadway Commercial Core to serve existing buildings that were built prior to the 1950's and current parking requirements. Based on the number of parking spaces required for the amount of usable floor area in the district, there should be 660 parking spaces and there are currently 265 spaces available – 80 City, 65 Successor Agency, and 120 on-street parking spaces. The Successor Agency parking spaces represent 25% of the existing spaces available. The removal of these spaces would have a significant negative impact on businesses and public facilities. Without adequate parking, consumers would go elsewhere for their shopping and services.

Successor Agency to the Atwater Redevelopment Agency
Long Range Property Management Plan

With this existing parking deficiency in mind, the Successor Agency would like to retain the parking lot as a governmental use. **The parking lot is dedicated solely to public parking and does not generate any revenue**, thereby qualifying it under SB 107 and HSC Section 34191.3 for retention for governmental use. It is the City's hopes that this available public parking will continue to alleviate parking difficulties in the Broadway commercial core.



This aerial photograph shows Property 8 near the center.



This street view looks southwest at Property 8.

ATTACHMENTS

1 - Property Inventory Data (DOF Form)

2 - Valuation Methodology

ATTACHMENT 1 - PROPERTY INVENTORY DATA (DOF FORM)

Successor Agency: Atwater Successor Agency
 County: Merced County

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis	Date of Estimated Current Value	SALE OF PROPERTY			Purpose for which property was acquired	HSC 34191.5 (c)(1)(B)				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)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value			Proposed Sale Value	Proposed Sale Date	Use of Proceeds		Address	APN #	Lot Size (SF)	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	
1	Commercial	Sale of Property	Transit Station	3/29/1998	\$ 39,600.00	\$ 80,000.00	Market	October 2013	\$ 80,000	Subsequent to PMP Approval	Enforceable Obligations	Acquire property for Transit Station. However, property was not needed to complete Intermodal Transit Station and is a remnant property.	1222 Atwater Blvd.	003-170-030	19,800	Central Commercial (C-C)	80,000	\$491.35/month (10% annual escalator)	None	None	None	See detail in PMP Document	See detail in PMP Document	
2	Vacant Lot - Parking Lot/Structure	Sale of Property	Transit Station	3/29/1988	\$ 23,840.00	\$ 40,000.00	Market	October 2013	\$ 40,000	Subsequent to PMP Approval	Enforceable Obligations	Acquire property for Transit Station. However, property was not needed to complete Intermodal Transit Station and is a remnant property.	998 Atwater Boulevard	003-170-034	11,918	Residential Transition (R-T)	40,000	None	None	None	None	See detail in PMP Document	See detail in PMP Document	
3	Vacant Lot/Land	Governmental Use	Public Right of Way Improvements	11/16/2007	\$ 550,000.00	0.00	Market	October 2013	N/A	N/A	N/A	Intersection expansion. Acquired right of way for right turn lanes and other activities improved levels of traffic service.	1440 Atwater Blvd.	003-170-001	6,051	Central Commercial (C-C)	0.00	None	None	None	None	See detail in PMP Document	See detail in PMP Document	
4	Other	Governmental Use	Intermodal Transit Station	3/29/1988	\$ 68,976.00	0.00	Market	October 2013	N/A	N/A	N/A	To provide for an Intermodal Transit Station	1100 Atwater Blvd.	003-170-031	34,488	Residential Transition (R-T)/Central Commercial (C-C)	0.00	None	None	None	None	See detail in PMP Document	See detail in PMP Document	
5	Parking Lot/Structure	Governmental Use	Park N' Ride	2/9/1988	\$ 163,904.58	0.00	Market	October 2013	N/A	N/A	N/A	To provide for a Park N' Ride	Sycamore Ave.	001-150-024	12,157	Business Park	0.00	None	None	None	None	See detail in PMP Document	See detail in PMP Document	
6	Roadway/Walkway	Governmental Use	Public Right of Way	3/31/2009	\$ 270,000.00	0.00	Market	April 2014	N/A	N/A	N/A	Public Right of Way	1501 Atwater Blvd	001-122-008	4,238	Central Commercial (C-C)	0.00	None	None	None	None	See detail in PMP Document	See detail in PMP Document	
7	Parking Lot/Structure	Governmental Use	Public Parking Lot	11/2/1983	Unknown	\$0 to \$48,705	Market	October 2013	N/A	N/A	N/A	Public Parking Lot	Atw Blvd & 4th St	002-213-012	8,011	Central Commercial (C-C)	\$0 to \$48,705	None	None	None	None	See detail in PMP Document	See detail in PMP Document	
8	Parking Lot/Structure	Governmental Use	Public Parking Lot	2/28/1981	\$ 30,000.00	\$0 to \$122,544	Market	October 2013	N/A	N/A	N/A	Public Parking Lot	1390 Cedar Avenue	002-207-004	13,800	Central Commercial (C-C)	\$0 to \$122,544	None	None	None	None	See detail in PMP Document	See detail in PMP Document	

ATTACHMENT 2 - VALUATION METHODOLOGY

Background

Health and Safety Code Section 34191.5 (c) (1) (D) requires that the LRPMP contain an estimate of current value for each property. In the absence of appraisal information, the Successor Agency to the Atwater Redevelopment Agency has employed the following methodology to estimate the current value of properties included for sale in its Amended LRPMP.

Data Sources Employed

The following data sources were researched and analyzed for recent comparable sales of similarly zoned land:

- Costar Realty Information, as researched in October 2013
- 2007 Property Appraisal

Methodology

For purposes of the Amended LRPMP, comparable sales by specific land use type and lot size were run for each property of the former Redevelopment Agency by current zoning. An average price per square foot was calculated for each property based on sales that occurred from January 2010 to date. These averages were applied to the properties in the Amended LRPMP, with some adjustments, to estimate the value of these properties. All values were rounded to reflect that they are estimates.

Due to the size, location, configuration of parcels, it is often difficult to assess property values and identify comparable properties in the area. Furthermore, since a majority of former Redevelopment Agency owned properties were vacant, sales volumes were very limited. In order to account for limited vacant land sales, the search radius for comparable sales was expanded outside the City boundaries. The limitations of this methodology aside, it should be noted that the value estimates themselves (or even appraisal values) are not necessarily representative of what the properties

The sources and methodology described above led to the estimates of current value provided in the Amended LRPMP and the Property Inventory Data table (Attachment 1). In the absence of any appraisal information for these specific properties, City staff believes that these estimates are reasonable and fulfill the requirements as established by Health and Safety Code Section 34191.5 (c) (1) (D).

The Successor Agency will be developing a marketing plan to solicit viable purchase offers on properties designated for sale following DOF approval of this Amended LRPMP. Once these offers are provided, these may ultimately be a much more precise determination of value than what is included in this Amended LRPMP. As such, the reader is encouraged to understand this context when reviewing the Amended LRPMP estimated values contained herein.