



## LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

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**Instructions:** Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

[Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov)

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to [Redevelopment\\_Administration@dof.ca.gov](mailto:Redevelopment_Administration@dof.ca.gov).

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Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

### GENERAL INFORMATION:

Agency Name: **CHICO SUCCESSOR AGENCY**

Date Finding of Completion Received: October 3, 2013

Date Oversight Board Approved LRPMP: August 7, 2013

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### Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes  No

For each property the plan includes the purpose for which the property was acquired.

Yes  No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes  No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes  No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes  No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes  No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes  No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes  No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes  No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes  No

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## ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Long Range Property Management Plan attached hereto.

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**Agency Contact Information**

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Date: October 21, 2013

Name: Barbara Martin  
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Date: October 21, 2013

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**Department of Finance Local Government Unit Use Only**

DETERMINATION ON LRPMP:  APPROVED  DENIED

APPROVED/DENIED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVAL OR DENIAL LETTER PROVIDED:  YES DATE AGENCY NOTIFIED: \_\_\_\_\_

1 RESOLUTION NO. 5-13

2 RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE  
3 CHICO REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY  
4 MANAGEMENT PLAN

5 WHEREAS, Health & Safety Code Section 34191.5 provides that a successor agency to a  
6 former redevelopment agency shall prepare a long-range property management plan for the real  
7 properties of the former redevelopment agency; and

8 WHEREAS, the long-range property management plan shall include an inventory of all the  
9 properties and consist of specified information about the properties; and

10 WHEREAS, the long-range property management plan shall address the use or disposition of  
11 all of the properties.

12 NOW, THEREFORE, BE IT RESOLVED BY THE OVERSIGHT BOARD AS FOLLOWS:

13 The Oversight Board hereby approves the Long Range Property Management Plan of the  
14 Successor Agency to the Chico Redevelopment Agency, attached hereto as Exhibit 1.

15 THE FOREGOING RESOLUTION WAS ADOPTED at a regular meeting of the Oversight  
16 Board for the Successor Agency of the Chico Redevelopment Agency held on August 7, 2013, by  
17 the following vote:

18  
19 AYES: Bultema, Morgado, Gruendl, Stewart, Visconti, Wahl

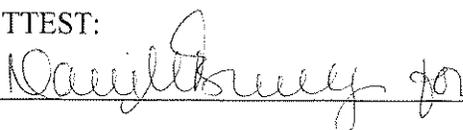
20 NOES:

21 ABSENT: Gilbert

22 ABSTAINED:

23 DISQUALIFIED:

24  
25 ATTEST:

26 

27 Deborah R. Presson

28 Secretary to the Successor Agency

## **Long Range Property Management Plan**

### **Successor Agency to the Former Chico Redevelopment Agency**

Approved by Oversight Board on August 7, 2013

#### **Introduction**

Health & Safety Code Section 34191.5 requires that each successor agency to a former redevelopment agency prepare a long range property management plan that addresses the use and disposition of the properties owned by the former redevelopment agency.

Specifically, the plan shall include an inventory of all properties and that consists of all of the following information: the date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property; the purpose for which the property was acquired; parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan; an estimate of the current value of the parcel including, if available, any appraisal information; an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds; the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts; a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency; and a brief history of previous development proposals and activity, including the rental or lease of property.

#### **Summary of Properties Owned By the Successor Agency**

The properties owned by the Successor Agency fall in to three categories based on geographic location:

- Humboldt Road Burn Dump-Surplus Property
- Humboldt Road Burn Dump-Landfill/Open Space
- Airport Economic Development

These properties are described in greater detail in the inventory section of this plan and are shown Attachment 1.

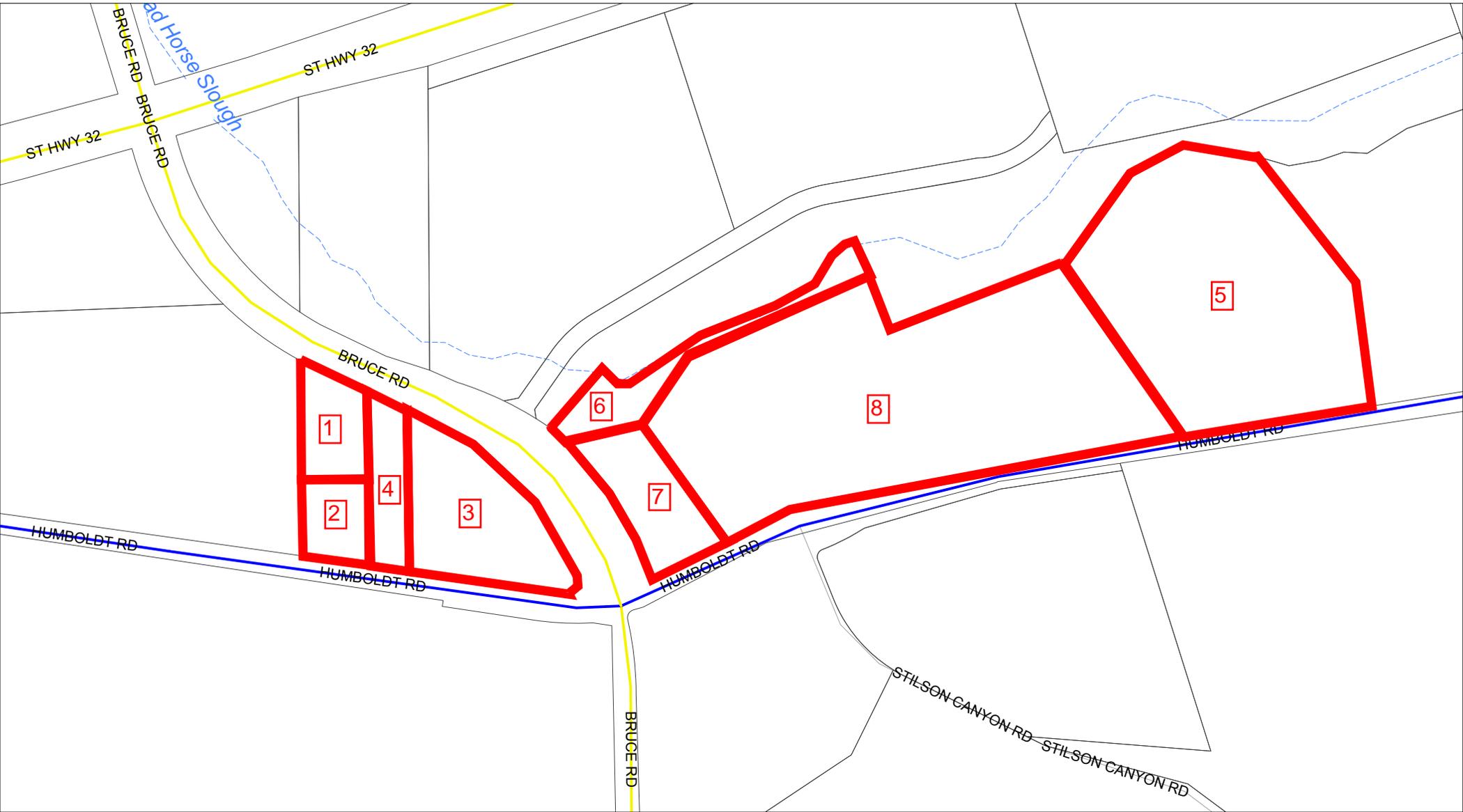
LONG RANGE PROPERTY MANAGEMENT PLAN

Successor Agency: CHCO  
County: BUTTE

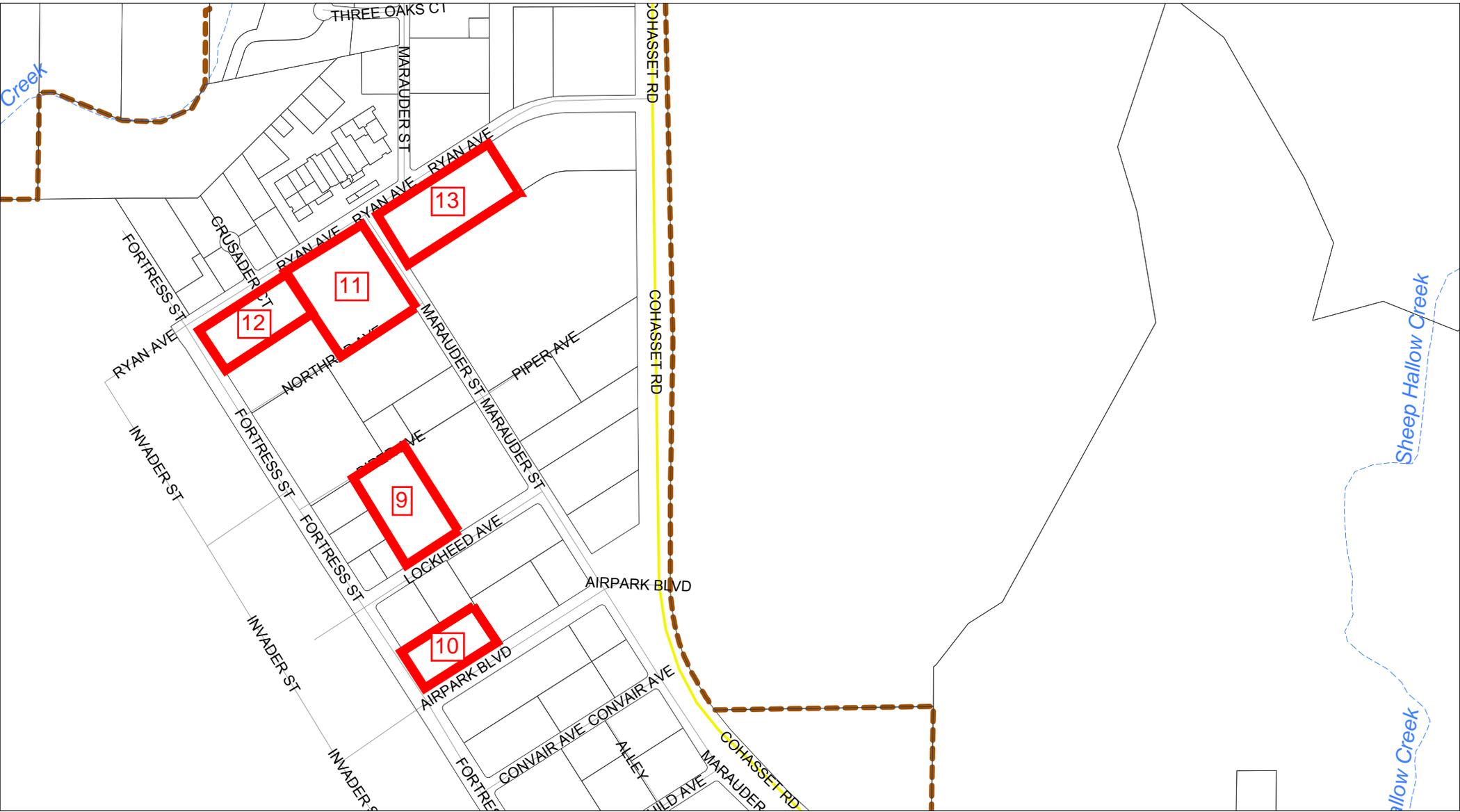
LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)		
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis		Proposed Sale Value	Proposed Sale Date		Purpose for which property was acquired	Address	APN #		Lot Size	Current Zoning				Estimate of Current Parcel Value	Estimate of Income/Revenue
1	Vacant Lot/Land	Future Development	Note 1	9/6/2005	\$ 152,460	\$ 170,000	Market	Jan-2013			Burn Dump-Surplus Property	NWC BRUCE RD/HUMBOLDT RD	002-180-087	37,897	CC	\$ 170,000	N/A	None	Note 2	Note 3	Note 4	Note 5
2	Vacant Lot/Land	Future Development	Note 1	9/6/2005	\$ 152,460	\$ 170,000	Market	Jan-2013			Burn Dump-Surplus Property	NWC BRUCE RD/HUMBOLDT RD	002-180-088	37,897	CC	\$ 170,000	N/A	None	Note 2	Note 3	Note 4	Note 5
3	Vacant Lot/Land	Future Development	Note 1	9/24/2005	\$ 90,605	\$ 510,000	Market	Jan-2013			Burn Dump-Surplus Property	NWC BRUCE RD/HUMBOLDT RD	002-180-089	113,256	CC	\$ 510,000	N/A	None	Note 2	Note 3	Note 4	Note 5
4	Vacant Lot/Land	Future Development	Note 1	8/9/2004	\$ 26,580	\$ 205,000	Market	Jan-2013			Burn Dump-Surplus Property	NWC BRUCE RD/HUMBOLDT RD	002-180-095	45,738	CC	\$ 205,000	N/A	None	Note 2	Note 3	Note 4	Note 5
5	Other	Governmental Use	Note 1	12/16/2008	\$ 1,000,000	\$ -	Market	Jan-2013			Burn Dump-Landfill/Open Space	LOT #C OAK VALLEY SUB	018-500-159	353,707	R2	\$ -	N/A	None	Note 2	Note 3	Note 4	Note 5
6	Other	Governmental Use	Note 1	5/25/2004	\$ 33,600	\$ -	Market	Jan-2013			Burn Dump-Landfill/Open Space	NEC BRUCE RD/HUMBOLDT RD	018-500-172	55,757	OS1	\$ -	N/A	None	Note 2	Note 3	Note 4	Note 5
7	Other	Governmental Use	Note 1	5/25/2004	\$ 41,400	\$ -	Market	Jan-2013			Burn Dump-Landfill/Open Space	NEC BRUCE RD/HUMBOLDT RD	018-500-173	82,328	OS1	\$ -	N/A	None	Note 2	Note 3	Note 4	Note 5
8	Other	Governmental Use	Note 1	12/29/2004	\$ 170,000	\$ -	Market	Jan-2013			Burn Dump-Landfill/Open Space	NEC BRUCE RD/HUMBOLDT RD	018-500-174	526,205	OS1	\$ -	N/A	None	Note 2	Note 3	Note 4	Note 5
9	Vacant Lot/Land	Future Development	Note 1	8/5/1987	\$ 69,600	\$ 210,000	Market	Jan-2013			Airport Economic Development	LOCKHEED AVE	047-560-050	105,851	AM	\$ 210,000	N/A	None	Note 2	Note 3	Note 4	Note 5
10	Vacant Lot/Land	Future Development	Note 1	8/5/1987	\$ 61,500	\$ 180,000	Market	Jan-2013			Airport Economic Development	1500 FORTRESS	047-560-078	89,298	AC	\$ 180,000	N/A	None	Note 2	Note 3	Note 4	Note 5
11	Vacant Lot/Land	Future Development	Note 1	2/12/2003	\$ 368,000	\$ 445,000	Market	Jan-2013			Airport Economic Development	NORTHBRUP AVE	047-560-102	221,720	AM	\$ 445,000	N/A	None	Note 2	Note 3	Note 4	Note 5
12	Vacant Lot/Land	Future Development	Note 1	2/12/2003	\$ 216,470	\$ 280,000	Market	Jan-2013			Airport Economic Development	RYAN AVE & FO	047-560-103	130,680	AM	\$ 280,000	N/A	None	Note 2	Note 3	Note 4	Note 5
13	Vacant Lot/Land	Future Development	Note 1	8/5/1987	\$ 65,850	\$ 385,000	Market	Jan-2013			Airport Economic Development	1210 MARAUDE	047-560-118	191,228	AM	\$ 385,000	N/A	None	Note 2	Note 3	Note 4	Note 5

# HUMBOLDT ROAD BURN DUMP



# AIRPORT ECONOMIC DEVELOPMENT



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**Chico Successor Agency  
Long Range Property Management Plan  
Approved by Oversight Board on August 7, 2013**

**Note 1: Permissible Use Detail**

**Humboldt Road Burn Dump-Surplus Property**

Properties 1-4 were acquired and remediated as part of the Humboldt Road Burn Dump site cleanup. Although the parcels did have some level of contaminated soils, the contaminated soil was removed and placed in the landfill on the east side of Bruce Road. The Regional Water Quality Control Board issued a Certificate of Compliance in 2006 and the properties can be developed in the future without restriction. The parcels are zoned for commercial use. The ultimate goal for development of the parcels is for projects that generate property taxes benefiting the taxing entities, as well as sales and/or transient occupancy taxes for the City of Chico. Therefore, the parcels shall be retained by the Successor Agency for future development to benefit the taxing entities. All property sales shall be at fair market value based on an appraisal prepared within 6 months of the date of sale by an appraiser with a Member of the Appraisal Institute (MAI) designation. All property sales shall be approved by the Oversight Board to the Successor Agency to the Chico Redevelopment Agency.

**Humboldt Road Burn Dump-Landfill/Open Space**

Properties 5-8 comprise the Humboldt Road Burn Dump closed landfill and are located near the northeast corner of Bruce and Humboldt Roads. Following a lengthy remediation process that involved several adjacent parcels with different owners, the Regional Water Quality Control Board ordered that contaminated soils be consolidated and capped in a landfill on the site. The landfill is now closed and is subject to long-term (30-year) post closure monitoring, and the parcels comprising the landfill are restricted in future use and development in perpetuity. Therefore, the parcels shall be retained by the Successor Agency for governmental use.

## **Airport Economic Development**

Properties 9-13 are located in the business park adjacent to Chico Municipal Airport and are what remain from the release of land from the Federal Government to the City of Chico between the early 1950s and early 1970s. Approximately 80 acres of the released lands were ultimately sold to the Chico Redevelopment Agency in 1987 to fund airport and infrastructure improvements that would, in turn, facilitate the reuse of the released lands for economic development. The released lands have been crucial in the establishment of a business and industrial park at the airport that has long been a part of the City of Chico's economic development strategy and policies.

Airport properties have been sold for economic development purposes pursuant to Disposition and Development Agreements to ensure their orderly and timely development with uses consistent with the City's General Plan and airport use. The City has significant interest in continuing to exercise this control and authority in order to ensure that the remaining undeveloped properties in the Chico Municipal Airport industrial park are also developed in an orderly and timely manner and consistent with the City's economic development policies, General Plan and airport use. The ultimate goal for development of the parcels would be projects that generate property taxes benefiting the taxing entities, as well as sales taxes for the City of Chico. Therefore, the parcels shall be retained by the Successor Agency for future development to benefit the taxing entities. All property sales shall be at fair market value based on an appraisal prepared within 6 months of the date of sale by an appraiser with a Member of the Appraisal Institute (MAI) designation. All property sales shall be approved by the Oversight Board to the Successor Agency to the Chico Redevelopment Agency.

### **Note 2: History of environmental contamination**

#### **Humboldt Road Burn Dump-Surplus Property**

Properties 1-4 were formerly operated as privately owned waste disposal sites. The parcels contained a thin veneer of waste material with no elevated levels of contamination other than metals (primarily lead). Remedial investigations and a baseline risk assessment were completed by the City of Chico in 2002. A Clean Up and Abatement Order was issued by California Regional Water Quality Control Board (RWQCB) in 2003. A Remedial Action Plan (RAP) was prepared by the Chico Redevelopment Agency (RDA) and approved by RWQCB in 2004. Properties were acquired by the RDA in 2004 and 2005. Excavation and transfer of contaminated soil was completed in 2005. Confirmation sampling after remedial

actions confirmed that residual lead levels were below the threshold levels established in the RAP. A Certificate of Completion of the RAP was issued by RWQCB in 2005.

### **Humboldt Road Burn Dump-Landfill/Open Space**

Property 5 is a consolidated waste cell (Fogarty Cell) which is part of the former Humboldt Road Burn Dump (HRBD). The cell contains approximately 100,000 yards of compacted waste from the HRBD and from adjacent parcels.

Properties 6-8 comprise a consolidated waste cell (RDA Cell) which is part of the former HRBD. The cell contains approximately 310,000 yards of compacted waste from the HRBD and from adjacent parcels.

### **Airport Economic Development**

Property 9 unknown.

Property 10 unknown.

Properties 11-12 are vacant parcels acquired by the RDA for future economic development purposes. A Phase 1 Environmental Assessment, which was conducted in 2003 prior to acquisition by the RDA, concluded there were no obvious onsite environmental conditions that warranted further assessment.

Property 13 unknown.

**Note 3: Potential for transit oriented development**

**Humboldt Road Burn Dump-Surplus Property**

Properties 1-4 are located adjacent to a regional bus transit route, but the parcels are surrounded by open space and land that will see limited development. The area is auto dependent. There is very limited potential for transit oriented development in the near term, and future potential depends on the pace at which this part of Chico grows and builds out.

**Humboldt Road Burn Dump-Landfill/Open Space**

Properties 5-8 comprise the Humboldt Road Burn Dump, which is a close landfill subject to long-term monitoring and maintenance. There is no potential for transit oriented development.

**Airport Economic Development**

Properties 9-13 are located within in a business/light industrial park located adjacent to the Chico Municipal Airport. Residential development is not permitted in the airport zoning district, and there presently is no transit service to the airport area. There is essentially no potential for transit oriented development.

**Note 4: Advancement of planning objectives**

**Humboldt Road Burn Dump-Surplus Property**

There are no specific successor agency planning objectives advanced by use of Properties 1-4.

**Humboldt Road Burn Dump-Landfill/Open Space**

There are no specific successor agency planning objectives advanced by use of Properties 5-8.

## **Airport Economic Development**

It is in the interest of the City of Chico for properties 9-13 to develop in a manner that is consistent with the City's economic development policy, and in a manner determined by the City to result in the orderly and timely development of the property consistent with airport use and the City's General Plan.

### **Note 5: History of previous development proposals**

#### **Humboldt Road Burn Dump-Surplus Property**

Properties 1-4 have been evaluated by the City of Chico as a future site to locate the Chico Police Department and by the State of California as a future site for the Chico headquarters of the California Highway Patrol. In both cases, other sites were determined to be superior and further consideration of the subject site was abandoned.

#### **Humboldt Road Burn Dump-Landfill/Open Space**

There have been no proposals for development of Properties 5-8.

#### **Airport Economic Development**

There have been no proposals for development of Properties 9, 10 or 13.

Properties 11-12 were originally purchased from the RDA by Fleetwood Motor Homes for the purposes of developing a parking facility to accommodate expansion of the Fleetwood facility. Fleetwood ultimately ceased operations, the parking facility was never developed, and the property was purchased back by the RDA. There have been three purchase options granted for potential development of one or both of the properties, all of which have expired.