



**IN THE CITY SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY  
OVERSIGHT BOARD  
OF THE CITY OF OAKDALE  
STATE OF CALIFORNIA**

**SUCCESSOR AGENCY OVERSIGHT BOARD RESOLUTION 2014-06**

**RESOLUTION OF THE OVERSIGHT BOARD OF THE FORMER OAKDALE  
REDEVELOPMENT AGENCY APPROVING A  
REVISED LONG RANGE PROPERTY MANAGEMENT PLAN  
AS PREPARED PURSUANT TO AB 1484 SECTION 34191.5 FOR THE  
DISPOSITION OF REAL PROPERTY ASSETS OF THE SUCCESSOR AGENCY**

**THE OVERSIGHT BOARD OF THE FORMER OAKDALE REDEVELOPMENT AGENCY  
(RDA) DOES HEREBY RESOLVE THAT:**

**WHEREAS**, The City of Oakdale Successor Agency prepared a Long Range Property Management Plan, which identifies four (4) real properties of the former Oakdale Redevelopment Agency, including the Agency's proposed method of disposing of those properties pursuant to AB 1484 Section 34191.5; and

**WHEREAS**, on January 9th, 2014 the Oversight Board of the Successor Agency to the Oakdale Redevelopment Agency at a public meeting reviewed and approved the City of Oakdale Successor Agency Long Range Property Management Plan for the disposition of four (4) parking lots; and

**WHEREAS**, the State Department of Finance has determined that two of the properties do not meet the definition of a government use; and

**WHEREAS**, on July 21, 2014, the Successor Agency approved the Revised Long Range Property Management Plan; and

**WHEREAS**, AB 1484 requires that all actions taken by an Oversight Board be adopted by resolution (Section 34179[e]), and

**NOW, THEREFORE, BE IT RESOLVED** that the City Successor Agency to the Redevelopment Agency Oversight Board of the City of Oakdale approves the City of Oakdale Successor Agency Revised Long Range Property Management Plan for the disposition of four (4) parking lots; and

**BE IT FURTHER RESOLVED**, that

1. The Oversight Board hereby authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act and AB 1484 to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection the approval of the Revised Long-Range Property Management Plan and to take any other actions necessary to ensure the validity of the Revised Long-Range Property Management Plan.



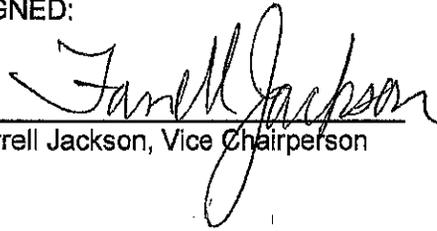
**CITY OF OAKDALE**  
**Oversight Board Resolution 2014-06**

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**THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 14TH DAY OF AUGUST, 2014, by the following vote:**

AYES:	BOARD MEMBERS:	Avila, Buell, O'Brien, Peabody, Whitfield, and Jackson	(6)
NOES:	BOARD MEMBERS:	None	(0)
ABSENT:	BOARD MEMBERS:	Alpers	(1)
ABSTAINED:	BOARD MEMBERS:	None	(0)

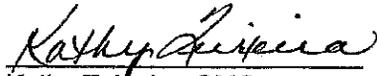
SIGNED:



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Farrell Jackson, Vice Chairperson

ATTEST:

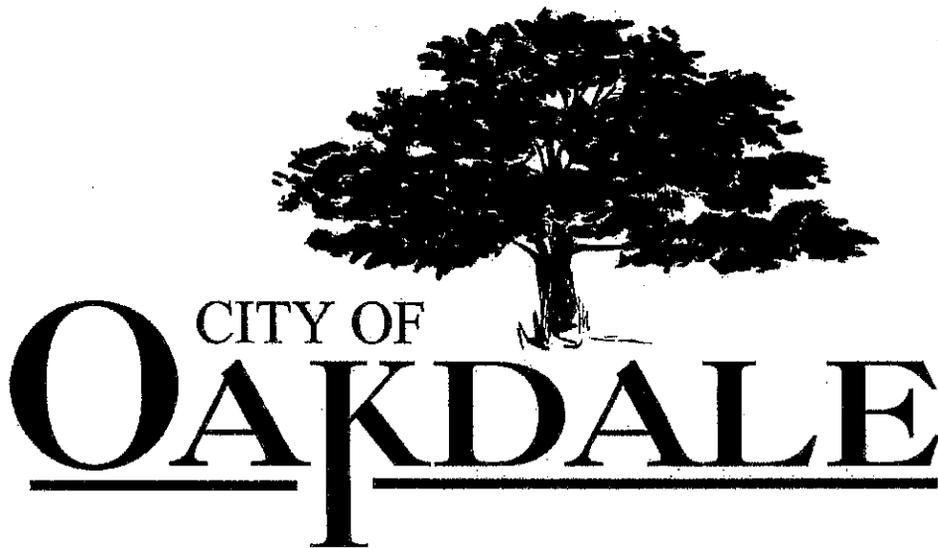


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Kathy Teixeira, CMC  
City Clerk

REVISED LONG RANGE PROPERTY  
MANAGEMENT PLAN

SUCCESSOR AGENCY TO THE FORMER  
OAKDALE REDEVELOPMENT AGENCY



280 North Third Avenue  
Oakdale, CA 95361

## Long Range Property Management Plan

### Successor Agency to the former Oakdale Redevelopment Agency

#### INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1X 26.

One of the key components of AB 1484 is the requirement that all successor agencies develop a long-range property management plan that governs the disposition and use of the former redevelopment agency property.

#### SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY

There are four (4) properties owned and controlled by the Successor Agency to the former Oakdale Redevelopment Agency ("Successor Agency"). They are non-contiguous parcels serving as public parking lots. Two are within the Downtown Parking District and two are just outside the District, although they do serve commercial businesses within the District. They include:

Parcel #1 - 129 N. Yosemite Avenue: 16,410 square foot parcel purchased by the former Oakdale Redevelopment Agency ("RDA") in July 1998 for public use, and is a public parking lot in the Oakdale Downtown Parking District. The grant deed associated with the property specifies the property was to be used by the City of Oakdale ("City") for street or highway related purposes.

Parcel #2 - NWC of Sierra Avenue & H Street: 25,570 square foot parcel purchased by the RDA in August of 1989 for public use, currently a public parking lot.

Parcel #3 - 330 S. Sierra: 35,022 square foot parcel purchased by the RDA in August 1989 for public use. The RDA improved a portion of this parcel to serve as public parking lot. It provides parking not only for nearby businesses, but is the only parking available for the adjacent 3-acre park.

Parcel #4 - 161 N. Third Avenue: 8,500 square foot parcel purchased by the RDA in November of 1998 for public use and is a public parking lot in the Oakdale Downtown Parking District.

All four of the properties are zoned Central Commercial (C-C) and consistent with the City's General Plan to allow public buildings, such as museums, schools and parks. This zoning also allows for the development of professional and medical offices. All improvements are subject to the Downtown Oakdale Commercial Center Design Guidelines and property development standards. Due to their minimal size, Parcels #1, #2, and #4 will encounter difficulty in meeting critical development standards; in other words, development standards effectively prohibit development on these sites.

The highest and best use for all four properties is public parking, which supports local businesses that do not otherwise have adequate public parking, as well as public parking for certain government buildings and a public park within immediate proximity to some of the lots.

The elimination of the public parking provided by these parcels severely impacts public parking for existing businesses, and in the case of Parcel #3, eliminates public parking for the adjacent park. These properties are described in greater detail in the "Inventory Data" spreadsheet attached as Exhibit A, which was provided by the Department of Finance to meet the legal requirements set forth by AB1484.

#### **PROPOSED DISPOSITION OF PROPERTIES**

The best and highest use of these parcels is to continue their government use function as free public parking lots. As such, they have no value. The Successor Agency previously proposed to transfer the four properties to the City for continued government use. The Successor Agency now understands the Department of Finance feels that Parcels #1 and #4 meet the definition of a government use, but Parcels #2 and #3 do not. Therefore, the Successor Agency proposes to transfer Parcels #1 and #4 to the City for continued government use. Parcels #2 and #3 are to be transferred to the City and held for future development. The City will enter into agreements with all affected taxing agencies prior to the disposition of Parcels #2 and #3.

As these two parcels are no longer proposed for government use, the Successor Agency analyzed the potential market value of the sites, and continued to find that they have no value due to their limited size, zoning restrictions in place, and the cost of development as shown in Figures 1.

<b>Figure 1</b>	<b>Sierra &amp; H</b>		<b>330 S. Sierra</b>	
	<b>Parcel #2</b>		<b>Parcel #3</b>	
Total Site Sq Ft		25,570		35,022
Maximum Building Sq Ft Per Zoning		11,700		16,122
Required Parking Spaces Per Zoning		39		54
Monthly Lease Rate Per Sq Ft	\$	1.12	\$	1.12
Total Annual Rent	\$	157,248	\$	216,680
Less Maint/Mgmt/Vacancy (10%)	\$	(15,725)	\$	(21,668)
Net Revenue	\$	141,523	\$	195,012
Cap Rate		8.50%		8.50%
<b>Value If Developed &amp; Viable</b>	<b>\$</b>	<b>1,664,979</b>	<b>\$</b>	<b>2,294,255</b>
<b>Construction Costs</b>				
Retail Building Per Sq Ft	\$	126	\$	126
Parking Per Space	\$	1,671	\$	1,671
Total Hard Costs	\$	1,537,912	\$	2,119,164
Soft Costs (35%)	\$	538,269	\$	741,708
Total Construction Costs	\$	2,076,182	\$	2,860,872
<b>Residual Value</b>	<b>\$</b>	<b>(411,203)</b>	<b>\$</b>	<b>(566,616)</b>

However, it is possible that buyers would have other motivations for purchasing property other than the development of a leasable building. Therefore, a recent sales analysis was also conducted. Given the relatively small size of Oakdale, no true comparable sales exist in recent history, therefore all recent (2009-2014) commercial land transactions were reviewed. Per square foot sales values ranged from \$7.00 to \$0.09, with a weighted average of \$3.53. Based on this value, Parcel #2 could be sold for up to \$90,313, and Parcel #3 up to \$123,698. A number of market conditions would ultimately determine any sales value.





IN THE SUCCESSOR AGENCY  
TO THE OAKDALE REDEVELOPMENT AGENCY  
OVERSIGHT BOARD  
OF THE CITY OF OAKDALE  
STATE OF CALIFORNIA

SUCCESSOR AGENCY TO THE OAKDALE REDEVELOPMENT AGENCY  
OVERSIGHT BOARD RESOLUTION 2014-01

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE OAKDALE  
REDEVELOPMENT AGENCY OVERSIGHT BOARD OF THE FORMER OAKDALE  
REDEVELOPMENT AGENCY APPROVING A LONG RANGE PROPERTY  
MANAGEMENT PLAN AS PREPARED PURSUANT TO AB 1484 SECTION 34191.5 FOR  
THE DISPOSITION OF REAL PROPERTY ASSETS OF THE SUCCESSOR AGENCY

THE OVERSIGHT BOARD OF THE FORMER OAKDALE REDEVELOPMENT  
AGENCY (RDA) DOES HEREBY RESOLVE THAT:

**WHEREAS**, the former Redevelopment Agency of the City of Oakdale was dissolved on February 1, 2012; and,

**WHEREAS**, the Successor Agency is responsible for the disposition of properties in accordance with the procedures and requirements of Assembly Bill X126 and Assembly Bill 1484; and,

**WHEREAS**, on April 18, 2013 the Oversight Board (OB) adopted 11 resolutions approving transfer of governmental use property to the City of Oakdale; and,

**WHEREAS**, on August 28, 2013, the California Department of Finance (DOF) notified the Successor Agency that based on their review and application of the law, four (4) of the OB Resolutions (**Resolution Numbers 2013-06, 2013-08, 2013-11 and 2013-12**, described on Attachment A) are **not approved** for transfer to the City of Oakdale; and,

**WHEREAS**, upon receipt of the DOF approved Finding of Completion, the Agency is required to submit a Long-Range Property Management Plan to the Department of Finance for review and approval, per Health and Safety Code section 34191.5 (b), within six months of August 7, 2013; and,

**WHEREAS**, the City of Oakdale Successor Agency prepared a Long Range Property Management Plan, which identifies each of the four real properties of the former Oakdale Redevelopment Agency, including the Agency's proposed method of disposing of those properties pursuant to AB 1484 Section 34191.5; and,

**WHEREAS**, on January 9, 2014 the Oversight Board of the Successor Agency to the Oakdale Redevelopment Agency at a public meeting reviewed and approved the City of Oakdale Successor Agency Long Range Property Management Plan for the disposition of four parking lots not approved for transfer by DOF; and,



**CITY OF OAKDALE**  
**Oversight Board Resolution 2014-01**

**WHEREAS**, AB 1484 requires that all actions taken by an Oversight Board be adopted by resolution (Section 34179[e]).

**NOW, THEREFORE, BE IT RESOLVED** that the Oversight Board approves the City of Oakdale Successor Agency Long Range Property Management Plan for the disposition of four parking lots and,

**BE IT FURTHER RESOLVED**, that

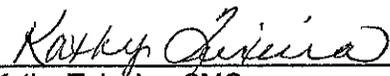
1. The Oversight Board hereby authorizes and directs the Successor Agency staff to take all actions necessary under the Dissolution Act and AB 1484 to file, post, mail or otherwise deliver via electronic mail, internet posting, and/or hardcopy, all notices and transmittals necessary or convenient in connection the approval of the Long-Range Property Management Plan and to take any other actions necessary to ensure the validity of the Long-Range Property Management Plan.

**THE FOREGOING RESOLUTION IS HEREBY ADOPTED THIS 9TH DAY OF JANUARY, 2014**, by the following vote:

AYES:	BOARD MEMBERS:	Avila, Buell, Jackson, O'Brien, Stavrianoudakis, and Alpers	(6)
NOES:	BOARD MEMBERS:	None	(0)
ABSENT:	BOARD MEMBERS:	Peabody	(1)
ABSTAINED:	BOARD MEMBERS:	None	(0)

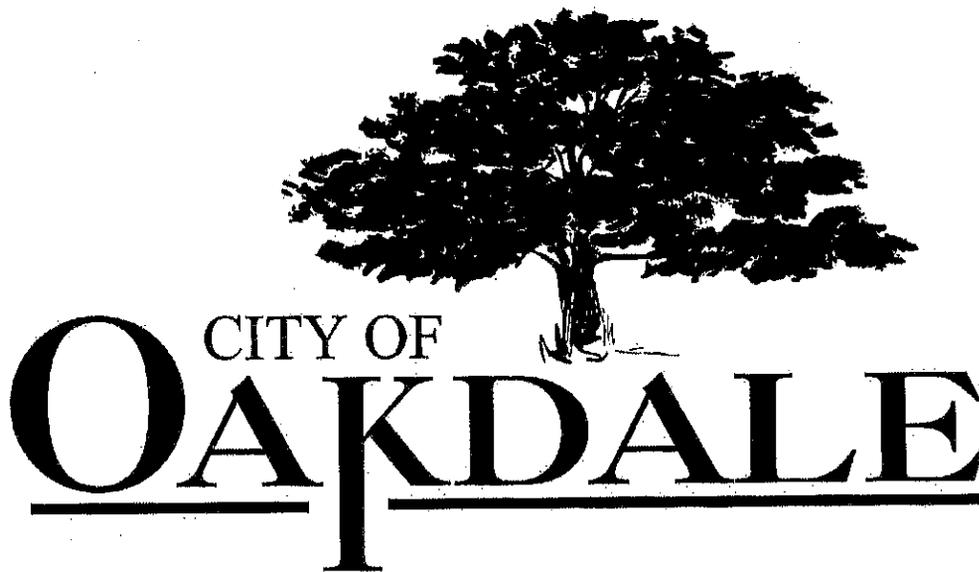
  
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Jack Alpers, Chairperson

ATTEST:

  
\_\_\_\_\_  
Kathy Teixeira, CMC  
City Clerk

LONG RANGE PROPERTY  
MANAGEMENT PLAN

SUCCESSOR AGENCY TO THE FORMER  
OAKDALE REDEVELOPMENT AGENCY



280 N. Third Avenue  
Oakdale, CA 95361

## Long Range Property Management Plan

### Successor Agency to the former Oakdale Redevelopment Agency

#### INTRODUCTION

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One of the key components of AB 1484 is the requirement that all successor agencies develop a long-range property management plan that governs the disposition and use of the former redevelopment agency property.

#### SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY

There are four (4) properties owned and controlled by the Successor Agency to the former Oakdale Redevelopment Agency ("Successor Agency"). They are non-contiguous properties serving as public parking lots. Two are within the Downtown Parking District and two are just outside the District, although they do serve commercial businesses within the District. They include:

Property #1 - 129 N. Yosemite Avenue: (APN 129-003-060) 16,410 square foot properties purchased by the former Oakdale Redevelopment Agency ("RDA") in July 1998 for public use, and is a public parking lot in the Oakdale Downtown Parking District. The grant deed associated with the property specifies the property was to be used by the City of Oakdale ("City") for street or highway related purposes.

Property #2 - NWC of Sierra Avenue & H Street: (APN 129-004-065) 25,570 square foot properties purchased by the RDA in August of 1989 for public use, currently a public parking lot.

Property #3- 330 S. Sierra: (APN 129-004-067) 35,022 square foot properties purchased by the RDA in August 1989 for public use. The RDA improved a portion of this property to serve as public parking lot. It provides parking not only for nearby businesses, but is the only parking available for the adjacent 3-acre park.

Property #4 - 161 N. Third Avenue: (APN 130-003-053) 8,500 square foot properties purchased by the RDA in November of 1998 for public use and is a public parking lot in the Oakdale Downtown Parking District.

All four of the properties are zoned Central Commercial (C-C) and consistent with the City's General Plan to allow public buildings, such as museums, schools and parks. This zoning also allows for the development of professional and medical offices. All improvements are subject to the Downtown Oakdale Commercial Center Design Guidelines and property development standards. Due to their minimal size, properties #1, #2, and #4 will encounter difficulty in meeting critical development standards; in other words, development standards effectively prohibit development on these sites.

The highest and best use for all four properties is public parking, which supports local businesses that do not otherwise have adequate public parking, as well as public parking for certain government buildings and a public park within immediate proximity to some of the lots.

The elimination of the public parking provided by these properties severely impacts public parking for existing businesses, and in the case of Property #3, eliminates public parking for the adjacent park. These properties are described in greater detail in the "Inventory Data" spreadsheet attached, which was provided by the Department of Finance to meet the legal requirements set forth by AB1484.

#### **PROPOSED DISPOSITION OF PROPERTIES**

The best and highest use of these properties is to continue their government use function as free public parking lots. As such, they have no value. The Successor Agency proposes to transfer the four properties to the City for continued government use.

#### **EXHIBIT A: INVENTORY DATA**

**LONG RANGE PROPERTY MANAGEMENT PLAN, PROPERTY INVENTORY DATA**

BLA	Property Type	HSC 24181.8 (1)(1)(1)		HSC 24181.8 (2)(1)(1)		HSC 24181.8 (3)(1)(1)		HSC 24181.8 (4)(1)(1)		HSC 24181.8 (5)(1)(1)		HSC 24181.8 (6)(1)(1)		HSC 24181.8 (7)(1)(1)		HSC 24181.8 (8)(1)(1)						
		Purpose/Use	Permissible Use	Acquisition Date	Value at Time of Acquisition	Current Estimated Value	Value Range	Date of Release of Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was intended	Address	APN	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Replacement Value	Construction responsible for use of replacement value	Environmental considerations, including, but not limited to, hazardous materials	Description of property's potential for reuse or redevelopment	Alignment of planning objectives of the assessment agency	History of previous development proposals and status
128 N Yosemite (Block 1)	Parking Lot/Structure	Governmental Use	Zoned C.C. where public buildings, such as museums, schools, parks, professional or medical offices, building is subject to Downtown Dallas Commercial CD Design Guidelines & property development standards	July 15, 1999	unknown	\$0.00	Market	12/1/2013	N/A - Transfer for Govt Use	N/A	Grant Deed document identifies the property is granted to City of Dallas for street widening purposes, the property has achieved public parking for the Downtown Parking District	128 N Yosemite (Block 1) Block of Block 1	128-003-000	38 Acres	CC Center Commercial	\$0.00	none	none	None known	None. The sale of the parcel is for street widening purposes.	The successor agency supports current governmental use as public parking	With Dallas Downtown Parking District, serves as the only public parking lot for surrounding businesses
8 Santa Ana (Block 6 & 7)	Parking Lot/Structure	Governmental Use	Zoned C.C. where public buildings, such as museums, schools, parks, professional or medical offices, building is subject to Downtown Dallas Commercial CD Design Guidelines & property development standards	Aug 31, 1999	\$7,315	\$0.00	Market	12/1/2013	N/A - Transfer for Govt Use	N/A	Public Parking Lot	8 Santa Ana (Block 6 & 7)	129-004-001	68 Acres	CC Center Commercial	\$0.00	none	none	None known	None. The sale of the parcel is for street widening purposes.	The successor agency supports current governmental use as public parking	Parcel was returned to private public parking for neighboring business parcel
325 S Gray Ave 3	Parking Lot/Structure	Governmental Use	Zoned C.C. where public buildings, such as museums, schools, parks, professional or medical offices, building is subject to Downtown Dallas Commercial CD Design Guidelines & property development standards	Aug 31, 1999	\$3,000	\$0.00	Market	12/1/2013	N/A - Transfer for Govt Use	N/A	Public Parking Lot	325 S Gray Ave (City Yosemite Park Parking)	129-004-001	804 Acres	CC Center Commercial	\$0.00	none	none	None known	None. The sale of the parcel is for street widening purposes.	The successor agency supports current governmental use as public parking	Agency developed the parking lot to facilitate heavy touring group and provide public parking for the adjacent 325 S Gray Community Park located by State Park & Recreation. The property was identified as public parking for the park in a recent grant award.
181 N Third Ave (Block 4)	Parking Lot/Structure	Governmental Use	Zoned C.C. where public buildings, such as museums, schools, parks, professional or medical offices, building is subject to Downtown Dallas Commercial CD Design Guidelines & property development standards	Nov 18, 1998	72,000	\$0.00	Market	12/1/2013	N/A - Transfer for Govt Use	N/A	Public Parking Lot	181 N Third Ave (Block 4) Block 4, across city hall	130-003-003	195 Acres	CC Center Commercial	\$0.00	none	none	None known	None. The sale of the parcel is for street widening purposes.	The successor agency supports current governmental use as public parking	With Dallas Downtown Parking District, provides public parking for surrounding government offices and businesses



## LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

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

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

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

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

### GENERAL INFORMATION:

Agency Name: **CITY OF OAKDALE**

Date Finding of Completion Received: **AUGUST 7, 2013**

Date Oversight Board Approved LRPMP: **JANUARY 9, 2014**

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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

*appraisals have not been obtained @ this time.*

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 *N/A*

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 *Successor Agency not aware of any environmental contamination; Not Brown field site.*

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 *N/A*

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 *N/A*

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.