RESOLUTION NO. 2014-20 OB

RESOLUTION OF THE ROCKLIN OVERSIGHT BOARD
APPROVING AND ADOPTING A REVISION TO THE LONG RANGE PROPERTY
MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

The Rocklin Oversight Board resolves as follows:

Section 1. The Rocklin Oversight Board hereby approves and adopts a revision to the Long Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5 in substantially the form attached hereto as Exhibit A and incorporated herein by this reference.

PASSED AND ADOPTED this 26th day of February, 2014, by the following vote:

AYES: Members: Mitchell, Horst, Holmes, Halldin, Foltz, Lowell, Yuill

NOES: Members: None

ABSENT: Members: None

ABSTAIN: Members: None

Jerry Mitchell, Chair

ATTEST:

Rhona Wu, Secretary

EXHIBIT A

CITY OF ROCKLIN
SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY
LONG RANGE PROPERTY MANAGEMENT PLAN (Revised 2/26/14)

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 non-housing redevelopment agency properties. This document is the Long Range Property Management Plan (LRPMP) for the Successor Agency to the former Rocklin Redevelopment Agency.

SUCCESSOR AGENCY OWNED PROPERTIES AND DISPOSITION PLANS

The former Redevelopment Agency acquired properties in an effort to revitalize blighted portions of the City. A total of eleven (11) properties and one (1) building were owned by the Rocklin Redevelopment Agency. Three (3) parcels and one (1) building have previously been approved for transfer to the City of Rocklin for governmental purposes per the Department of Finance. There are eight (8) remaining parcels owned and controlled by the Successor Agency.

Of the eight (8) remaining parcels, the City of Rocklin proposes that seven (7) of the parcels be sold to private interests through the Successor Agency. The City of Rocklin proposes that the remaining parcel is subdivided into three (3) parcels. Two of the parcels are not viable for development purposes. One lot consists of a former granite quarry. A second small lot would be "land-locked" and would not be accessible from any public roadway. It is requested that these two parcels are transferred to the City of Rocklin for governmental purposes. The remaining lot, the largest of the three, is suitable for development and is proposed to be sold for that purpose.

DISTRIBUTION OF PROPERTY PROCEEDS

Pursuant to HSC section 34191.5 (c) (2) (B), if the plan directs the liquidation of the property for any purpose other than to fulfill an enforceable obligation, then proceeds from the sale must be distributed as property tax to the taxing entities. It is the intent of the Successor Agency to sell the property and use the proceeds to fulfill enforceable obligations. Should proceeds exceeds the amount of enforceable obligations, the remaining portion will be distributed as property tax to the taxing entities.

REQUEST FOR EXPEDITED REVIEW

The City of Rocklin and Successor Agency request an expedited review of the Rocklin Long Range Property Management Plan. There is great interest by the development community in the former redevelopment parcels. Letters of Intent to Purchase have been submitted to the City from two different development interests. These Letters of Intent to Purchase include seven of the eight parcels proposed for disposal (two adjacent parcels at the corner of Pacific St. and Rocklin Rd. and five adjacent parcels between Pacific St/Oak St./Pine St./Railroad Ave.) The City anticipates greater interest in the Big Gun Quarry parcel for development should the parcel be subdivided. The Successor Agency intends to sell the parcels as soon as possible so that development of these long-vacant parcels can begin.

LRPMP REQUIREMENTS & REPORT CONTENT

The following report includes detailed information on each property owned by the Successor Agency as required by Health and Safety Code Section 34191.5 and is organized as follows;

1. Property Summary Table .....Page 3
2. Properties Overview Map .....Page 4
3. Detailed Property Information .....Pages 5-32
4. Appendices Table of Contents .....Pages 33-35
5. Appendices.....Pages 36-559

SUCCESSOR AGENCY STAFF CONTACTS

City Manager's Office
Rick Horst, City Manager - (916) 625-5570 – ricky.horst@rocklin.ca.us

Economic & Community Development Department
Karen Garner, Economic Growth Manager - (916) 625-5595 – karen.garner@rocklin.ca.us

Finance Department
Mary Rister, Finance Officer - (916) 625-5024 – mary.rister@rocklin.ca.us

Key Dates

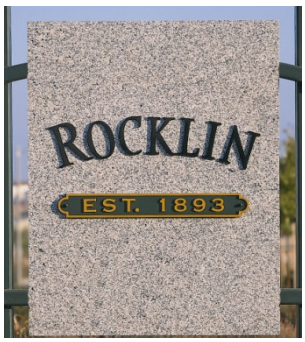
May 1, 2013 - Notification of Finding of Completion for the City of Rocklin from Department of Finance

May 20, 2013 – Letter from Department of Finance approving transfer of Rocklin Branch Library, Rocklin Historical Museum and Old St. Mary's Chapel to the City of Rocklin for governmental purpose

September 10, 2013 – Rocklin Successor Agency Approval of the Rocklin Long Range Property Management Plan (Appendix 39)

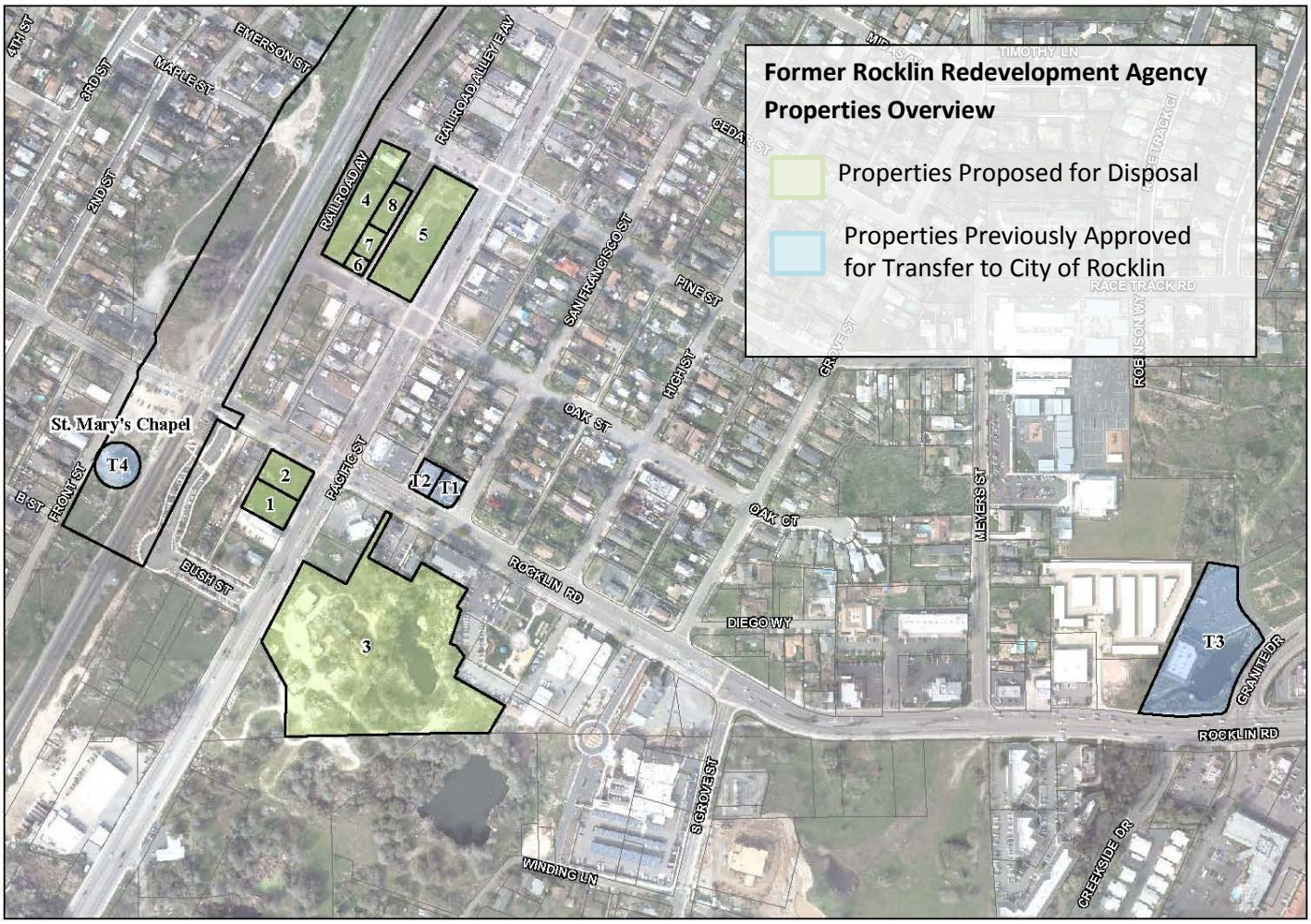
September 27, 2013 – Oversight Board Approval of the Rocklin Long Range Property Management Plan (Appendix 40)

February 26, 2014 – Oversight Board Approval of the Revision to the Rocklin Long Range Property Management Plan (Pending)



City of Rocklin - Long Range Property Management Plan - Property Summary Table

Site #	APN	Address	# Acres	Zoning/General Plan Land Use	Acquisition Date	Acquisition Price	Acquisition Purpose	Current Use	Broker Opinion of Value	Tenant	Estimated Revenue	Environ. Concerns	TOD Potential	Disposal Strategy
Properties for Review														
1	010-161-015	Lots 13 & 14 - Block B - Pacific Street, 2nd parcel in at SW Corner of Pacific St & Rocklin Road	0.34	C-4/Mixed Use	April 2002	$165,000	To assemble viable site for redevelopment consistent with the adopted Redevelopment Plan.	vacant land	$207,350 (Site 1 & 2 combined)	N/A	N/A	No	Yes	sale of property
2	010-161-016	Lots 15 & 16 - Block B - 5220 Pacific St, SW Corner of Pacific St & Rocklin Road	0.34	C-4/Mixed Use	August 2002	$180,000	To assemble viable site for redevelopment consistent with the adopted Redevelopment Plan.	vacant land	$207,350 (Site 1 & 2 combined)	N/A	N/A	No	Yes	sale of property
3	010-170-024	5255 Pacific Street	7.2	PD-C-4/Mixed Use	December 2010	$1,000,000	To assemble viable site for redevelopment consistent with the adopted Redevelopment Plan.	partially developed	$609,840	No - structure vacant	N/A	Yes (former quarry)	Yes	Subdivide into 3 parcels; transfer 2 parcels to City; 3rd parcel propose sale of property
4	010-040-039	At Railroad Avenue between Oak and Pine Streets	0.79	C-2/ Mixed Use	June 2004	$80,000	To assemble viable site for redevelopment consistent with the adopted Redevelopment Plan.	vacant land (residential structure in private ownership, non-RDA, was demolished on site in 2013)	$324,086 (Sites 4-8 combined)	N/A	N/A	Yes (former railroad property)	Yes	sale of property
5	010-121-001	West side of Pacific Street between Oak and Pine Streets	0.83	C-4/Mixed Use	March 2003	$350,000 (includes 010-121-002; 010-121-004; 010-121-005	To assemble viable site for redevelopment consistent with the adopted Redevelopment Plan.	vacant land	$324,086 (Sites 4-8 combined)	N/A	N/A	No	Yes	sale of property
6	010-121-002	West side of Pacific Street between Oak and Pine Streets	0.04	C-4/Mixed Use	March 2003	Combined with 010-121-001; 010-121-004; 010-121-005	To assemble viable site for redevelopment consistent with the adopted Redevelopment Plan.	vacant land	$324,086 (Sites 4-8 combined)	N/A	N/A	No	Yes	sale of property
7	010-121-004	West side of Pacific Street between Oak and Pine Streets	0.08	C-4/Mixed Use	March 2003	Combined with 010-121-001; 010-121-002; 010-121-005	To assemble viable site for redevelopment consistent with the adopted Redevelopment Plan.	vacant land	$324,086 (Sites 4-8 combined)	N/A	N/A	No	Yes	sale of property
8	010-121-005	West side of Pacific Street between Oak and Pine Streets	0.12	C-4/Mixed Use	March 2003	Combined with 010-121-001; 010-121-002; 010-121-004	To assemble viable site for redevelopment consistent with the adopted Redevelopment Plan.	vacant land	$324,086 (Sites 4-8 combined)	N/A	N/A	No	Yes	sale of property
Properties Approved for Transfer to City of Rocklin per Department of Finance														
T1	010-132-023	3895 Rocklin Road	0.17	C-2/Mixed Use	December 2000	$142,000 for parcels #010-132-022 & #010-132-023	Location for museum to be operated by the Rocklin Historical Society.	Rocklin History Museum	N/A	Rocklin History Museum	combined with 010-132-022	No	No	retention of property for governmental use
T2	010-132-022	3895 Rocklin Road	0.17	C-2/Mixed Use	December 2000	combined purchase with 010-132-023	Created parking lot for the museum and additional downtown parking.	Public parking lot primarily used for Rocklin History Museum	N/A	Rocklin History Museum	$1/year lease with extensions possible through 2050	No	No	retention of property for governmental use
T3	045-101-060	4890 Granite Drive	2.3	C-2/Retail Commercial & Recreation Conservation	August 2007	$3,705,000	Provide a location for the County Library - leased to County.	Library	N/A	Placer County Library Branch	$1/yr lease for 10 years with 15 consecutive 5-year options, up to 85 years through 2095.	No	No	retention of property for governmental use
T4	N/A	5251 Front St. (St. Mary's Chapel - structure only)	N/A	C-2/Mixed Use	October 2012	$250,000	Purchased to preserve historic building and reuse as rental facility.	Event rental facility	N/A	Managed by Rocklin Historical Society	$1/year lease with extensions possible through 2042	No	Yes	retention of property for governmental use



Site #	Parcel #	Address	Acres	Zoning/Land Use	Current Use
1	010-161-015	Lots 13 & 14 - Block B - Pacific Street	0.34	C-4/Mixed Use	vacant land
2	010-161-016	Lots 15 & 16 - Block B - 5220 Pacific St	0.34	C-4/Mixed Use	vacant land
3	010-170-024	5255 Pacific Street	7.2	PD-C-4/Mixed Use	partially developed
4	010-040-039	At Railroad Avenue between Oak and Pine Streets	0.79	C-2/ Mixed Use	vacant land (residential structure demolished in 2013)
5	010-121-001	West side of Pacific Street between Oak and Pine Streets	0.83	C-4/Mixed Use	vacant land
6	010-121-002	West side of Pacific Street between Oak and Pine Streets	0.04	C-4/Mixed Use	vacant land
7	010-121-004	West side of Pacific Street between Oak and Pine Streets	0.08	C-4/Mixed Use	vacant land
8	010-121-005	West side of Pacific Street between Oak and Pine Streets	0.12	C-4/Mixed Use	vacant land
T1	010-132-023	3895 Rocklin Road	0.17	C-2/Mixed Use	Rocklin History Museum
T2	010-132-022	3895 Rocklin Road	0.17	C-2/Mixed Use	Public parking lot primarily used for Rocklin History Museum
T3	045-101-060	4890 Granite Drive	2.3	C-2/Retail Comm. & Recreation Conserv.	Library
T4	N/A	5251 Front St. (St. Mary's Chapel - structure only)	N/A	C-2/Mixed Use	Event rental facility

Site #1	**Vacant lot near corner of Pacific St. & Rocklin Road**
Location:	No situs address – described as Lots 13 & 14, Block B, Pacific Street (near SW corner of Pacific St. & Rocklin Rd.)
APN:	010-161-015
Lot Size (acres):	0.34
Building (sq. ft.):	N/A – vacant
Zoning:	C-4 (limited general retail and service commercial zone)
General Plan:	Mixed Use
Date Acquired:	April 2002
Acquisition Price:	$165,000
Purpose of Acquisition:	Acquired to assemble a viable site for redevelopment consistent with the City of Rocklin Redevelopment Plan.
Current Use:	Vacant land
Current Value:	$207,350 (Site #1 & #2 combined-See Appendix 41)
Tenant:	N/A
Estimated Revenue:	N/A
Environmental Issues & Documentation:	Phase I Site Assessment prepared November, 1998 - Raney Geotechnical.
Transit Oriented Development:	Yes. Located at prominent intersection & near train depot.
History:	Prior owner: James Gould, Jr.; No prior development proposals. Purchased by RDA under Resolution 2002-193
Disposal Strategy:	Sale of property.
Appendices:	8 & 10; 41

Site #1	Vacant lot near corner of Pacific St. & Rocklin Road

View of site #1
from Pacific Street

Site #2	**Vacant lot at SW corner of Pacific St. & Rocklin Rd.**
Location:	5220 Pacific Street
APN:	010-161-016
Lot Size (acres):	0.34
Building (sq. ft.):	N/A – vacant
Zoning:	C-4 (limited general retail and service commercial zone)
General Plan:	Mixed Use
Date Acquired:	August 2002
Acquisition Price:	$180,000
Purpose of Acquisition:	Acquired to assemble a viable site for redevelopment consistent with the City of Rocklin Redevelopment Plan.
Current Use:	Vacant
Current Value:	$207,350 (Site #1 & #2 combined-See Appendix 41)
Tenant:	N/A
Estimated Revenue:	N/A
Environmental Issues & Documentation:	Phase I Site Assessment prepared November, 1998 - Raney Geotechnical
Transit Oriented Development:	Yes. Located at prominent intersection & near train depot.
History:	Prior owner: Robert H. Barakat Family Trust; No prior development proposals. This property was purchased under Resolution 2002-205.
Disposal Strategy:	Sale of property.
Appendices:	9 & 10; 41

Site #2	Vacant lot at SW corner of Pacific St. & Rocklin Rd. – 5220 Pacific St.

View of site #2 from corner of Pacific Street & Rocklin Road

View of site #2 from Pacific Street

Site #3	Big Gun Quarry & Quarry Shed
Location:	5255 Pacific St.
APN:	010-170-024
Lot Size (acres):	7.2
Building (sq. ft.):	10,745
Zoning:	PD-C-4 (limited general retail and service commercial zone)
General Plan:	Mixed Use
Date Acquired:	December 2010
Acquisition Price:	$1,000,000
Purpose of Acquisition:	Acquired to assemble a viable site for redevelopment consistent with the City of Rocklin Redevelopment Plan.
Current Use:	Existing structure is vacant
Current Value:	$609,840 (see Appendix 41)
Tenant:	N/A
Estimated Revenue:	N/A
Environmental Issues & Documentation:	Yes. Property acquired "AS IS WITH ALL FAULTS" - Purchase Agreement - Section 9A; Quarry Closure CD w/ State Mining and Geology Board $27,000 as security for reclamation of site.
Transit Oriented Development:	Yes. Located on major thoroughfare.
History:	Prior owner: Sonco, LLC ; No prior development proposals. Historic use as a granite quarry with associated outbuildings from 1864-1977. One granite processing shed & misc. equipment and tools remains. Property purchased under Resolution 2010-406. Listed on the National Register of Historic Places on July 3, 2012.
Disposal Strategy:	Subdivide into 3 parcels (see pages 11 & 12); Transfer two parcels (Parcel A-quarry pit & Parcel B-remainder piece) to City; sell Parcel C. Parcel A & B have no commercial value. City requests access to Parcel C prior to sale to remove historic objects related to mining operations, including all or a portion of the shed for future display at a city park, history museum or on other city owned properties.
Appendices:	11 – 17; 41

Site #3	Big Gun Quarry & Quarry Shed – 5255 Pacific St.

Big Gun Quarry – 5255 Pacific St. – Lot Split Request

Summary

The City of Rocklin requests approval from the State of California, Department of Finance to split a 7.2 acre parcel, APN 010-170-024 (Big Gun Quarry – 5255 Pacific St.), into three lots. The City requests the transfer of Parcels A & B to the City for the purpose of future government use. Parcel A consists of the historic granite quarry. Parcel B is a small "set-aside" parcel that is land-locked by other parcels and the quarry, has no visibility from public roadways and is only accessible through a parking lot. Parcel C, the largest portion of the site, is relatively flat and fronts onto Pacific Street, a major thoroughfare. Parcel C includes the original granite shed. The Rocklin Redevelopment Agency had intended to split the lot in the manner noted above at the time of purchase in 2010. A letter from the City Manager dated November 23, 2010, outlines the intent to split the parcel (Appendix 16). It was intended that Parcel A would be used for the preservation of the historic granite quarry and Parcel B would be used for the preservation of historic artifacts and materials currently located on the property. The City requests access to Parcel C prior to sale to remove historic objects related to mining operations, including all or a portion of the shed for future display at a city park, history museum or on other city owned properties.

History

The Big Gun Quarry, originally known as Capitol Quarry, opened in September 1864, supplying granite for hundreds of projects including California's Capitol Building. The quarry operated until 2005 when it was the last of Rocklin's 62 quarries to cease operations. The site includes a 75 foot deep quarry pit, a shed used to cut and process granite, and tools, machinery and equipment used in quarry operations. The site was added to the National Register of Historic Places on July 3, 2012 based on the application submitted by the Rocklin Historical Society (Attachment 17).

Planned Use

This parcel is adjacent to city owned properties including City Hall and Memorial Park. Should the parcel split be approved, the City intends to designate Parcels A & B as public space and integrate it into a larger public area. The quarry and granite mining equipment and artifacts will be used as part of an interpretive history site that will draw residents and visitors to downtown Rocklin. To see the actual quarry pit and equipment used tell a far more powerful story of Rocklin's heritage than any photos or written history could. Integrating Parcels A & B into a larger public space will also add more value to Parcel C, the parcel proposed for sale, since it would then be adjacent to a desirable public space.

Lot Split

Request to split the existing 7.2 acres parcel into three proposed parcels as noted below.

Parcel A – Approximately 2.6 acres. <u>Request transfer to City of Rocklin</u>. The proposed boundaries closely match the edge of the quarry pit. The southern end of the quarry pit is a graded, steep, but accessible slope. The western, northern and eastern sides of the quarry pit have very steep vertical sides. From rim to bottom of the quarry pit is about 75 feet. There is a small pool of water at the bottom of the pit, but a pump has been installed that removes water to prevent the pit from filling up.

Parcel B – Approximately 0.6 acres. <u>Request transfer to City of Rocklin.</u> Not accessible from a public road and landlocked by other parcels. Intended to be used as an interpretive site and house granite quarry

artifacts and equipment.

Parcel C – Approximately 3.5 acres. <u>Propose sale of property for future development.</u> Relatively flat. Existing historic quarry shed on site as well as numerous tools, equipment and artifacts which have been documented and cataloged by the City.

Historic Quarry Photos

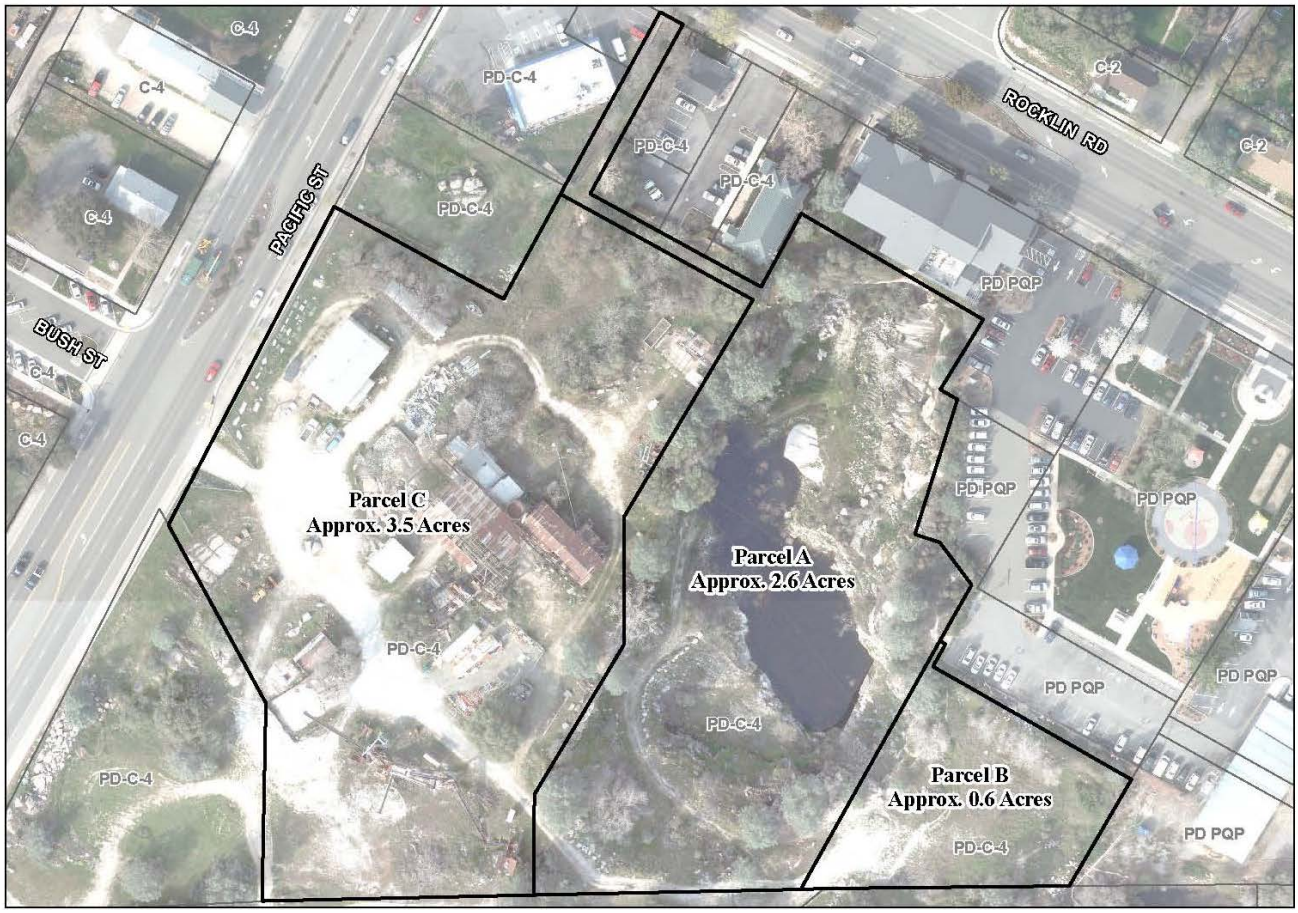
Big Gun Quarry Present Day

Big Gun Quarry looking at west wall. Quarry shed in background.

Big Gun Quarry looking south at sloped access.

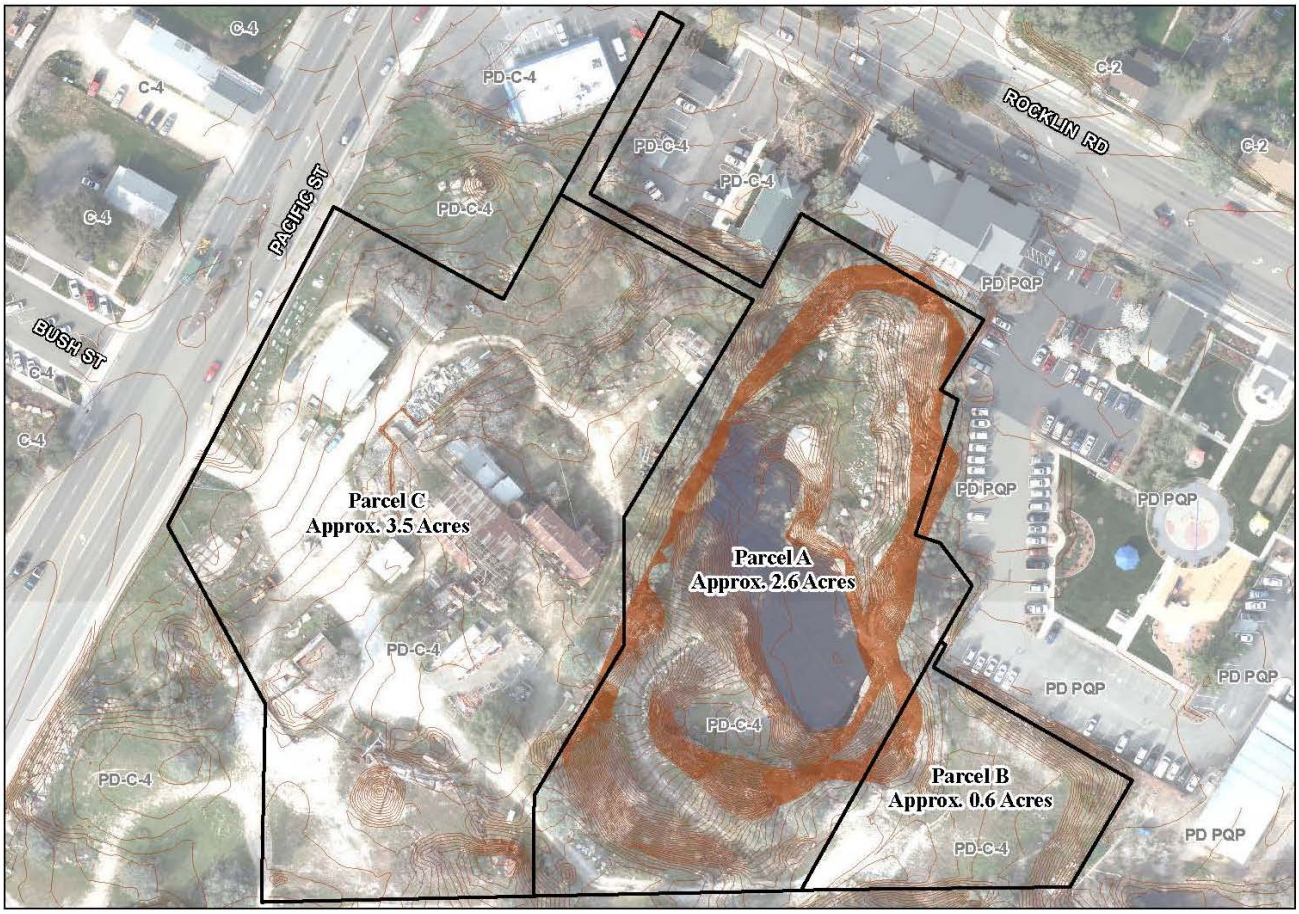
Big Gun Quarry looking north. City Hall building at northern rim.

5255 Pacific Street - Big Gun Mining
Proposed Parcel Map



Location Map

5255 Pacific Street - Big Gun Mining
Proposed Parcel Map



Contour map. Please note that the proposed parcel boundary around Parcel A closely follows the perimeter of the quarry. On an aerial such as that on page 13, the south end of the quarry pit looks flat, however, it is a steeply graded entrance access to the bottom of the quarry pit. See photos on page 12.

Site #4	Railroad Avenue Frontage between Oak St. & Pine St.
Location:	3720 Pine St.
APN:	010-040-039
Lot Size (acres):	.79
Building (sq. ft.):	N/A - Vacant
Zoning:	C-4 (limited general retail and service commercial zone)
General Plan:	Mixed Use
Date Acquired:	July 1, 2004
Acquisition Price:	$80,000
Purpose of Acquisition:	Acquired to assemble a viable site for redevelopment consistent with the City of Rocklin Redevelopment Plan.
Current Use:	Vacant
Current Value:	$324,086 (Sites 4-8 combined – see Appendix 41)
Tenant:	N/A
Estimated Revenue:	N/A
Environmental Issues & Documentation:	Previously owned by Union Pacific Railroad. Quit claimed "AS IS". Portion of parcel leased and occupied with a house under separate ownership. House demolished in March 2013. Separate environmental documentation related to entire parcel (App. 25) and related to house demolition (App. 19-21)
Transit Oriented Development:	Yes. Adjacent to other developable parcels located along Pacific Street, a major thoroughfare.
History:	Previously owned by Union Pacific Railroad. Sold to Redevelopment Agency effective July 1, 2004. This property was purchased under Resolution 2004-246. City took over lease of a portion of the parcel (portion of Lots 1 & 2) by Leonard & Leona Scott Family Trust. Residential structure owned separately by Scott Family Trust was located on leased portion. Residential structure demolished in March 2013 after death of Leona Scott and due to sub-standard condition of the structure.
Disposal Strategy:	Sale of property.
Appendices:	18 – 22 & 26; 41

Site #4	Railroad Avenue Frontage between Oak St. & Pine St. – 3720 Pine St.

View of site #4 from corner of Oak Street and Railroad Ave.

View of site #4 from corner of Oak Street and Railroad Ave. looking towards Pine St.

View of site #4 near corner of Pine Street and Railroad Ave. (former home site).

Site #5	West side of Pacific Street between Oak and Pine Streets
Location:	No situs address
APN:	010-121-001
Lot Size (acres):	.83
Building (sq. ft.):	N/A - Vacant
Zoning:	C-4 (limited general retail and service commercial zone)
General Plan:	Mixed Use
Date Acquired:	March 2003 - (purchase included 4 parcels: 010-121-001; 010-121-002; 010-121-004 & 010-121-005)
Acquisition Price:	$350,000 (four parcels)
Purpose of Acquisition:	Acquired to assemble a viable site for redevelopment consistent with the City of Rocklin Redevelopment Plan.
Current Use:	Vacant
Current Value:	$324,086 (Sites 4-8 combined – see Appendix 41)
Tenant:	N/A
Estimated Revenue:	N/A
Environmental Issues & Documentation:	Phase I Site Assessment & soil samples - November, 2002 - Engeo Inc
Transit Oriented Development:	Yes. Located adjacent to major thoroughfare, Pacific St.
History:	Prior owner: John Vivilaqua. Site was site of old Rocklin School. Steps and foundation still exist on site. Purchased under Resolutions 2002-207, 2002-213 & 2003-214.
Disposal Strategy:	Sale of property. Request access to site prior to sale to remove granite blocks and cornerstone from original school building.
Appendices:	23 – 26; 41

Site #5	West side of Pacific Street between Oak and Pine Streets

View of site #5 from corner of Pacific Street and Oak Street.

View of site #5 from corner of Pacific Street and Pine Street.

Remnants of steps from Rocklin's first school house and granite block foundation.

Site #6	West side of Pacific Street between Oak and Pine Streets
Location:	No situs address
APN:	010-121-002
Lot Size (acres):	0.04
Building (sq. ft.):	N/A - vacant
Zoning:	C-4 (limited general retail and service commercial zone)
General Plan:	Mixed Use
Date Acquired:	March 2003 - (purchase included 4 parcels: 010-121-001; 010-121-002; 010-121-004 & 010-121-005)
Acquisition Price:	See Site #5
Purpose of Acquisition:	Acquired to assemble a viable site for redevelopment consistent with the City of Rocklin Redevelopment Plan.
Current Use:	Vacant
Current Value:	$324,086 (Sites 4-8 combined – see Appendix 41)
Tenant:	N/A
Estimated Revenue:	N/A
Environmental Issues & Documentation:	Phase I Site Assessment & soil samples - November, 2002 - Engeo Inc
Transit Oriented Development :	Yes. Located adjacent to major thoroughfare, Pacific St.
History:	Prior owner: John Vivilaqua. Site was site of old Rocklin School. Steps and foundation still exist on site. Property was purchased under Resolutions 2002-207, 2002-213 & 2003-214
Disposal Strategy:	Sale of property.
Appendices:	23 – 26; 41

Site #6	West side of Pacific Street between Oak and Pine Streets

View of unimproved alley from Oak Street.
Sites #6, #7 & #8 are to the left of alley.

Site #7	West side of Pacific Street between Oak and Pine Streets
Location:	No situs address
APN:	010-121-004
Lot Size (acres):	0.08
Building (sq. ft.):	See Site #5
Zoning:	C-4 (limited general retail and service commercial zone)
General Plan:	Mixed Use
Date Acquired:	March 2003 - (purchase included 4 parcels: 010-121-001; 010-121-002; 010-121-004 & 010-121-005)
Acquisition Price:	Part of 010-121-002
Purpose of Acquisition:	Acquired to assemble a viable site for redevelopment consistent with the City of Rocklin Redevelopment Plan.
Current Use:	Vacant
Current Value:	$324,086 (Sites 4-8 combined – see Appendix 41)
Tenant:	N/A
Estimated Revenue:	N/A
Environmental Issues & Documentation:	Phase I Site Assessment & soil samples - November, 2002 - Engeo Inc
Transit Oriented Development:	Yes. Located adjacent to major thoroughfare, Pacific St.
History:	Prior owner: John Vivilaqua. Site was site of old Rocklin School. Steps and foundation still exist on site. Property was purchased under Resolutions 2002-207, 2002-213 & 2003-214
Disposal Strategy:	Sale of property.
Appendices:	23 – 26; 41

Site #7	West side of Pacific Street between Oak and Pine Streets

View of unimproved alley from Oak Street.
Sites #6, #7 & #8 are to the left of alley.

Site #8	West side of Pacific Street between Oak and Pine Streets
Location:	No situs address
APN:	010-121-005
Lot Size (acres):	0.12
Building (sq. ft.):	N/A
Zoning:	C-4 (limited general retail and service commercial zone)
General Plan:	Mixed Use
Date Acquired:	March 2003 (purchase included 4 parcels: 010-121-001; 010-121-002; 010-121-004 & 010-121-005)
Acquisition Price:	See Site #5
Purpose of Acquisition:	Acquired to assemble a viable site for redevelopment consistent with the City of Rocklin Redevelopment Plan.
Current Use:	Vacant
Current Value:	$324,086 (Sites 4-8 combined – see Appendix 41)
Tenant:	N/A
Estimated Revenue:	N/A
Environmental Issues & Documentation:	Phase I Site Assessment & soil samples - November, 2002 - Engeo Inc
Transit Oriented Development:	Yes. Located adjacent to major thoroughfare, Pacific St.
History:	Prior owner: John Vivilaqua. Site was site of old Rocklin School. Steps and foundation still exist on site. Property was purchased under Resolutions 2002-207, 2002-213 & 2003-214
Disposal Strategy:	Sale of property.
Appendices:	23 – 26; 41

Site #8	West side of Pacific Street between Oak and Pine Streets

View of unimproved alley from Oak Street.
Sites #6, #7 & #8 are to the left of alley.

Properties Previously Approved for Transfer to the City of Rocklin

Site #T1	**Rocklin History Museum** **Approved for Transfer to City of Rocklin per Department of Finance**
Location:	3895 Rocklin Rd.
APN:	010-132-023
Lot Size (acres):	.17
Building (sq. ft.):	1,174
Zoning:	C-2
General Plan Land Use:	Mixed Use
Date Acquired:	December 2000 (purchase included 010-132-023 &010-132-022)
Acquisition Price:	$142,000 (two parcels)
Purpose of Acquisition:	Location for museum to be operated by the Rocklin Historical Society.
Current Use:	Agency entered into lease with Rocklin Historical Society for the existing structure & immediately adjacent parking. Term of lease was 5 years commencing on 4/1/2001 and ending on 3/31/2006 with automatic renewal extensions for two-year periods, up to a total cumulative term of 49 years (to March 31, 2050). Lease payment of $1.00 per year payable upon commencement of lease and on each anniversary during the term.
Current Value:	$120,519 (current Placer County Assessed Value)
Tenant:	Rocklin History Museum operated by the Rocklin Historical Society
Estimated Revenue:	$1/year lease with extensions possible through 2050
Environmental Issues & Documentation:	Per Purchase & Sale Agreement (Exhibit A to Reso 2000-169): Property is free from hazardous substances; no buried or partially buried storage tanks located on site; no toxic or hazardous chemicals, waste or substances have ever been spilled/disposed of/or stored on the property.
Transit Oriented Development:	No
History:	Previous Owner: Frank Moon Family Trust. Built circa 1905 by Dr. Henry Fletcher. Rocklin Historical Society restored building in 2002 for use as public museum. Building purchased under Resolutions 2000-169, 2000-375. Current lease agreement with Rocklin Historical Society per Resolution 2001-177.
Disposal Strategy:	Approved for Transfer to City of Rocklin per Department of Finance per letter dated
Appendices:	27 – 30

Site #T1	Rocklin History Museum – 3895 Rocklin Rd. Approved for Transfer to City of Rocklin per Department of Finance

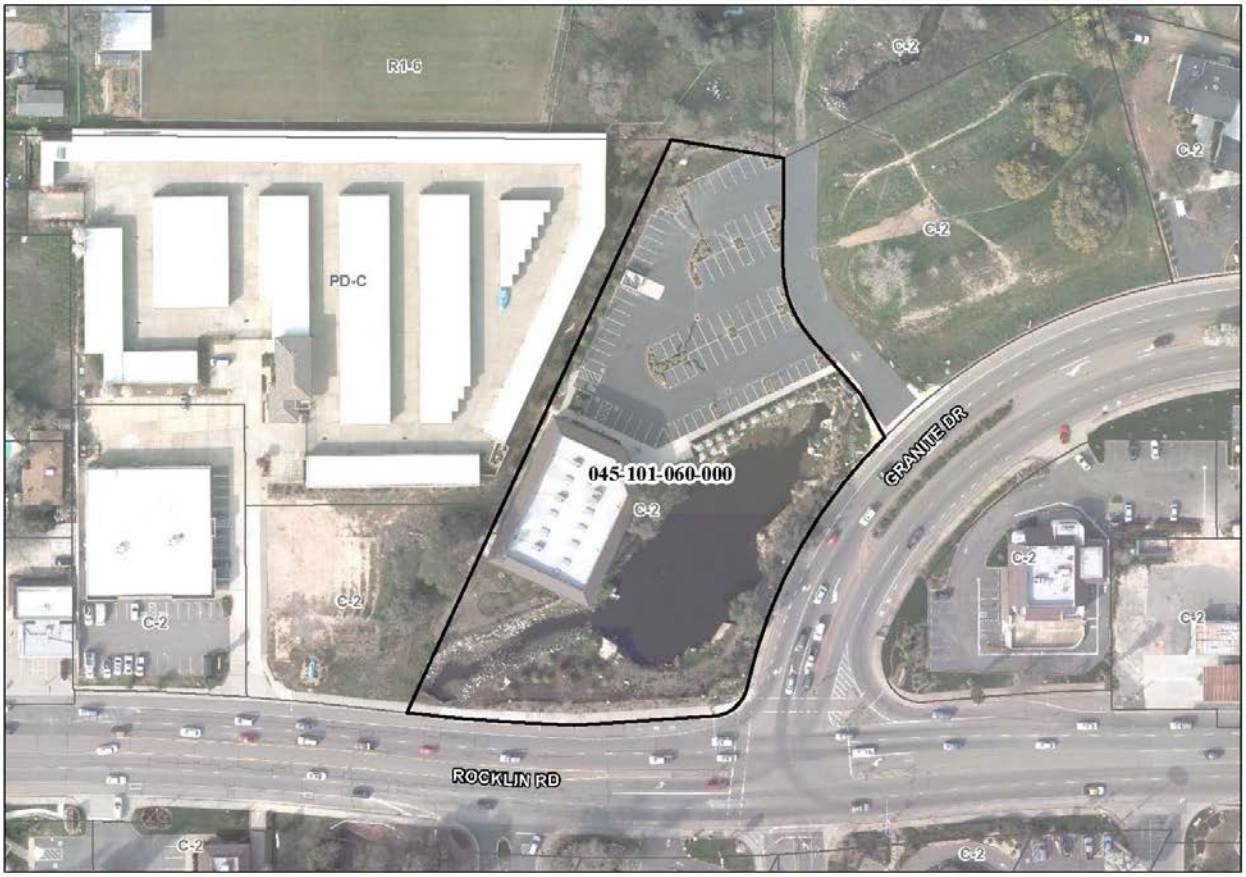
Rocklin History Museum

Site #T2	**Rocklin History Museum** **Approved for Transfer to City of Rocklin per Department of Finance**
Location:	3895 Rocklin Rd.
APN:	010-132-022
Lot Size (acres):	0.17
Building (sq. ft.):	N/A – improved parking lot
Zoning:	C-2
General Plan:	Mixed Use
Date Acquired:	December 2000 (purchase included 010-132-023 &010-132-022)
Acquisition Price:	See # T1 above
Purpose of Acquisition:	Location for museum to be operated by the Rocklin Historical Society.
Current Use:	Agency entered into lease with Rocklin Historical Society for the existing structure & immediately adjacent parking. Terms of lease was 5 years commencing on 4/1/2001 and ending on 3/31/2006 with automatic renewal extensions for two-year periods, up to a total cumulative term of 49 years (to March 31, 2050). Lease payment of $1.00 per year payable upon commencement of lease and on each anniversary during the term.
Current Value:	N/A
Tenant:	See # T1 above
Estimated Revenue:	See# T1 above
Environmental Issues & Documentation:	Per Purchase & Sale Agreement (Exhibit A to Reso 2000-169): Property is free from hazardous substances; no buried or partially buried storage tanks located on site; no toxic or hazardous chemicals, waste or substances have ever been spilled/disposed of/or stored on the property.
Transit Oriented Development:	No
History:	Previous Owner: Frank Moon Family Trust. Public parking lot constructed in 2002 to provide free parking to Rocklin History Museum and other nearby businesses. Purchased under Resolutions 2000-169, 2000-375. Current lease agreement with Rocklin Historical Society per Resolution 2001-177.
Disposal Strategy:	Approved for Transfer to City of Rocklin per Department of Finance per letter dated
Appendices:	27 – 30

Site #T2	Rocklin History Museum – 3895 Rocklin Rd. Approved for Transfer to City of Rocklin per Department of Finance

Site #T3	**Placer County Library – Rocklin Branch** **Approved for Transfer to City of Rocklin per Department of Finance**
Location:	4890 Granite Drive
APN:	045-101-060
Lot Size (acres):	2.3
Building (sq. ft.):	16,600
Zoning:	C-2
General Plan:	Mixed Use
Date Acquired:	August 2007
Acquisition Price:	$3,705,000
Purpose of Acquisition:	Purchased by Agency to provide a location for the Rocklin branch of the Placer County Library.
Current Use:	Agency entered into lease with Placer County for purpose of housing a branch library. Lease commenced in 2010. Terms of lease are $1.00/year for 10 years with 15 consecutive 5-year options, up to 85 years total (through 2095). Lease includes a term in the agreement that the City will provide $3,500,000 towards a future library facility to replace the Granite Drive facility if ever built.
Current Value:	N/A
Tenant:	Placer County Library
Estimated Revenue:	$1/year for 10 years with 15 consecutive 5-year options, up to 85 years (through 2095)
Environmental Issues & Documentation:	Seller to Agency provided statement regarding no knowledge of any production, storage, or disposal of hazardous materials on the developable site. Site includes water-filled quarry incorporated as part of landscape.
Transit Oriented Development:	No
History:	Previous Owner: WMJ Enterprises, Inc. Developed as an office building in 2004. Purchased by Agency in 2007 for purpose of Placer County Library branch site. Still operating as only library facility in Rocklin. Purchased under Resolution 2007-327. Current lease with Placer County per Resolution 2010-390.
Disposal Strategy:	Approved for Transfer to City of Rocklin per Department of Finance per letter dated
Appendices:	31 – 35

Site #T3	Placer County Library – Rocklin Branch – 4890 Granite Dr. Approved for Transfer to City of Rocklin per Department of Finance



Placer County Library
Rocklin Branch

Site #T4	**St. Mary's Chapel – structure only, no land. Land underneath owned by Union Pacific Railroad and leased to City of Rocklin. Approved for Transfer to City of Rocklin per Department of Finance**
Location:	5251 Front Street
APN:	N/A
Lot Size (acres):	N/A
Building (sq. ft.):	1,650
Zoning:	C-2
General Plan:	Mixed Use
Date Acquired:	October 11, 2012
Acquisition Price:	$250,000
Purpose of Acquisition:	Preserve historic church building (built in 1883)
Current Use:	Event rental facility
Current Value:	N/A
Tenant:	Event rental facility (managed by Rocklin Historical Society)
Estimated Revenue:	Facility leased to the Rocklin Historical Society for $1/year. Term of this Lease is ten (10) years, commencing on February 1, 2009. The term of the lease shall be automatically extended for one or more periods of five (5) years per extension, up to a total cumulative term of 30 years.
Environmental Issues & Documentation:	N/A
Transit Oriented Development:	N/A
History:	St. Mary's Chapel was built in 1883 as St. Mary's of the Assumption Catholic Church. Slated for demolition in 2004, The Rocklin Historical Society took possession in 2005 and moved it down Front Street to its current location. The structure was completely refurbished through the work of community volunteers. The Agency purchased the chapel from the Rocklin Historical Society in October, 2012 for $250,000 and leases the building back to the Historical Society for $1 per year. The chapel is rented out for weddings and other gatherings. The chapel is located on property owned by Union Pacific Railroad and leased to the City of Rocklin.
Disposal Strategy:	Approved for Transfer to City of Rocklin per Department of Finance per letter dated
Appendices:	36 – 38

Site #T4	St. Mary's Chapel – 5251 Front St. Structure only, no land. Land underneath owned by Union Pacific Railroad and leased to City of Rocklin. Approved for Transfer to City of Rocklin per Department of Finance

Old St. Mary's Chapel

APPENDICES

City of Rocklin – Long Range Property Management Plan

Appendix No.	Document/Item	# Pages	Applicable to Site # (s)
1	Letter from Department of Finance, May 1, 2013, Notification of Finding of Completion for the City of Rocklin	1	All
2	Ordinance 549 - Approving and Adopting the Redevelopment Plan for the Rocklin Redevelopment Project	14	All
3	Ordinance 695 – Establishing and Amending Certain Limitations with Respect to the Redevelopment Plan for the Rocklin Redevelopment Project (First Amendment)	2	All
4	Ordinance 753 – Approving and Adopting the Rocklin Redevelopment Plan Amendment (Second Amendment)	10	All
5	Ordinance 800 – Amending Certain Limitations with Respect to the Redevelopment Plans for the Rocklin Redevelopment Project (Third Amendment)	2	All
6	Ordinance 876 – Eliminating, as to the Original Project Area Only, the Time Limit for Establishing Loans, Advances or Indebtedness to Carry Out the Redevelopment Plan and Extending, as to Both the Original Project Area and the Added Area, the Time Limit on the Effectiveness of the Redevelopment Plan and the Time Limit on the Repayment of Indebtedness and Receipt of Tax Increment Funds (Fourth Amendment)	5	All
7	Ordinance 888 – Approving and Adopting the Fifth Amendment to the Redevelopment Plan for the Rocklin Redevelopment Project (Fifth Amendment) (includes revised plan)	47	All
8	Resolution 2002-193 – Approving and Directing the Executive Director to Open and Execute a Purchase and Sale Agreement and Related Documents Necessary to Complete the Purchase of the Gould Property (Rocklin Road & Pacific Street APN 010-161-015)	14	1
9	Resolution 2002-205 – Approving and Directing the Executive Director to Open Escrow and Execute a Purchase and Sale Agreement and Related Documents Necessary to Complete the Purchase of the Barakat Trust Property	14	2
10	Environmental Site Assessment, Quarry Property, Rocklin, CA (for APN 010-161-015 and 010-161-016)	44	1 & 2
11	Resolution 2010-406 RDA - Approving and Directing the Executive Director to Execute a Purchase and Sale Agreement and All Related Documents Necessary to Purchase the Big Gun Mining Property, 5255 Pacific Street, Rocklin, CA (SONCO, LLC, a California Limited Liability Company)	28	3

Appendix No.	Document/Item	# Pages	Applicable to Site # (s)
12	Resolution 2010-407 RDA - Approving and Authorizing the Executive Director to Execute Amendment No. 1 to the Purchase and Sale Agreement for the Big Gun Mining Property, 5255 Pacific Street, Rocklin, CA	3	3
13	Resolution 2010-413 - RDA Approving and Authorizing the Executive Director to Execute Amendment No. 2 to the Purchase and Sale Agreement for the Big Gun Mining Property, 5255 Pacific Street, Rocklin, CA	11	3
14	Deed of Trust, dated December 2, 2010 and Buyer Final Closing Statement	8	3
15	Notice of Sale and Transfer of Responsibility, dated December 2, 2010	2	3
16	Big Gun lot split request map and memo to City Council, dated November 23, 2010	3	3
17	Letter of Notice of Listing on the National Register of Historic Places, dated July 13, 2012	2	3
18	Closing Letter – UP Property at Railroad Ave. between Oak and Pine	1	4
19	Resolution 2004-246 - Approving and Directing the Executive Director to Execute a Purchase and Sale Agreement, and All Related Documents Necessary to Complete the Purchase of Union Pacific Railroad Property at Railroad Avenue Between Oak and Pine Streets and Accept the Assignment of a Ground Lease on a Portion of the Property.	15	4
20	Hazardous Materials Survey Final Report, March 18, 2013, Entek Consulting Group, Inc., 3720 Pine Street, Rocklin, CA 95677	34	4
21	Asbestos and Lead Removal Certification and Invoice, 4/18/13, P.W. Stephens Environmental, Inc.	5	4
22	Asbestos and Lead Removal Certification and Invoice (Change Order), 4/18/13, P.W. Stephens Environmental, Inc.	3	4
23	Resolution 2002-207 - Approving and Directing the Executive Director to Open Escrow and Execute a Purchase and Sale Agreement and Related Documents Necessary to Complete the Purchase of the Vivilacqua Property (Pacific Street / APN's 010-121-001, 010-121-002, 010-121-004, and 010-121-005)	14	5, 6, 7 & 8
24	Resolution 2002-213 - Ratifying an Amendment to the Purchase and Sale Agreement for the Vivilacqua Property (First Amendment)	3	5, 6, 7 & 8
25	Resolution 2003-214 - Approving an Amendment to the Purchase and Sale Agreement for the Vivilacqua Property (Second Amendment)	3	5, 6, 7 & 8
26	Environmental Site Assessment, Vivilacqua Property, November 12, 2002	115	5, 6, 7 & 8

Appendix No.	Document/Item	# Pages	Applicable to Site # (s)
27	Resolution 2000-169 RDA – Approving and Authorizing the Executive Director to Execute a Purchase and Sale Agreement and Related Documents and to Open Escrow for the Moon Property Purchase (3895 Rocklin Road, Rocklin, CA)	15	T1 & T2
28	Resolution 2000-375 – Approving and Authorizing the City Manager to Execute a Sales Agreement with the Rocklin Redevelopment Agency for the Moon Property Purchase (3895 Rocklin Road, Rocklin, CA)	4	T1 & T2
29	Resolution 2001-177 RDA – Approving and Authorizing the Executive Director to Execute a Lease Agreement by and Between the Rocklin Historical Society and the Redevelopment Agency of the City of Rocklin (Moon Property Museum Site, 3895 Rocklin Road, Rocklin, CA)	14	T1 & T2
30	Letter from Department of Finance, May 20, 2013, approving transfer of Rocklin History Museum property as a governmental purpose to the City of Rocklin.	1	T1 & T2
31	Resolution 2007-326 RDA – Approving a Notice of Exemption for the Purchase of the Granite Business Center Building	2	T3
32	Resolution 2007-327 RDA – Approving and Directing the Executive Director to Execute a Purchase and Sale Agreement and all Related Documents Necessary to Purchase the Granite Business Center Building (4890 Granite Drive)	13	T3
33	Resolution 2010-390 RDA – Approving a Building Lease Agreement with Placer County for the Rocklin Library (4890 Granite Drive, Rocklin, CA)	30	T3
34	Resolution 2011-414 RDA – Authorizing the Interim Executive Director to Execute a Loan Agreement and Promissory Note between the City of Rocklin and the Redevelopment Agency of the City of Rocklin for the Purchase of the Granite Drive Library Building	9	T3
35	Letter from Department of Finance, May 20, 2013, approving the transfer of the Rocklin Branch – Placer County Library as a governmental purpose to the City of Rocklin	1	T3
36	Resolution 2008-337 RDA – Approving and Directing the Executive Director to Open Escrow and Execute a Purchase and Sale Agreement and Related Documents Necessary to Complete the Purchase of the Restored St Mary's Church Located at Heritage Park (First Street and Rocklin Road)	15	T4
37	Resolution 2009-361 RDA – Approving and Authorizing the Executive Director to Execute a Lease Agreement by and Between the Rocklin Historical Society and the Redevelopment Agency of the City of Rocklin (Old St. Mary's Chapel at Heritage Park, Rocklin, CA)	15	T4
38	Letter from Department of Finance, May 20, 2013, approving the transfer of St. Mary's Chapel to the City of Rocklin	1	T4
39	Resolution 2013-15 SA – Approving and Adopting a Long Range Property Management Plan Pursuant to Health & Safety Code Section 34191.5	1	All
40	Resolution 2013-15 OB - Approving and Adopting a Long Range Property Management Plan Pursuant to Health & Safety Code Section 34191.5	1	All
41	Broker's Opinion of Value (BOV) prepared by CBRE	9	1-8