RESOLUTION NO. OB 2015-004

RESOLUTION OF THE OVERSIGHT BOARD OF THE CITY OF SAN RAMON APPROVING THE REVISED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HSC §34191.5 AND INCLUDING THE GOVERNMENTAL PURPOSE PROPERTIES IN THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HSC §34191.5(2)

WHEREAS, the Agency is required to submit for approval to the Department of Finance, a Long Range Property Management Plan that addresses the disposition and use of real properties of the Former Redevelopment Agency, subject to the requirements of California Health and Safety Code §34191.5 that also includes governmental purpose properties; and

WHEREAS, the Successor Agency to the Former San Ramon Redevelopment Agency adopted the Long Range Property Management Plan (LRPMP) in Resolution No. SA 2013-007 on August 13, 2013; and

WHEREAS, the Oversight Board adopted the LRPMP in Resolution No. OB 2013-005 on September 11, 2013; and

WHEREAS, the Department of Finance (DOF) review of the LRPMP, DOF requested modifications to the LRPMP to include additional details on subject properties, adding the Entry Monument located on San Ramon Valley Blvd. (APN 218-420-004) and removing the parcel located at 3000 Bollinger Canyon Road (APN 209-350-001).

NOW, THEREFORE THE OVERSIGHT BOARD DOES HEREBY RESOLVE AS FOLLOWS:

1. Governmental purpose properties shall be transferred to and retained by the City of San Ramon for parkland and open space, and public facilities.

2. The attached Revised Long Range Property Management Plan is hereby attached to this Resolution as Exhibit 1.

Signatures on following page

PASSED, APPROVED AND ADOPTED at the meeting of September 23, 2015 by the following votes:

AYES: *Boardmembers Black, Boom, Oliver, Perkins, and Chair Fontes*

NOES:

ABSENT: *Boardmembers Nejedly and Stamey*

ABSTAIN:

Marc Fontes, Board Chair

ATTEST:

FOR Renee Beck, Board Clerk

Exhibit 1: Long Range Property Management Plan

RESOLUTION NO. OB 2013-005

A RESOLUTION OF THE OVERSIGHT BOARD APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HSC §34191.5 FOR THE PROPERTY LOCATED AT 10 BOARDWALK PLACE, SAN RAMON, CA AND INCLUDING GOVERNMENTAL PURPOSE PROPERTIES IN THE LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HSC §34191.5(2)

WHEREAS, the Agency is required to submit for approval to the Department of Finance, a Long Range Property Management Plan that addresses the disposition and use of real properties of the Former Redevelopment Agency, subject to the requirements of California Health and Safety Code §34191.5 that also includes governmental purpose properties; and

WHEREAS, the Successor Agency to the Former San Ramon Redevelopment Agency adopted Resolution No. SA 2013-007 on August 13, 2013; and

WHEREAS, the subject property commonly known as Mudd's was acquired for the purposes of the Redevelopment Plan on December 28, 2008; and

WHEREAS, the property is located at 10 Boardwalk Place in San Ramon containing the APN of 209-770-015; and

WHEREAS, the property has a lot size of 96,276 square feet; and

WHEREAS, the current zoning of the property is Limited Office (LO); and

WHEREAS, the appraised value at the time of purchase was $2.2 million; and

WHEREAS, the appraisal did not include any of the building and was based on the land value only; and

WHEREAS, also included in the Long Range Property Management Plan are the following governmental purpose properties that are retained for parkland and open space, and public facilities:

1.	APN 210-520-059	Triana Way	Richard Fahey Village Green Park
2.	APN 210-520-060	Greylyn Drive	Trail Landscaping
3.	APN 210-520-061	Alcosta Boulevard	Trail Landscaping
4.	APN 209-770-014	105 Park Place	Crow Canyon Gardens Park
5.	APN 208-240-049	211 Deerwood Drive	Mill Creek Hollow
6.	APN 208-290-005	2700 Old Crow Canyon Road	Park / Open Space
7.	APN 209-350-001	3000 Bollinger Canyon Road	Park (Wood Lot)

NOW, THEREFORE THE SUCCESSOR AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

1. The attached Long Range Property Management Plan for the Property Located at 10 Boardwalk Place, San Ramon, CA 94583 seeks to sell the property and distribute the net proceeds from the sale, as property tax revenue distributed to the taxing entities.

2. Net proceeds are the revenues generated by the sale, minus any legal, consultant, commission, or other costs associated with the sale.

3. Governmental purpose properties shall be transferred to and retained by the City of San Ramon for parkland and open space, and public facilities.

4. The attached Long Range Property Management Plan Checklist is hereby attached to this Resolution.

PASSED, APPROVED AND ADOPTED at the meeting of September 10, 2013 by the following votes:

AYES: *Boardmembers Black, Nejedly, Perkins, Stamey, Oliver, and Chair Fontes*

NOES:

ABSENT: *Boardmember Boom*

ABSTAIN:

Marc Fontes, Board Chair

ATTEST:

Patricia Edwards, Board Clerk

Exhibit 1: Long Range Property Management Plan
Exhibit 2: Long Range Property Management Plan Checklist

Successor Agency: San Ramon
County: Contra Costa

	HSC 34191.5 (e)(1)(C)			HSC 34191.5 (e)(2)			HSC 34191.5 (e)(1)(A)					(If applicable)		Property	HSC 34191.5 (e)(1)(B)	HSC 34191.5 (e)(1)(C)			HSC 34191.5 (e)(1)(D)	HSC 34191.5 (e)(1)(E)		HSC 34191.5 (e)(1)(F)	HSC 34191.5 (e)(1)(G)		HSC 34191.5 (e)(1)(H)	Other P
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date		Purpose for which property was acquired	Lot Size		Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
1	10 Boardwalk Place	209-770-015	Commercial	Sale of Property	Distribute to Taxing Entities	Selling former Redevelopment Agency Asset	2008	2,200,000	2,200,000	July 2015	Historical Acquisition Price	2,200,000	June 2016		Purchased in accordance with the Redevelopment Plan	96,276	Square Feet	Park	2,200,000	0	No	No	No	No	Yes	
2	Triana Way	210-520-059	Park/Open Space	Governmental Use	N/A	Transfer to City for Governmental Use	1994	1,330,000	1,330,000	July 2015	Historical Acquisition Price	No Sale - Governmental Property	N/A		City Park	.5	Acres	Park	1,330,000	0	No	No	No	No.	No	
3	Greylyn Drive	210-520-060	Park/Open Space	Governmental Use	N/A	Transfer to City for Governmental Use	1984	276,000	276,000	July 2015	Historical Acquisition Price	No Sale - Governmental Property	N/A		Landscaping for Iron Horse Trail	1.5	Acres	Park	276,000	0	No	No	No	No	No	
4	Alcosta Blvd	210-520-061	Park/Open Space	Governmental Use	N/A	Transfer to City for Governmental Use	1994	246,000	246,000	July 2015	Historical Acquisition Price	No Sale - Governmental Property	N/A		Landscaping for Iron Horse Trail	1	Acres	Park	246,000	0	No	No	No	No	No	
5	105 Park Place	209-770-014	Park/Open Space	Governmental Use	N/A	Transfer to City for Governmental Use	1991	950,000	950,000	July 2015	Historical Acquisition Price	No Sale - Governmental Property	N/A		Park and Community Garden	7.5	Acres	Park	950,000	0	No	No	No	No	No	
6	211 Deerwood Drive	208-240-049	Park/Open Space	Governmental Use	N/A	Transfer to City for Governmental Use	1991	884,340	884,340	July 2015	Historical Acquisition Price	No Sale - Governmental Property	N/A		City Park	2.84	Acres	Park	884,340	0	No	No	No	No	No	
7	2700 Old Crow Canyon Rd.	208-290-005	Park/Open Space	Governmental Use	N/A	Transfer to City for Governmental Use	1996	125,000	125,000	July 2015	Historical Acquisition Price	No Sale - Governmental Property	N/A		Passive Open Space	1.29	Acres	Park	125,000	0	No	No	No	No	No	
8	Near 1920 San Ramon Boulevard	218-420-004	Signage	Governmental Use	N/A	Transfer to City for Governmental Use	1995	7,829	7,829	July 2015	Historical Acquisition Price	No Sale - Governmental Property	N/A		Entry Monument to the City	400	Sqaure Feet	Park	7,829	0	No	No	No	No	No	