

Successor Agency: PINOLE

County: CONTRA COSTA

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

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					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 RDA Acquisition	Estimated Current Value	Value Basis	Date of Estimated Current Value	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	Contractual requirements for use of income / revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Park Parking Lot	Governmental Use	Public parking for park	Oct-07	\$ 225,000	\$ 130,639	Assessors value	8/7/2014	N/A	N/A	Public parking lot for youth center staff, Fernandez park users, memorial hall users and employees of City audio-video department.	648 Tennent Ave	401-142-013	5,000 sq. ft.	RMU- Residential Mixed Use	\$ 125,414	\$ -	No current revenue or income contract	Phase I was performed on the property on February of 2007. The report did not find any contamination on property.	None	Provides necessary parking for the adjacent youth center and park	None-this is a parking lot for the park
2	Parking Lot	Governmental Use	Employee parking in lot adjacent to City Hall	May-95	\$ 68,000	\$47,030	Assessors value	8/7/2014	N/A	N/A	To serve as a parking lot for City Hall, Police and Fire employees as well as parking for City, Police vehicles. As well as parking for St. Josephs School.	2180 Prune St-	401-168-012	5,000 sq. ft.	R2-Medium Density Residential	\$ 47,030		Lease entered in to on September 1, 1999 for 50 years plus 2 - 10 yr options. Annual CPI included.	Phase I was performed on the property on February of 2007. The report did not find any contamination on property.	None	Provides necessary parking for the adjacent City Hall and Police and Fire Station.	None-this is necessary parking for City employees and City owned vehicles.
3	Park Parking Lot	Governmental Use	Public parking for park	Jun-95	\$ 129,000	\$ 157,812	Assessors value	8/7/2014	N/A	N/A	Parking lot for citizens who want direct access to the "Bay Trail" for walking, biking, or jogging. Trail is approx. 2 miles.	813 Fernandez Ave-	401-166-027	5250 sq. ft.	CMU - Commercial Mixed use	\$ 157,812	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1. A residential home resided on the site.	None	Provides necessary parking for park	None
4	Parking Lot	Governmental Use	Public parking for commercial businesses.	Jun-96	\$ 154,000	\$ 165,129	Assessors value	8/7/2014	N/A	N/A	Promote shopping of commercial and restaurants in close proximity to the downtown. City has a Reciprocal Parking Agreement with businesses.	798 Fernandez Ave-	401-162-010	6857 sq. ft.	CMU - Commercial Mixed use	\$ 165,129		The City entered into a Reciprocal Easement Agreement between the Bank, Roger Cook Trust, and the Agency for ingress, egress and parking on the lot. Income is used to pay maintenance expenses associated with the property.	No documents found related to performance of a Phase 1. Site was a parking lot when purchased.	None	Encourages citizens to patronize downtown businesses	None-Intent is to promote access to downtown businesses
5	Youth Center	Governmental Use	City run youth programs	Sep-02	\$730,000 + \$650,000 Plus \$2,081,000 for construction	\$ 3,836,789	Assessors value	8/7/2014	N/A	N/A	Currently, serves as youth center for City run youth programs, a memorial hall, and site for Pinole's City run audio-video department	601 Tennent Ave-	401-141-014	105,600 sq ft	PQI - Public / Quasi-Public / Institutional	\$ 870,408	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1. Two sites (existing building) were purchased to construct Youth Center.	None	Provides safe environment for youth activities	None-supports City run programs. Property specifically purchased and constructed as a Youth Center.
6	Portion of Fernandez Park	Governmental Use	Park	May-92	Property was donated	\$ 37,330	Assessors value	8/17/2014	N/A	N/A	Portion of a public park	San Pablo Ave-	401-150-031	1,307 sq ft.	CMU - Commercial Mixed use	\$ 24,578	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1.	None	None-public park	None
7	Vacant Site - Entrance Sign	Governmental Use	Right of Way			\$ 14,937	Assessors value	8/7/2014	N/A	N/A	Entrance sign to City	San Pablo Ave	401-200-017	1,220 sq ft	RMU- Residential Mixed Use	\$ 14,937	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1.	None	None - public property	None
8	City Hall	Governmental Use	Governmental Offices	3/1/1995 & 3/1/1997	\$600,000 & \$3,571,600	\$ 8,741,520	Assessors value	8/7/2014	Not for sale	City Hall	Site purchased from City to construct City Hall Offices	2131 Pear Street	401-163-004	17,369 sq ft	PQI - Public / Quasi-Public / Institutional	\$ 199,985	\$ -	No current revenue or income contract	None, site had existing portable units used as City Hall offices	None	None - Government Use	City Hall constructed on property.
9	Vacant Pad - Development Site	Governmental Use	City Public Works Storage Facility	01/5/2006	\$ 794,019	\$ 769,210	Assessors value	8/7/2014	N/A	2015	Site is to be used as a Public Work Storage Yard.	651 Pinole Shores- Animal Shelter	402-220-021	56,628 sq ft	OIMU - Office Industrial Mixed use	\$ 769,210	\$ -	No current revenue or income contract	In 2006, ACC Environmental conducted a hazardous assessment of the property. Property required mitigations, in July 2006 city approved \$75,760 for Asbestos Management Group to clean site.	None	None - Government Use	In 2004 and 2005, conceptual plans were completed to relocate the City's Corp Yard to the property, but plans were put on hold due to lack of funding.
10	Former Bank - Commercial Site	Future Development	Transfer to City for future development - Commercial development within constraints of historic designation	May-92	\$ 225,000	\$ 339,644	Assessors value	8/7/2014	Unknown. Appraisal will need to be obtained	N/A	Property purchased site for commercial and retail development	2361 San Pablo Ave-	401-162-003	6,100 sq ft	CMU - Commercial Mixed use	\$ 130,640	\$ -	No current revenue or income contract	No documents found related to performance of a Phase 1.	None	Provides downtown commercial or retail space.	City has reviewed and rejected previously proposed restaurant and tea house use. The building has been vacant since 2010.

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11	Vacant Pad - Development Site	Future Development	Transfer to City for future development	Jan-00	\$ 128,797	\$348,000 - \$590,000	Appraisal	11/26/2013	No. 11, 13, & 14 are to be sold to developer once LRPMP is approved. Successor Agency has negotiated a Purchase/Sale agreement	Once LRPMP is approved.	Purchased of development of regional commercial use or medical facilities.	Pinole Valley Rd- Gateway East-	401-211-032	18,295 sq ft	OPMU - Office Professional Mixed Use	\$ 189,721	\$ -	No current revenue or income contract	Phase I on entire site was performed by Kaiser which purchased the majority of the site. City does not have copies of Phase 1.	None			
12	Vacant Pad - Development Site	Future Development	Transfer to City for future development	Jan-96	\$ 193,406	\$ 470,000	Appraisal	6/27/2013	Property to be sold to Developer once LRPMP is approved. Successor Agency has negotiated a Purchase/Sale agreement	Once LRPMP is approved.	Purchased of development of regional commercial use or medical facilities.	1301 Pinole Valley Rd & Henry Rd - Gateway East	401-211-033	26,136 sq. ft	OPMU - Office Professional Mixed Use	\$ 682,465	\$ -	No current revenue or income contract	Phase I on entire site was performed by Kaiser which purchased the majority of the site. City does not have copies of Phase 1.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In January 2011, the Agency received an offer for the property from Market Street Development, LLC. The Agency and Market Street Development negotiated a price for the property. The developer was unable to obtain financing with agreement terminated on August 10, 2011. City currently has a proposal for sale of the property.	
13	Vacant Pad - Development Site(Caltrans)	Future Development	Transfer to City for future development	Nov-09	\$ 425,000	\$135,000 - \$240,000	Appraisal	11/26/2013	No. 11, 13, & 14 are to be sold to developer once LRPMP is approved. Successor Agency has negotiated a Purchase/Sale agreement	Once LRPMP is approved.	Intended for commercial overflow parking but can be used for Commercial development.	Pinole Valley Rd- Gateway East-	401-211-034	25,991 sq. ft	OPMU - Office Professional Mixed Use	\$ 407,598	\$ -	No current revenue or income contract	Phase 1 was performed by Thomas Properties as part of a pending development between the Successor Agency and Thomas Properties.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In 2009, Kaiser Medical had option to purchase property but chose not to exercise its option. A developer is interested in purchasing the site for development.	
14	Vacant Pad - Development Site	Future Development	Transfer to City for future development - Serving regional commercial use	Between 2002-2007, 4 parcels at time, now 1 large parcel	\$ 3,216,763	\$2,340,000 to \$3,260,000	Appraisal	11/26/2013	No. 11, 13, & 14 are to be sold to developer once LRPMP is approved. Successor Agency has negotiated a Purchase/Sale agreement	Once LRPMP is approved.	Purchased of development of regional commercial use or medical facilities.	1300-1400 Pinole Valley Rd- Gateway West	401-410-017	197,327 sq. ft	OPMU - Office Professional Mixed Use	\$ 4,125,101	\$ 1,000.00	City has entered into an agreement with a Christmas tree vendor on an annual basis for the period of October through December 31st. No other contracts are initiated throughout the year.	Phase 1 was performed by Thomas Properties as part of a pending development between the Successor Agency and Thomas Properties.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	In 2008, former negotiations with Alta Bates Summit Medical Center for medical use were unsuccessful. Exclusive Negotiating Agreement terminated in 2009. Agency is currently working with Developer for sale and development of the site.	
15	Vacant Site - Development Site (Corner Lot)	Future Development	Transfer to City for future development Commercial and retail development	Nov-03	\$ 300,000	\$ 225,746	Assessors value	8/7/2014	Unknown. Appraisal will need to be obtained	2015	Originally Housing fund purchased for housing development but then RDA purchased property from housing fund for retail development	2301 San Pablo Ave	401-162-001	7,860 sq ft	CMU - Commercial Mixed use	\$ 225,746	\$ -	No current revenue or income contract	A Shell Gas Station at the site closed in the fall of 2000. In 2001, Shell initiated on-site demolition, tank removal, and soil and groundwater remediation of the contaminated soil. Shell ultimately received clearance and closure from the Regional Water Quality Control Board in 2007.	None	provide downtown commercial or retail space	In 2005, BH Development proposed development of the site. In 2007, the economic conditions led to the developer withdrawing from the project.	
16	Vacant Pad - Development Site	Future Development	Sale Property	Dec-02	\$ 3,425,246	\$ 3,145,923	Assessors value	8/7/2014	Will need to be determined at the time of the sale	2015	Purchased of development of regional commercial use.	830-850 San Pablo Ave- Pinole Shores II	402-230-020 402-230-018 402-230-017 402-230-016 402-230-015	321,780 sq ft	OIMU - Office Industrial Mixed use	\$ 3,145,923	\$ -	No current revenue or income contract	In 2002, the Agency purchased a house and a former auto wrecking yard and completed extensive environmental remediation to prepare the site for future development.	None	Transfer of the property to the City for Sale to a developer will provide commercial and retail opportunities consistent with the original planning objectives for the property.	A 2005 DDA with developer terminated in 2009 due to economic conditions at the time.	
17	Vacant site/building- Development Site	Future Development	Sale Property	3/01/2005	\$ 681,533	\$ 313,536	Assessors value	8/7/2014	Unknown. Appraisal will need to be obtained	2015	Site purchased for mixed use development.	600 Tennant Ave - Blackies	401-142-010	5,000 sq ft	RMU- Residential Mixed Use	\$ 182,896	\$ -	No current revenue or income contract	None, site still has existing building when purchased	None			