Long Range Property Management Plan

Successor Agency to the Redevelopment Agency of the City of Sonora

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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 under 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 (Plan) that governs the disposition and use of the former redevelopment agency's real property. This document is the Plan for the Successor Agency to the Redevelopment Agency of the City of Sonora (Successor Agency). The Plan is required to be submitted to the Oversight Board and the Department of Finance (DOF) for review and approval within six months following the issuance of a Finding of Completion. The Successor Agency received a Finding of Completion on May 1st and therefore the Plan must be submitted by November 1, 2013. Upon approval by the Oversight Board and the DOF, properties retained for governmental use will be transferred to the City of Sonora.

Under Health & Safety Code Section 34191.5(b) the Plan must include the following:

1) An inventory of all of the former redevelopment agency's real properties held in the Community Redevelopment Trust Fund. The Inventory shall consist of the following information:
    a. Date of acquisition, value at the time of acquisition and estimate of the current value of the property;
    b. The purpose for which the property was acquired;
    c. Parcel data, including address, lot size and current zoning;
    d. Estimate of the current value of the parcel including, if available, any appraisal information;
    e. 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;
    f. History of the environmental contamination, including designation as a brownfield site, any related environmental studies and history of any remediation efforts;
    g. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency;
    h. A brief history of previous development, proposals and activity, including the rental or lease of the property.

2) Address the use or disposition of all of the properties in the Trust. Permissible uses include:
    a. The retention of the property for governmental use pursuant to Section 34181(a);
    b. The retention of the property for future development;

c. The sale of the property;
d. The use of the property to fulfill an enforceable obligation.

3) Separately identify and list properties in the Trust dedicated to governmental use purposes and properties retained to fulfill an enforceable obligation.

SUMMARY OF PROPERTIES

The following is a summary of the real property owned by the former Redevelopment Agency of the City of Sonora:

City of Sonora Public Works and Public Safety Facility

Current Governmental Use - Description:

The City of Sonora Public Works and Public Safety Facility is located on 2 contiguous parcels adjacent to Sonora Union High School. The current uses on the property include the City of Sonora Public Works Facility, Tuolumne County Sheriff's Investigation Division, City of Sonora Police Department - vehicle fleet and equipment storage and Sonora Union High School – student parking. All uses are for a governmental purpose.

Current Government Use – Enforceable Obligations:

- Lease Agreement –
  Parties: City of Sonora and Sonora Union High School District
  Purpose: High School Student Parking
  Term: 12 years, ending on June 30, 2014. The District has the option and right to extend the term of the lease for an additional 5 year period. This facility provides the only student parking for the High School and it is anticipated that the term will be extended for the additional 5 year period.
  Amount: $7,851.94/yr.

- Lease Agreement -
  Parties: City of Sonora and the County of Tuolumne
  Purpose: Use of the Administration Building for Tuolumne County Sheriff's Investigation Division Operations
  Term: 5 years, ending on October 31, 2015. The lease will be automatically extended for successive one-year periods unless parties agree to a longer term or to terminate the lease. It is anticipated that the lease will be extended through at least October 31, 2016. Architectural Plans have been prepared to renovate the building to house the City of Sonora Police Department. The City of Sonora Police Department is scheduled to occupy the building at a future date but at this time the City does not have the funding available to rehabilitate the building to meet the Department's needs so it will continue to lease the building to Tuolumne County.
  Amount: $3,380.00/month

Previous Governmental Use/Activities:

The property was operated as a PG&E water and electric distribution construction yard from 1936 to 1983 and then solely as an electric distribution yard until 1988. It was vacated in 1988 when PG&E moved their operations to another location in the Tuolumne County. The property sat vacant and in a blighted condition until purchased by the City in 1998.

Located on the property is the Administration Building, a garage/shop and several outbuildings. The 5,200 square foot Administration Building was constructed in the early 1900's. The upper floor was used by PG&E as a construction office and the lower floor for material storage. The 5,100 square foot garage/shop was constructed in 1941 and was used for vehicle maintenance and repair operations. The various outbuildings on the property were used for tool, vehicle and equipment storage. The south yard was used for material storage, power pole storage and employee parking.

Date of acquisition:

The City of Sonora acquired the property on October 29, 1998 from Pacific Gas and Electric Company. The acquisition price was $189,000. The purchase was subject to the following deed reservation and restriction:

> *Reserving to PG&E the right to replace, remove, maintain and use its existing environmental monitoring equipment together with the right to install, replace, remove maintain and use any additional future environmental monitoring equipment as PG&E shall from time to time deem necessary to comply with regulatory requirements, and also a right of way, on, along and in all of the herinabove described real property to access all existing and/or future environmental monitoring equipment as necessary to comply with regulatory requirements.*
>
> *Grantee shall not use the aquifer underlying said real property for water supply purposes.*

The City of Sonora subsequently transferred the property, by Quitclaim Deed, to the Sonora Redevelopment Agency on January 9, 1999 subject to the same deed reservation and restriction.

Value at the time of acquisition:

An appraisal was completed on behalf of PG&E by Adams, Bambas & Willmette in March of 1996. The appraised "as is" value was $300,000.

The purpose for which the property was acquired:

The acquisition of the former PG&E Service Center was included within the Sonora Redevelopment Agency's Implementation Plan covering the period of 1994-1999. The purpose of the acquisition was to utilize this blighted facility for the City of Sonora Public Works Corporation Yard and to utilize the former PG&E Administration Building as an Education

Center providing low-income individuals with services under the previous "Welfare to Work" Program. The existing parking facilities were to be used to serve the parking needs for the Public Works Department, Education Center and Sonora Union High School students.

The City of Sonora received a $500,000 Community Development Block Grant to renovate the Administration Building to accommodate the Education Center. When Federal and State funding was cut for the "Welfare to Work" Program the Education Center was closed and the City prepared architectural plans to relocate the Sonora Police Department into the facility. However, the City did not have the funding for the required renovation/relocation costs so the building was leased to Tuolumne County for their Investigations Division.

Location/Parcel Number:

- Addresses: Public Safety Facility – 326 N. Washington Street
  Public Works Facility – 111 School Street
- Assessor Parcel Numbers: 001-091-01 & -18

Parcel Size:

- 3.932 acres

Zoning and General Plan Designation:

APN #	Zoning	General Plan Designation
001-091-01	RE, Residential Estate Zoning/C, Commercial Zoning (Split Zoning)	P, Public/Quasi Public
001-091-18	RE, Residential Estate	P, Public/Quasi Public

The property is zoned Residential Estate, except for the Administration Building which is located in a Commercial Zone. Residential Estate allows for one dwelling unit per acre, commercial uses are not allowed by right in this zone. However, the property's Land Use Designation of (P) restricts its use to governmental purposes under the City of Sonora 2020 General Plan (adopted in 2007). Any proposed development of the property, either residential or commercial, would require a General Plan Amendment and quite possibly rezoning. The structures on the property have not been formally documented, evaluated, or listed on the National Register of Historic Places however they do meet the age criteria for a historic property evaluation which would be required before any demolition could occur.

Estimated current value of the property/parcel:

In 1996 the property was appraised for $300,000. It had been for sale for several years when it was acquired by the City for $189,000. At the time of the purchase the General Plan Designation for the property was Commercial and Single Family Residential which would have provided for some development of the property. As stated above, the current designation of Public/Quasi Public does not provide for development. Also, the Administration Building needs a full reroof and dry rot repairs with estimates totaling $46,000. It is the opinion of the Successor Agency

that the facility should be retained for governmental use and there is no value in the property for private development.

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 only revenue generated for the property is from the two leases described above. The property is maintained by the City of Sonora, and the lease revenues are paid to the City to cover the costs for ongoing maintenance and repairs. The City has funds held in reserve to make needed repairs to the facilities once Fee Title is transferred to the City of Sonora.

History of the environmental contamination, including designation as a brownfield site, any related environmental studies and history of any remediation efforts:

While under the ownership of PG&E, three fuel storage tanks were located on the property, 2 above-ground and a 3,000 gallon underground gasoline storage tank. In 1988 all three tanks were removed, along with the dispenser island and associated piping, and disposed of off-site. Soil sampling and laboratory analysis revealed the presence of gasoline hydrocarbons in soils near the underground tank location and diesel hydrocarbons in the areas around the above-ground diesel storage tank. The site has not been designated as a brownfield site. The property is classified as a leaking underground fuel tank cleanup site (ID T061090032; LUFT case #550040) under the oversight of the Central Valley – California Regional Water Quality Control Board (CV-RWQCB).

In 1988 two soil vapor surveys were conducted. Gasoline hydrocarbons were encountered within the property boundaries to the north, east, south and west. Gasoline hydrocarbons were also encountered off-site, on the Sonora High School property. In 1989, eleven soil borings were drilled to collect soil samples for laboratory analysis of gasoline hydrocarbons. Eight of the borings were converted to groundwater monitoring wells. Dissolved-phase gasoline hydrocarbons were encountered in soil and groundwater on-site near the former tank location and off-site beneath the Sonora High School property immediately west of the site.

In 1989 soil excavation occurred on the site. Approximately 3600 cubic yards of soil was excavated and was remediated on-site in the paved parking area via aeration and biological degradation. The soil was then replaced in the excavation site and re-compacted.

Beginning in November 1993 until 1998 passive skimmers were used in wells SW-4A and SW-4B on the west side of the property to remove free-phase fuel hydrocarbons and from November 1993 to May 2001 a groundwater extraction well EXT-1 was installed in the backfilled excavation area and was operated in conjunction with a groundwater treatment system.

An Investigation of the soil and groundwater was prepared in May 1997, prior to the City's acquisition of the property. Included within the Conclusion Section was the following information:

Environmental investigation indicated that the only substances released to soil or groundwater at this site by PG&E were gasoline hydrocarbons. A Tier 2 RBCA risk assessment was performed to evaluate the potential risk to human health posed by the gasoline hydrocarbons residing in the subsurface. The Chronic Hazard Index (non-cancer health risk) for all scenarios considered was below the level at which impacts to human health would be expected. Increased cancer risk estimated for high school students were below the EPA and DTSC threshold impact levels for all scenarios considered. Increased cancer risk estimated for on-site workers were also below the EPA and DTSC threshold impact levels for all scenarios considered except one, where it was assumed that the existing asphalt cover was removed, and no gasoline hydrocarbon degradation has occurred since 1988. Therefore, the potential increased cancer risk to on-site workers should be considered before removing the existing asphalt cover in the area affected by gasoline hydrocarbons.

From September 1998 until Spring 2006 oxygen release compound (ORC) socks were installed in wells SW-4A and SW-4B to enhance bioremediation (natural degradation) of fuel hydrocarbons in the groundwater.

On- and off-site groundwater monitoring in conjunction with the former underground tank has been performed on a quarterly basis since 1990. Dissolved phase gasoline hydrocarbons are usually encountered in on-site wells near the shop/garage and off-site well located on the Sonora High School property. Ongoing remedial activities include the operation and maintenance of a groundwater extraction and treatment system, effluent monitoring for the groundwater treatment system, maintenance of the passive product skimmers and quarterly groundwater monitoring and reporting.

In August of 2011 a Feasibility Study and Corrective Action Plan (FS/CAP) report was submitted to the RWQCB to evaluate the remedial action alternatives and recommend the preferred option to clean the soil and groundwater impacts on the property and in School Street. The remedy was approved by the CV-RWQCB and included excavation of the impacted soil from the west side of the property and from School Street, off-site disposal of the soil, and application of ORC powder to the open excavation to enhance bioremediation (natural degradation) of residual fuel hydrocarbons in the groundwater.

In 2012 the State Water Resources Control Board (SWRCB) issued the Low-Threat UST Case Closure Policy (LTCP) to facilitate a consistent and streamlined process for the various RWQCBs to close UST cases that posed low threats to the environment. The CAP activities were put on hold by PG&E until the CV-RWQCB completed an evaluation of potential case closure for this site under the LTCP.

In June of 2013, according to the CV-RWQCB LTCP checklist, prepared and posted on the GeoTracker website by the CV-RWQCB, closure was not granted. PG&E is preparing a detailed analysis of the UST case and a formal request for closure for submittal to the CV-RWQCB in Fall of 2013. If the CV-RWQCB does not grant closure for this site, then according to the LTCP process, the request will then be reviewed by the SWRCB. PG&E does not expect a final determination until late 2014.

Environmental Studies have been conducted on the property, along with School Street to the west and on the Sonora High School property to the west of School Street, starting in 1988 and have continued intermittently through 2012. The results of those studies are summarized in two documents, along with a comprehensive document archive, the Feasibility Study/Corrective Action Plan (FS/CAP), August 2011, and the Excavation Design Investigation Report, March 16, 2012. They reports can be found on the RWQCB GeoTracker website and at the Tuolumne County Library, 480 Greenley Road, Sonora.

A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency:

This property would not be suitable for a transit-oriented development.

A brief history of previous development, proposals and activity, including the rental or lease of the property:

Except as discussed above, there is no record of development proposals or activity for this site.

Recommended Disposition:

Retained for governmental use and transferred to the City of Sonora upon approval by the Oversight Board and DOF.

ATTACHMENTS

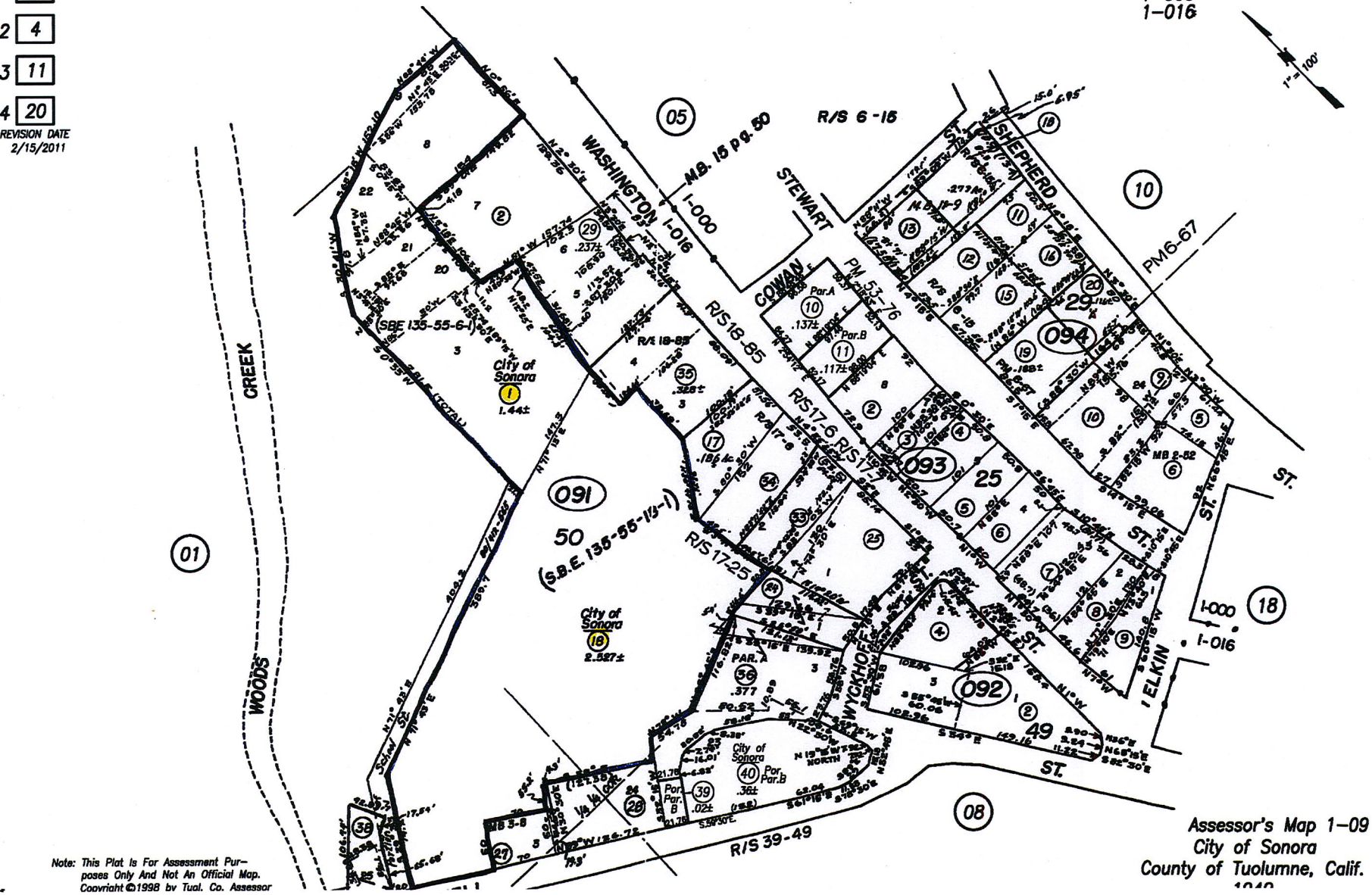
- APN Map
- Location Map
- Site Map
- Site Photographs

091 40
092 4
093 11
094 20
REVISION DATE
2/15/2011

POR. N 1/2 SEC. 36 T.2 N., R.14 E., M.D.B.&M.

Tax Rate Area
1-000
1-016

1-09



Note: This Plat Is For Assessment Purposes Only And Not An Official Map.
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Assessor's Map 1-09
City of Sonora
County of Tuolumne, Calif.
1949

Sonora High School
Public Works and
Public Safety Facility
© 2013 Google
Imagery Date: 6/10/2012 37°59'24.17"N 120°23'05.75" W elev 1820 ft eye alt 3886 ft
Google earth
1998

Administration Building
Garage/Shop Building
Google earth
1998
Imagery Date: 6/10/2012 37°59'20.43" N 120°23'08.75" W elev 1821 ft eye alt 2631 ft

ADMINISTRATION BUILDING

GARAGE/SHOP BUILDING