

## 3295 Castro Valley Boulevard



### Background Information

Map Reference	6
Address	3295 Castro Valley Boulevard Unincorporated Castro Valley, CA
Assessor Parcel Number(s)	084A-0040-018-04
Lot Size	44,900 sf
No. of Buildings	1
Building Area	24,375 sf
Acquisition Date	4/8/11
Purchase Price	\$2,797,000
Current Zoning	Castro Valley Central Business District Specific Plan, Sub Area 7, Intensive Retail with Offices and High Density Residential allowed to rear or upper stories
Current Use	Vacant
Purpose of Acquisition	Approved Redevelopment Plan Project with full building renovation or reconstruction, and new retail/commercial occupancy.

### Estimate of Current Property Value

Estimated Current Value	\$950,000
Date of Estimated Current Value	Jan 8, 2013
Value Basis	Appraisal
Proposed Sale Value	TBD
Proposed Sale Date	Spring 2014

### Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes
If Yes, indicate amount of Agency's Annual rent/lease income?	\$30,000 via temporary lease, August - October, 2011. \$35,000 via temporary lease, August - October, 2012. \$35,000 via temporary lease, August - October, 2013. Planned 2013 Temporary Lease to be heard by the Oversight Board July, 2013.
If yes, describe contractual requirements for use of income.	None

## 3295 Castro Valley Boulevard

### Environmental History of Contamination / Remediation

Have any environmental tests or assessments been performed on the property?

In August, 2010 asbestos was found in the roof; roof was abated and re-roofed. Other parts of the building were not tested but due to the age, it is assumed that asbestos will be found elsewhere.

Phase I Analysis was completed in September, 2010 for hydrocarbons, soil contamination, water contamination and LCM/ACM (Lead Containing Material / Asbestos Containing Material). Lead based paint has not been tested for, but based on the age of the building expected to be found at minimum on exterior paint. Abatement or encapsulation will be necessary. Further testing needed. Asbestos containing materials exist in building although some abatement has been done since 1996. Abatement or encapsulation will be necessary. Further testing needed. Hydraulic piston freight elevator has the potential to have leaked into building and surrounding soil, or may in the future. Property includes a foundation dewatering system which pumps water directly into the storm drain system. See Phase II below.

Phase II Analysis (Limited investigation report) was completed October 2010; soil gas sampling; soil and grab ground water sampling; sump pump water sampling; testing determined the ground table water to be contaminated, likely from historical up-gradient dry cleaning solvents; permit from State Regional Water Quality Control Board (RWQCB) obtained; pretreatment system for sump pump water installed in 2011. Water testing within acceptable range, continues to be monitored on a quarterly basis and reported to RWQCB.

### Previous Development Proposals

Describe any previously proposed or solicited development plans for the property, including any short term and or long term lease/rental arrangements.

Property has been actively marketed since acquisition, both via an RFP process and wide informal solicitations. A leading candidate was identified in June, 2012. A Disposition and Development Agreement is currently being drafted and negotiated, in anticipation of Long Range Property Management Plan Approval. This site is intended to be developed in conjunction with the Shared Parking Lot property as described under 20853 Wilbeam Avenue (map reference #5).

**3295 Castro Valley Boulevard**

**Reuse Assessment and Recommended Action**

Describe potential Community Benefit	Conveying to a developer or commercial user will realize a key redevelopment objective of infill retail development at a long dormant property in a central business district location.
Describe the property's potential for transit oriented development	Low. Property is to be used in conjunction with the 20853 Wilbeam Avenue property, and three other private commercial parcels, to construct a Shared Parking Lot facility, all located three blocks from the Castro Valley BART station and on AC Transit's #32 bus line.
Describe the reuse potential of the property in terms of advancing the Successor's Agency's planning objectives	<p>The project is identified as an economic development goal in the Five Year Implementation Plan for FY 9/10 – 13/14, approved June 30, 2009.</p> <p>The Redevelopment Plan for Eden Area Redevelopment Project, adopted 7/11/00, Section II.A. "Development in Project Area", pg 6, says, "Encourage development according to the General Plan", and "Encourage investment in the Project Area by the private sector", and "Encourage and expand shopping facilities in the Project Area by encouraging the development of new commercial uses and the rehabilitation of existing commercial uses ..." Pg 7 says, "Enhance and expand shopping facilities in the Project Area by encouraging the development of new commercial uses..."</p> <p>Section III.F.1., "Redevelopment Implementation, Castro Valley Sub-Area", pg 24 says, "Develop a downtown Castro Valley revitalization strategy", and "Implement a business recruitment and retention program."</p>
AB 1484 / Recommended action:	Approved Redevelopment Plan Project; future use is sale to and development by private enterprise.