

TARA BUSINESS PARK
South of Rt. 120/Manteca Bypass on McKinley Avenue (San Joaquin County)
JOBS OPPORTUNITY ZONE PROPOSAL SUMMARY

Proposer

City of Manteca

Private Sector Partner

AKF Development LLC

Zone Characteristics

This employment zone proposal would develop 485 acres in the City of Manteca. The site is located south of Route 120, on the east and west sides of McKinley Avenue. The surrounding land uses include residential, commercial recreation, mining, and agriculture.

Existing Jobs/Housing Imbalance

According to the 2000 Census, Manteca has 16,937 housing units, a 21% increase over 1990. With a population of 15,393, Manteca has a jobs/housing ratio of .9 jobs for each housing unit.

Development Proposal

The sponsors propose that the site be developed as general commercial land uses (on 57 acres) and 4.6 million square feet of professional multi-story office buildings, low rise R&D facilities, light manufacturing buildings, and industrial facilities. The property within the site is currently zoned for the proposed use. The City of Manteca has commissioned the preparation of a Specific Plan for the larger southwest area of the city, including the Tara Business Park. Construction of the business-park is scheduled to begin in 2003 and the first businesses are scheduled to occupy the park in late 2003 or 2004.

Incentives Requested

The proponents of this project would ask the IRP's assistance in creating incentives, including, among others:

- Tax Increment Financing to provide resources for infrastructure.
- Priority consideration in the allocation of regional and state transportation funding, for example, to construct a new interchange at McKinley Avenue.
- Permit fast tracking by state and regional agencies.
- Tax credits for development of employment centers.
- Marketing assistance in promoting the center.
- Rebates for workers that do not commute or who rideshare.

Performance Measurements

The proponents of this project estimate that in 5 years, between 5,000 and 10,000 persons could be employed at the business-park.