

Successor Agency to the Redevelopment Agency of the City of Santa Barbara
Calle Cesar Chavez Parcels
Long-Range Property Management Plan

Pursuant to State of California Health and Safety Code section 34191.5 (c), below details the Long-Range Property Management Plan (LRPMP) of the Successor Agency to the Redevelopment Agency of the City of Santa Barbara for the Calle Cesar Chavez Properties and is inclusive of all of the elements required in a LRPMP as well as supporting documentation. The elements of the Property Management Plan are listed below in italics and addressed in the order that they appear in the statute.

Property Inventory (Health and Safety Code § 34191.5(c)(1):

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

The Redevelopment Agency acquired from Spumoni Holding Company in April 2001 at a cost of \$2,872,815. Current value of the property is not known.

APN	Acquisition Date	Official Document	Acquisition Value	Current Estimated Value
017-113-029, 017-113-030, 017-113-034, 017-113-035	April 23, 2001	2001-0029695	\$2,875,815	See Section D

(B) The purpose for which the property was acquired.

Agency purchased these properties as an opportunity acquisition for future redevelopment activities to eliminate visual blight and to enhance the for project area with a public benefit development in accordance with the Redevelopment Plan.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

APN	Address	Lot Size (sq. ft.)	Zoning	General Plan Designation
017-113-029	125 S. Calle Cesar Chavez	22,535	M-1/SD-3*	Industrial
017-113-030	145 S. Calle Cesar Chavez	29,378	M-1/SD-3	Industrial
017-113-034	110 S. Quarantina Street	29,555	M-1/SD-3	Industrial
017-113-035	114 S. Quarantina Street	23,327	M-1/SD-3	Industrial

*= Light Manufacturing / Coastal Overlay Zone

The Local Coastal Plan has the recommended use as general “Industrial.” The properties are encumbered with a requirement to provide 20 parking spaces to serve the Casa Esperanza Homeless Shelter. The encumbrance serves the Casa Esperanza Conditional Use Permit and will remain on title for the duration of the Conditional Use Permit.

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The Successor Agency does not have a current value attributed to the property.

(E) An 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 property is essentially vacant. There are no leases, rental or other revenues generated by the property.

Successor Agency to the Redevelopment Agency of the City of Santa Barbara
Calle Cesar Chavez Parcels
Long-Range Property Management Plan

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Historically, the site was owned by Union Pacific Railroad and occupied by light industrial uses including car salvage, auto repair, drum storage, and the storage of above ground storage tanks. Consequently, the site has a number of areas with the presence of heavy petroleum hydrocarbons in the upper two feet of soil. Remediation efforts would be required if a development required significant soil disturbance. The following reports are included as Exhibits: Limited Soil and Groundwater Assessment – June 19, 2000; Evaluation of Wetland Status and Regulatory Constraints – June 2000; Update of Previous Biological Resource Report for a Drainage on Parcel 017-113-030 Near Calle Cesar Chavez – June 2006; and Phase I Archaeological Resource Survey – April 28, 2007.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

The property is zoned M-1 / S-D-3 (Light Manufacturing / Coastal Overlay Zone) and housing development is prohibited (unless incidental to use of land). The regional Amtrak Train Depot and Greyhound Bus Center are located approximately $\frac{3}{4}$ of a mile west of the subject properties. The site would not afford itself to development as a transit-oriented development.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

Since acquisition by the former Redevelopment Agency there have been no formal plans to develop the property. The Redevelopment Agency conducted a Request for Proposal process but that process was halted prior to selecting a proposal. A number of development ideas have been proposed in the past including: pSchool District Maintenance and Operations Facility, Santa Barbara Community Arts Workshop, Homeless Day Center Parking, Recreational Facilities, Light Industrial / Business Incubator, Fisherman's Storage, Fiesta Float Storage, Carriage Museum / Old Spanish Days Relocation, and RV Parking. As stated in Section C of this Plan, the property is encumbered with the requirement that 20 parking spaces to serve be Casa Esperanza Homeless Shelter be located on the property in accordance with the Casa Esperanza Condition Use Permit.

Use and Disposition (Health and Safety Code § 34191.5(c)(2):

Address the use or disposition of all of the properties in the trust. Permissible uses include 1) the retention of the property for governmental use pursuant to subdivision (a) of Section 34181, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

- A. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.***
- B. If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subparagraph (A), the proceeds from the sale shall be distributed as property tax to the taxing entities.***

Successor Agency to the Redevelopment Agency of the City of Santa Barbara
Calle Cesar Chavez Parcels
Long-Range Property Management Plan

C. Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.

Use and Disposition of Property (Health & Safety Code § 34191.5(c)(2))

By way of submitting this Long-Range Property Management Plan, the Successor Agency to the Redevelopment Agency of the City of Santa Barbara has addressed the disposition and use of the real properties of the former redevelopment agency and proposes that these properties be liquidated.

Exhibits

- Exhibit A – Map of Calle Cesar Chavez Properties
- Exhibit B - Limited Soil and Groundwater Assessment – June 19, 2000
- Exhibit C - Evaluation of Wetland Status and Regulatory Constraints – June 2000;
- Exhibit D - Update of Previous Biological Resource Report for a Drainage on Parcel 017-113-030 Near Calle Cesar Chavez – June 2006
- Exhibit E - Phase I Archaeological Resource Survey – April 28, 2007