

**Successor Agency to the Redevelopment Agency of the City of Santa Barbara  
 Railroad Depot Regional Transportation Center  
 Parcels Designated for the Children’s Museum of Santa Barbara  
 Long-Range Property Management Plan  
 April 2013**

This Long-Range Property Management Plan (LRPMP) for the Railroad Depot Regional Transportation Center parcels designated for the Children’s Museum of Santa Barbara (“subject parcels”) includes all of the elements required pursuant to Health and Safety Code § 34191.5(c) as well as supporting documentation. For ease of reference, the elements of the LRPMP are listed below in italics and addressed in the order they are listed in the statute.

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

The Railroad Depot Regional Transportation Center is comprised of nineteen (19) parcels which were formerly owned by the Redevelopment Agency of the City of Santa Barbara and are currently in the Community Redevelopment Trust Fund, which was established to serve as the repository of the former Redevelopment Agency’s real properties. This LRPMP focuses on the four parcels within the Railroad Depot Regional Transportation Center that are approved for development with the Children’s Museum of Santa Barbara. The subject parcels include Assessor’s Parcel Numbers (APNs) 033-010-012, 033-042-016, 033-075-012 and 003-075-014 (refer to Exhibit A – Map).

*(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 subject parcels include Assessor’s Parcel Numbers (APNs) 033-010-012, 033-042-016, 033-075-012 and 003-075-014.

APNs 033-010-012, 033-042-016, 033-075-012 were acquired from a private party by the Redevelopment Agency of the City of Santa Barbara (RDA) on June 21, 1995. [See Exhibit B – Grant Deed, Instrument #95-033463.] The value of these three parcels at the time of acquisition is not known as these parcels were acquired by the RDA as part of a transaction that involved four other nearby parcels. The subject parcels comprise approximately 0.69 acre of the total 4.82 acres that were transferred, but only a portion of the property was buildable. The total sale price of all of the property acquired from the private party was \$3,600,000. [See Exhibit C – Redevelopment Agency Proceedings, June 13, 1995]

APN 033-075-014 is an approximately 403 square foot portion of former public right-of-way which was owned in fee by the City of Santa Barbara. This portion of right-of-way and other surrounding right-of-way was vacated and transferred to the Redevelopment Agency on January 17, 1997. [See Exhibit D – Records of Abandonment of Right-of-Way and Conveyance to RDA.] The value at acquisition of APN 033-075-014 is unknown as it was conveyed by the City of Santa Barbara to the RDA at no cost and no appraisal was done at the time of conveyance, nor has an appraisal been done since.

| APN         | Acquisition Date | Official Document           | Acquisition Value  | Current Estimated Value     |
|-------------|------------------|-----------------------------|--|-----------------------------|
| 033-010-012 | June 21, 1995    | Grant Deed<br>No. 95-033463 | The Redevelopment Agency of the City of Santa Barbara purchased these three lots as part of a larger transaction | Negligible. See Section (D) |
| 033-042-016 | June 21, 1995    |                             |  | Negligible. See Section (D) |

|             |                  |                          |  |                             |
|-------------|------------------|--------------------------|--|-----------------------------|
| 033-075-012 | June 21, 1995    |                          | that included a total of seven parcels from a private party for \$3,600,000.                           | \$2.1-3 M. See Section (D)  |
| 033-075-014 | January 17, 1997 | Grant Deed No. 97-002986 | Unknown – vacated right-of-way conveyed by City of Santa Barbara to RDA at no cost (no appraisal done) | Negligible. See Section (D) |

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

The subject parcels are part of the Santa Barbara Railroad Depot Regional Transportation Center. The purpose of the acquisition of the Depot property, including the subject parcels, was for the consolidation of the Depot property for the purposes of the restoration of the Historic Railroad Depot. Restoration of this property provides a regional transportation center, with increased parking and other public services necessary to eliminate blight and the conditions that foster blight. APN 033-010-012 contains the historic Signalman’s Building. This building is part of the area of potential effect for the Railroad Depot and is eligible for listing in the National Register of Historic Places as a contributing building to the Train Depot Complex’s significance as a major freight and passenger enterprise.

Development of the subject parcels with a Children’s Museum will contribute to and enhance this area and serve an important community need, which is currently unmet.

The subject parcels, with the exception of APN 033-075-014, were acquired by the RDA in June 1995 from a private property owner using Redevelopment Bond and State Railroad Bond (Proposition 108 and 116) funds. The Department of Transportation (DOT) Railroad bonds limit the uses of the property to those that support the transportation use. The DOT issued bond funds for the express purpose of having the Historic Depot transferred into public ownership by the City of Santa Barbara. The DOT supports the construction of the Children’s Museum on the property and confirmed that such a use was appropriate on the property acquired with Rail Bond funds. [See Exhibit E – January 10, 2008 email correspondence from DOT to Redevelopment Agency.]

The City conveyed several portions of vacated streets adjacent to the Railroad Depot property, including APN 033-075-014, to the RDA in 1997 based upon a finding that the parcels were integral and necessary for the RDA’s redevelopment of the Railroad Depot.

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

The subject parcels are identified as 125 State Street in the City of Santa Barbara (note: only APN 033-075-012 is officially addressed).

The gross lot area is approximately 30,395 square feet. East and westbound railroad tracks lie on a portion of the subject parcels making the usable lot area approximately 22,343 square feet. [See Exhibit G – Hammock, Arnold, Smith & Company appraisal, dated September 5, 2012.]

The subject parcels are zoned HRC-2/S-D-3 (Hotel & Related Commerce-2/Coastal Overlay Zone) pursuant to the City of Santa Barbara Municipal Code Title 28 (Zoning Ordinance). The General Plan land use designation of the subject parcels is Ocean Related Commercial/Medium High Residential (15-27 du/ac) and the Redevelopment Plan land use designation is Tourist Related Commercial. Pursuant to the HRC-2 zoning designation, potential uses on the subject parcels include hotels; recreational equipment rental stores; small (less than 2,500 sq. ft.) stores that sell liquor, groceries and food; specialty and gift shops; art galleries; bait and tackle shops, sale of boats, marine supplies and related equipment; or other visitor-serving or commercial

recreational uses deemed appropriate by the Planning Commission. Residential use is prohibited on these parcels.

| APN         | Address             | Lot Size<br><i>Approximate</i> | Zoning   | General Plan Designation                           | Local Coastal Plan Designation |
|-------------|---------------------|--------------------------------|--|--|--------------------------------|
| 033-010-012 | No official address | 7,926 s.f.                     | HRC-2/S-D-3<br><i>(Hotel &amp; Related Commerce 2 / Coastal Overlay)</i> | Ocean Related Commercial / Medium High Residential | Hotel and Related Commerce II  |
| 033-042-016 | No official address | 126 s.f.                       |  |  |                                |
| 033-075-012 | 125 State Street    | 21,940 s.f.                    |  |  |                                |
| 033-075-014 | No official address | 403 s.f.                       |  |  |                                |

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

The appraised value of the subject parcels is estimated at \$2,100,000 - \$3,000,000, pursuant to studies completed in 2012, after the Children’s Museum Project was entitled. [See Exhibits F – Schott & Company appraisal, dated August 31, 2012 and G – Hammock, Arnold, Smith & Company appraisal, dated September 5, 2012.]

*(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 subject parcels are currently vacant, with the exception of the historic Signalman’s Building and a portion of the railroad tracks, and are not currently rented or leased. Therefore, this property does not currently generate any revenue.

The appraised market rental value of the subject parcels is estimated at \$136,500 - \$195,000 per year pursuant to studies completed in 2012, after the Children’s Museum Project was entitled. [See Exhibits F – Schott & Company appraisal, dated August 31, 2012 and G – Hammock, Arnold, Smith & Company appraisal, dated September 5, 2012.]

The Children’s Museum of Santa Barbara, a non-profit organization, and the RDA entered into a Memorandum of Understanding (MOU) on April 29, 2009 in which the RDA stated its intent to enter into a long-term lease of the subject parcels to allow the operation of a Children’s Museum on the property. [See Exhibit H – Memorandum of Understanding No 516.] Because the property will be leased to a non-profit organization for the operation of a Children’s Museum, which will provide significant benefits to the community, including the local education system, the lease rate would be negligible, likely \$1 per year. There are no existing contractual requirements for the disposition of the lease funds.

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

A Phase II Environmental Site Assessment and Remedial Excavation Report (ESA) was completed by Rincon Consultants in July 2009 as part of the RDA’s Site Remediation project for the subject parcels. The ESA detected the presence of elevated concentrations of total lead, soluble lead, total extractable petroleum hydrocarbons (TPH), and polynuclear aromatics (PNAs) in the soil samples collected. The report states, “It is our belief that the contamination can be primarily attributed to the use of the property by the Southern Pacific Railroad. Based on the large amount of burned and unburned railroad related debris, it appears that the railroad company dumped broken and used items at the subject property. Other potential sources of the lead contamination include aerially deposited lead from the former use of the site as a used car lot and

parking lot (and from adjacent streets) and lead from paint flaking from the old State Street Hotel structure. Other potential sources for the TPH contamination are the asphalt and potential spraying for weed control by the railroad. The PNAs are likely the result of burned debris.” [See Exhibit I – Phase II Environmental Site Assessment, dated July 15, 2009.]

The RDA developed a remedial action plan for the property, which involved excavation of soil to depths of over six feet below grade. All excavated areas were backfilled with clean imported fill material and covered with a 4-inch thick layer of mulch, extended three feet beyond the disturbed area. This work was completed in August 2010.

The RDA contracted with TRAK Environmental Group to provide an independent review of the project summary report prepared by Rincon Consultants, Inc. TRAK concurs with the Rincon findings that, “The remedial excavation has removed soils impacted with lead, TEPH, and PNA concentrations exceeding site cleanup goals.” Additionally, the TRAK memo accurately describes the Children’s Museum project, which is now entitled on the site in that there is limited exposed soil and that the majority of the site consists of the structure and hardscape. Further, the required foundation construction methods will include a minimum of five feet of compacted soil below the proposed mat foundation system. The mat foundation system also consists of a six to eight inch concrete slab. [See Exhibit J – TRAK Environmental Group Third Party Review letter, dated August 9, 2010.]

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

The Successor Agency has not adopted planning objectives, but looks to the Redevelopment Agency’s Central City Redevelopment Project Area Plan and the Redevelopment Plan’s required Five Year Implementation Plan for direction. The Redevelopment Agency of the City of Santa Barbara adopted a 2010-2014 Implementation Plan which identifies the Children’s Museum development on the subject parcels for future development as a Cultural Arts Development that benefits the Project Area and the community culturally, socially, and economically. (Implementation Plan page 5-7.)

The Redevelopment Plan (last amended June 6, 2006) states that the intent and purpose of its Land Use Plan is:

- 1) to encourage harmonious environmentally compatible and economically efficient land uses throughout the Project Area, thereby achieving functional, economic and visual order;
- 2) to coordinate such land uses and the accompanying standards, controls and regulations with existing City controls and review processes; and
- 3) to create an economically viable central core that offers an attractive and pleasant environment. (Redevelopment Plan, Sec. 503.)

The planned use of the subject parcels for development of a Children’s Museum and preservation of the existing historic Signalman’s Building on the property will further the stated intent in the Redevelopment Plan as planned in the Five-year Implementation Plan.

The unanimously approved and fully entitled Children’s Museum development has been thoroughly reviewed by City decision-makers and the public and is designed to fit harmoniously within the fabric of the Railroad Depot and surrounding waterfront area, respecting the historic character of the area and offering a unique facility open to the general public and serving and enhancing the local educational system. The Children’s Museum will also draw visitors to the area, serving as an economic stimulus for lower State Street, generating revenue for adjacent businesses and tax dollars for the City and State, and creating much needed jobs. The

project will also preserve and protect the historic Signalman's Building, respecting this important piece of history.

The subject parcels are part of the Santa Barbara Railroad Depot property. The purpose of the acquisition of the Depot property, including the subject parcels, was for the consolidation of the Depot property for the purpose of restoration of the Historic Railroad Depot. Restoration of the Depot, which was completed in 1999, established a regional transportation center serving the needs of local residents and visitors. In addition to Amtrak service, the Depot now also houses the local Greyhound bus terminal.

The Children's Museum was entitled for development on the subject parcels in October 2011. The Museum is a transit-oriented development that will take advantage of the regional transportation center, enhance the Depot and waterfront area, and serve an important unmet community need. Pursuant to its conditions of approval, the Children's Museum will encourage use of alternative transportation by offering discounted admission to visitors who traveled to the Museum using alternative modes of transportation (including the train) and will work with Amtrak to provide discounted admission with Amtrak travel packages. The Museum is also required to implement a Transportation Demand Management Program (TDMP) to encourage alternative modes of transportation. The TDMP will include provisions such as:

- Appointing a Transportation Demand Management (TDM) Administrator responsible for providing alternative mode incentives;
- Annual reporting to the City Community Development Director and Transportation Manager of the number of users, marketing techniques and program results;
- Providing Metropolitan Transit District (MTD) bus passes or the equivalent for employees who request them free of charge for travel to and from work; Posting bus routes and schedules in a centralized location accessible to the public and employees;
- Informing employees of and encouraging participation in Traffic Solutions' Ride-Sharing Program or similar successor programs;
- Providing an onsite location for employees to have lunch to reduce employee traffic trips during shifts;
- Providing at least 18 bicycle parking spaces on the leased area;
- Offering incentives to the museum patrons and employees that may include but are not limited to:
  - Discount admission with proof of alternative transportation (bike, bus, trolley, train),
  - Travel packages with Amtrak that include discounted admission,
  - Incentives for staff to purchase bicycles, and
  - Incentives for employees who carpool.

Additionally, the Children's Museum is required to implement a Visitor Information Program subject to approval of the City Transportation Manager, which will include provisions such as:

- Providing links to alternative transportation sites on the museum website;
- Providing information to visitors (prior to them coming) regarding alternative transportation available in Santa Barbara;
- Providing alternate transportation schedules and maps to prospective visitors;
- Providing visitors with information on alternative transportation modes, schedules, and maps of access to the Central Business District, beach area and other local and regional points of interest;
- Establishing partnerships with nearby venues such as the Sea Center, Maritime Museum and Santa Barbara Zoo to jointly market their facilities and to promote alternative transportation and linked trips between the facilities.

In addition to its transit-oriented benefits, the Children’s Museum will serve an important unmet need in the community and enhance the educational opportunities available to local youth and families. In order to ensure access for all members of the community, the Museum will offer monthly free days for local residents. The Children’s Museum will partner with youth-serving agencies and organizations (“Partner Agencies”) which may include but are not limited to: Boys & Girls Clubs; Girls, Inc.; Santa Barbara Housing Authority; First 5 Santa Barbara County; Family Service Agency; Community Action Commission; Storyteller; A-OK Program; and Carpinteria Main School Family Center, to offer the following:

- Free admission for youth groups during afterschool hours;
- Camp scholarships to disadvantaged youth recommended by its Partner Agencies annually;
- Free Family Passes for distribution by its Partner Agencies to needy families annually;
- Community service credits for volunteering available to middle school students recommended by Partner Agencies;
- Paid positions for high school students recommended by Partner Agencies; and
- Designated free days for clients of Partner Agencies (i.e., Storyteller Family Day).

The Children’s Museum will offer the following to local schools and teachers:

- Discounted school field trip programs for Title 1 public elementary schools in Santa Barbara County (it is estimated that 60% or 9,000 school children will receive this discount annually);
- Free Family Passes to all school children attending Children’s Museum school programs allowing children to return to the museum with their families; and
- Children’s Museum internships eligible for college credits for Santa Barbara City College, Westmont, and University of California Santa Barbara students.

Further, the Children’s Museum will serve as an example of sustainable design by meeting or exceeding the Santa Barbara Built Green Two-Star level requirements and pursuing Leadership in Energy and Environmental Design (LEED) Gold certification. The project will also preserve the historic Signalman’s Building on the property, including providing onsite commemoration of the building’s history, function, and association with the Santa Barbara Train Depot and the Southern Pacific Railroad. [See Exhibit K – Children’s Museum Project conditions of approval.]

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

Historical sources indicate that the subject property was developed with a residential structure and a structure used as a public store from at least 1892 to 1901, was vacant land from at least 1907 to 1928, was developed with the Signalman’s Building in 1930 that remains today, was developed with a storage structure near the northwestern corner of the subject property per the 1930-1950 Sanborn map, and was developed with a small structure adjacent to Kimberly Avenue and a dirt parking lot across the extent of the property from at least 1966 to 1975. The subject property appears to have been vacant with the exception of the Signalman’s Building from 1982 to the present. An automobile sales lot existed on the subject property from at least 1962 to the late 1970s.

The subject parcels are part of the Santa Barbara Railroad Depot Property, which was acquired by the RDA using State Rail Bond (Proposition 108 and 116) and Redevelopment Bond funds in 1995. The Santa Barbara Railroad Depot Restoration Project, including rehabilitation of the historic railroad depot and surrounding property, was completed in 1999. The subject parcels were originally planned to be used as a parking lot. However, the RDA later recognized the adequacy of the parking provided on the north side of the railroad

tracks and began exploring other potential uses of the property. The property has not been rented or leased since it was acquired by the RDA.

On October 6, 2011, the City Planning Commission unanimously approved entitlements to build the Children's Museum on the subject parcels. On October 25, 2011, the City Council unanimously approved the Museum's designation as a Community Priority Project for the purposes of complying with the City's non-residential growth management regulations. The Children's Museum of Santa Barbara will be an approximately 16,700 square foot building with educational exhibits and activities focused on science, technology, engineering, math, and the arts for adults and children of all ages. The Children's Museum has established relationships with many youth-serving agencies and organizations in the region and will provide critical support service to these organizations as well as local schools for free.

**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.*

*(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.*

By way of submitting this Long-Range Property Management Plan, the Successor Agency to the City of Santa Barbara has addressed the disposition and use of the four Railroad depot properties discussed herein and determines that in accordance with Section 34191.5(c)(2)(A), the real property should transfer, at no cost, to the City of Santa Barbara for use as a project identified in an approved redevelopment plan. Once transferred to the City, the property will be leased under a long-term ground lease at a rental rate of \$1 per year to the Children's Museum for the development and operation of a Children's Museum.

Exhibits

Exhibit A – Map of Subject Parcels

Exhibit B – Grant Deed (Instrument #95-033463) transferring property to RDA

Exhibit C - Redevelopment Agency Proceedings, June 13, 1995

Exhibit D - Records of Abandonment of Right-of-Way and Conveyance to RDA

Exhibit E - January 10, 2008 email correspondence from DOT to Redevelopment Agency

Exhibit F - Schott & Company appraisal, dated August 31, 2012

Exhibit G - Hammock, Arnold, Smith & Company Appraisal of 125 State Street, dated September 5, 2012

Exhibit H - Memorandum of Understanding No. 516

Exhibit I – Phase II Environmental Site Assessment, dated July 15, 2009

Exhibit J – TRAK Environmental Group Third Party Review letter, dated August 9, 2010

Exhibit K– Children's Museum Project conditions of approval

Exhibit L – Central City Redevelopment Project Implementation Plan 2010-2014, cover and pgs 5-7.