

RESOLUTION NO. OB-2014 - 03

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO AB 1484 SECTION 34191.5 FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY

WHEREAS, pursuant to Health and Safety Code Section 34173(d), the City of Santa Maria elected to become the Successor Agency to the dissolved Redevelopment Agency (RDA) of the City of Santa Maria; and

WHEREAS, pursuant to Health and Safety Code Section 37173(g), the Successor Agency is a separate and legal entity from the City; and

WHEREAS, the Oversight Board is the Successor Agency's oversight board pursuant to Health and Safety Code Section 34179(a); and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long Range Property Management Plan (LRPMP) that addresses the disposition and use of the real properties of the former RDA; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Successor Agency's Oversight Board and the State Department of Finance (DOF) for approval no later than six months following the issuance to the Successor Agency of the Finding of Completion pursuant to Health and Safety Code Section 34179.7;

WHEREAS, the Successor Agency staff prepared a LRPMP that contained all the information required under Health and Safety Code Section 34191.5;

WHEREAS, the Oversight Board approved the LRPMP on October 24, 2013 and subsequently the Recording Secretary submitted it to the DOF on October 25, 2013; and

WHEREAS, the DOF has requested that revisions be made to the LRPMP, that the amended LRPMP be approved by the Oversight Board, and the approved amended LRPMP be submitted to the DOF for final approval;

NOW, THEREFORE, IT IS HERBY RESOLVED by the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Santa Maria (Oversight Board), as follows:

SECTION 1. **Recitals.** The Recitals set forth above are true and correct and are incorporated into the Resolution by this reference.

SECTION 2. Approval of the Amended LRPMP. The Oversight Board hereby approves and adopts the amended LRPMP in substantially the form attached to this Resolution as Exhibit 1.

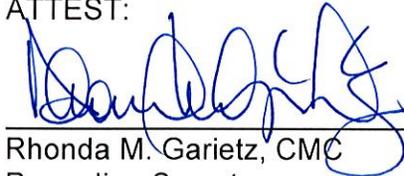
SECTION 3. Transmittal of the Amended LRPMP. The Recording Secretary is hereby authorized and directed to submit the amended LRPMP to the State Department of Finance (DOF) for approval, and post the approved amended LRPMP on the Successor Agency's website.

PASSED AND ADOPTED at a special meeting of the Oversight Board held this 16th day of October, 2014.



Richard J. Haydon
Board Chair

ATTEST:



Rhonda M. Garietz, CMC
Recording Secretary

APPROVED AS TO FORM:

By: 
Oversight Board Legal Counsel

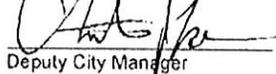
By: 
Deputy City Manager

Exhibit 1 – Amended Long Range Property Management Plan

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF SANTA MARIA)

I, **RHONDA M. GARIETZ, CMC**, Recording Secretary of the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Santa Maria, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of **Resolution No. OB-2014-03** which was duly and regularly introduced and adopted by said Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Santa Maria at a special meeting held **October 16, 2014**, and carried by the following vote:

AYES: **Board Members Miller, Secord, Tognazzini, Visé, and Chairperson Haydon.**

NOES: **None.**

ABSENT: **Board Member Bahl and Board Member Paul**

ABSTAIN: **None.**



Recording Secretary of the Oversight Board of the
Successor Agency to the Redevelopment Agency
of the City of Santa Maria



**Successor Agency to the
Redevelopment Agency of
the City of Santa Maria**

LONG RANGE PROPERTY MANAGEMENT PLAN



**October 2013
AMENDED OCTOBER 16, 2014**

EXHIBIT 1

HISTORY OF THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA MARIA

On August 16, 1957, the City Administrator of the City of Santa Maria presented a report to the City Council titled "Urban Renewal in Western Cities." The report suggested that the creation of a redevelopment agency could be used to deal with the problem of urban blight. On June 16, 1958, Mayor Curtis Tunnell presented a report to the City Council titled "Whiskey Row", which described a blighted area in the City. These two reports encouraged City officials to study the issue of redevelopment.

In June, 1958 a consultant was hired. The Retail Merchants Association and the Chamber of Commerce supported the formation of a redevelopment agency for the purpose of eliminating blight and creating a climate of economic growth. On May 18, 1959, the City of Santa Maria passed Resolution No. 1262 declaring a need for redevelopment and Resolution No. 1263 appointing a redevelopment agency for the City of Santa Maria. On July 13, 1959, the newly created agency passed Resolution No. 1 establishing The Redevelopment Agency of the City of Santa Maria (RDA), and Resolution No. 2 establishing a "blighted area" (Whiskey Row, the 100 Block of North Broadway and East Main Street). This blighted area became Project Area No. 1.

Three additional project areas were added during the 1960's and 1970's. Over the four decades from inception, the RDA addressed the problems of neighborhood blight, economic development, senior housing, and low- and moderate-income housing. The major construction and development phase came to a close in 1993 with the completion of the Broadway Pedestrian Bridge. Since 1993, the RDA has been in a maintenance mode, maintaining infrastructure and paying debt service.

FINANCING REDEVELOPMENT

The RDA received financial assistance from the Federal government under the Urban Renewal Program and the Neighborhood Development Program, administered by the U. S. Department of Housing and Urban Development (HUD), from inception through the mid-1970's. Funding for projects began with an advance from the Federal government to the RDA, for planning a project. Upon approval of the project, the Federal government and the RDA would enter into a loan and grant contract for completion of the project. The funds enabled property acquisition, relocation, demolition, site preparation, and construction of public infrastructure. When the project was complete, the RDA would sell the property to private developers, using the sale proceeds to repay the loans. Typically, the Federal government financed two-thirds of a project and the local government financed the remaining

one-third. This one-third match was typically provided, in the form of public infrastructure, by the local government.

In 1952, California voters approved Article XVI, Section 16 of the California Constitution approving a provision in the Community Redevelopment Law, (Health and Safety Code 33000) for tax increment financing. Tax increment is the property tax revenue generated from the increased assessed value of property after redevelopment. Originally, tax increment funds were intended to finance the one-third local match requirement for Federal grants and loans. As Federal programs changed and funding ceased, tax increment revenue became a primary source of funding for redevelopment agency projects.

Bonded debt grew in importance as local governments sought other means of financing redevelopment agency projects. Issuing bonds can involve a variety of financing arrangements between local governments, agencies, and authorities. In 1974, the City of Santa Maria initiated a financing structure in order to issue bonds for redevelopment. Subsequently, the RDA issued or was financially responsible for bonded debt a total of five times. These debt issues were used to either generate construction funds, refinance existing debt, or both.

Under provisions of the California Streets & Highway Code, cities are allowed to create a parking authority with which to provide additional parking facilities within the city. On September 3, 1974, the City of Santa Maria created a parking authority, a separate public entity, for that purpose.

The redevelopment of downtown Santa Maria required private developer agreements with the RDA. These agreements required the RDA to provide parking facilities for use by the public and customers of the commercial development. On February 4, 1975, the Parking Authority of the City of Santa Maria issued \$7.8 million in Parking Revenue Bonds. The parking project, financed by the bonds, consists of a three level, 1,863 space parking garage and surface parking facility. The parking served the development of the Town Center East Mall, a 455,000 square-foot shopping center.

The 1975 Parking Revenue Bonds were defeased (paid off) with the issuance of the \$39.7 million Certificates of Participation (COP's) in 1984. The structure of the 1984 COP's provided funding for three projects: (1) funds were used to defease the remainder of the 1975 Parking Revenue Bonds (\$7,050,000); (2) the debt issuance provided approximately \$18.2 million to redevelop the westside of Broadway (Town Center West shopping center), across from the Town Center East Mall; and (3) a \$7.5 million loan from the City of Santa Maria to the RDA was created for related development projects. The 1984 COP's, were defeased with the issuance of the \$34.8 million COP's in 1986.

CENTRAL PLAZA NEIGHBORHOOD DEVELOPMENT PROGRAM, CALIFORNIA A-1-2 PROJECT

The Central Plaza Neighborhood Development Program, California A-1-2 Project, also known as Project Area IV, encompassed a phased master plan for the economic redevelopment of downtown Santa Maria which includes the Town Center East Mall and Town Center West shopping center.

Town Center East

Resolution No. 201, approved on November 6, 1972, appointed an economic consultant for "Central City Redevelopment Project Calif. A-1-2." This resolution started the project, which was completed in the mid-1990's. Resolution No. 214, approved on November 6, 1972, contains a legal description of Calif. A-1-2 that encompasses Town Center East and West.

The project began in 1973 with the approval of eminent domain procedures; the hiring of architects, engineers, appraisers, and legal counsel; and the acquisition and demolition of properties. On July 16, 1973, Resolution No. 224 approved an agreement with Ernest W. Hahn, Inc. and Rybar Associates for the development of the Town Center East mall and mall shops.

In 1974, land was sold to Sears, Roebuck and Company, and the Santa Maria Town Center Association for development of retail and commercial buildings. On January 21, 1975, Resolution No. 297 approved the sale of land for construction of parking facilities and landscape areas to consummate all agreements for that sale with the Parking Authority of the City of Santa Maria. Subsequently, the Parking Authority sold \$7.8 million in revenue bonds to build Parking Structure A, which is located to the east of the Town Center East Mall.

In 1978, Proposition 13 was passed by the voters in California. Proposition 13 amended the State Constitution, redefined property tax revenues, and decreased tax increment by approximately 60 percent. This reduction severely impacted the RDA's ability to pay bond obligations with tax increment revenues. In 1979, to raise additional tax revenue, the City attempted to establish a Special Assessment Area for Town Center East. The special tax failed by a majority protest by the affected property owners. In 1980, the City attempted to proportion the tax increment shortfall, resulting from Proposition 13, to Town Center East occupants via a "common area maintenance agreement." Ultimately, the agreement failed. In order to pay debt service payments, tax increment shortfalls were subsidized, each year, by the City's General Fund. These subsidies continue today.

In 1989, the City, the RDA, and the Santa Maria Town Center Associates agreed to develop the May Company pad (currently Macy's). In 1993,

Parking Structure B, located north of the Town Center East Mall was completed.

Town Center West

On December 19, 1978, Resolution No. 78-358 approved the general relocation plan and the project relocation plan for the Westside Revitalization Project Area. The Westside Project was postponed as a result of Proposition 13. From 1981 to 1984, there was renewed interest in the Westside Project but little in terms of acquisition and development.

On June 1, 1984, the RDA issued \$39.7 million in COP's to refund the 1975 bond issue and provide \$18.2 million to redevelop the Town Center West area. The construction fund included a \$7.5 million loan from the City to the RDA.

In 1985, acquisition of property began. On January 7, 1986, Resolution 86-1 approved the acquisition of property for exchange with the United States Postal Service to relocate the main post office outside of the RDA project area. The RDA funded construction of a new main facility which is located on Battles Road.

On December 1, 1986, the RDA issued \$34.8 million in COP's to refund the 1984 bond issue. The City contributed \$14.54 million to the RDA for the Town Center West project.

In 1987, site work began on the Mervyn's Department Store. In 1988, the RDA purchased the Ruffoni Building, a professional office building located at 110 South Pine Street. Additional parking lots, Heritage Walk, and the Broadway Pedestrian Bridge were completed in 1992.

The goals and objectives of the Central Plaza Neighborhood Development Project, Central City Project (California NDP A-1-2), were outlined in the Redevelopment Plan adopted August 7, 1972, effective September 7, 1972. The Redevelopment Plan was designed to eliminate and prevent both physical and economic blight in the project area. Both physical and economic blight have been addressed by:

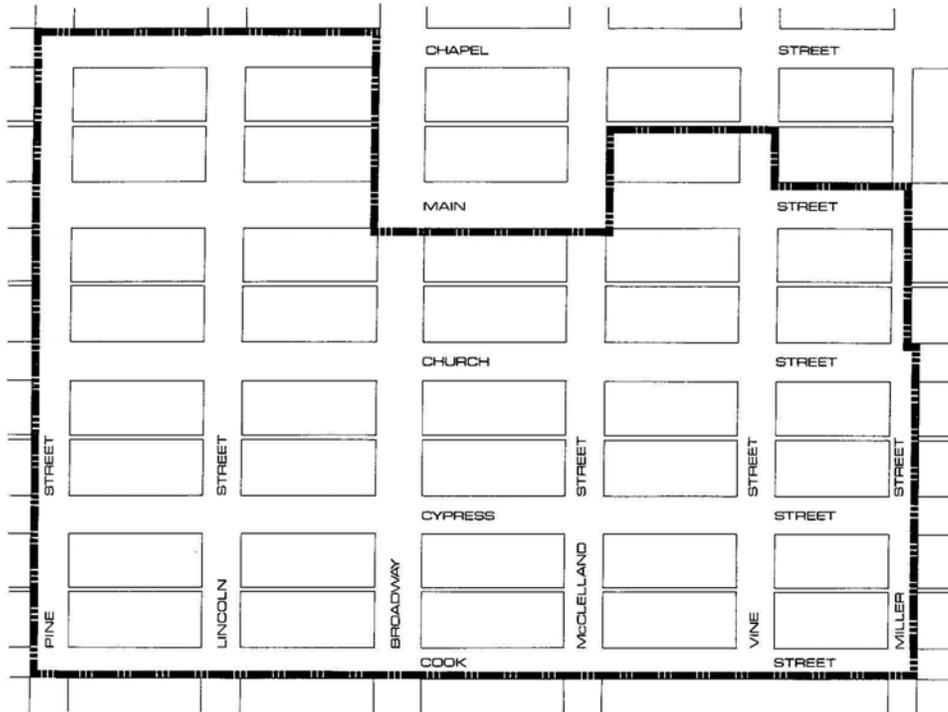
1. Acquisition of certain real property;
2. Demolition or removal of certain buildings and improvements;
3. Relocation assistance to displaced residential and non-residential occupants;
4. Installation, construction or reconstruction of streets, utilities and other public improvements;
5. Disposition of property acquired for uses in accordance with the Redevelopment Plan; and
6. Redevelopment of land by private enterprise or public agencies for uses in accordance with the Redevelopment Plan.

Concerning the provision of public improvements, the Redevelopment Plan specifically stated the following:

“The Agency is authorized to cause, provide, or undertake, or to make provision with any person or public entity for the installation or construction of such public improvements and public utilities either within or outside the Project area as are necessary to carry out this Plan. Such public improvements include, but are not limited to, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, street trees, electrical distribution systems, natural gas distribution systems, water distribution systems, fire hydrants, parks, plazas, motor vehicle parking facilities, landscaped areas, and pedestrian malls.”

The Redevelopment Plan was designed to achieve harmonious development throughout the project area, and thereby a clear sense of functional as well as visual order. At the same time, it has permitted individual developers a wide range of opportunity for variety, flexibility and imagination in developing project land. Specifically, the Redevelopment Plan has provided for public uses such as streets, public parking facilities, pedestrian malls, plazas and landscaped areas; and private commercial uses such as retail stores, offices and service establishments, appropriate for inclusion in a regional commercial complex. The goals and objectives, as outlined originally in 1972, have, by and large, been achieved.

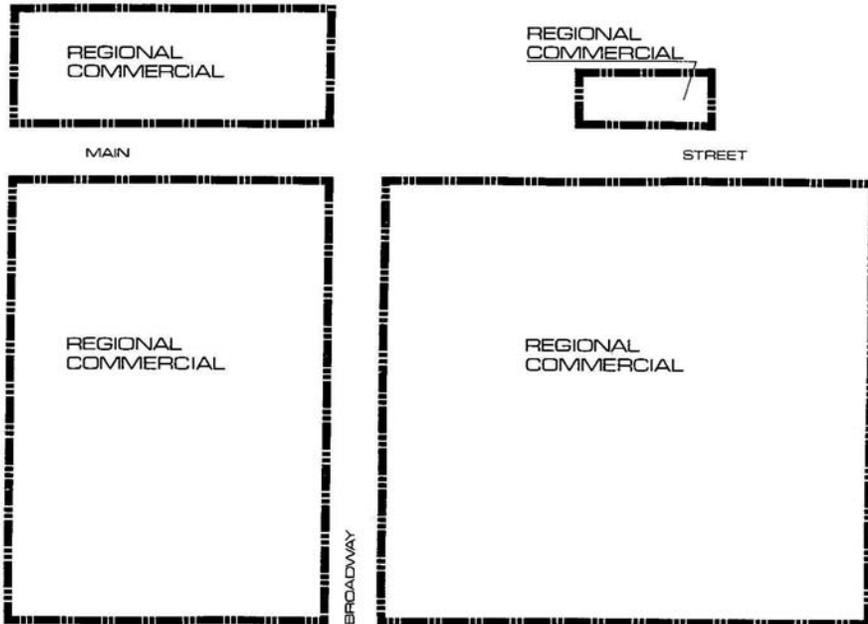
The boundary map, land use plan and site plan illustrating proposed development from the original Redevelopment Plan are shown on the following pages.



BOUNDARY MAP



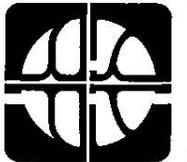
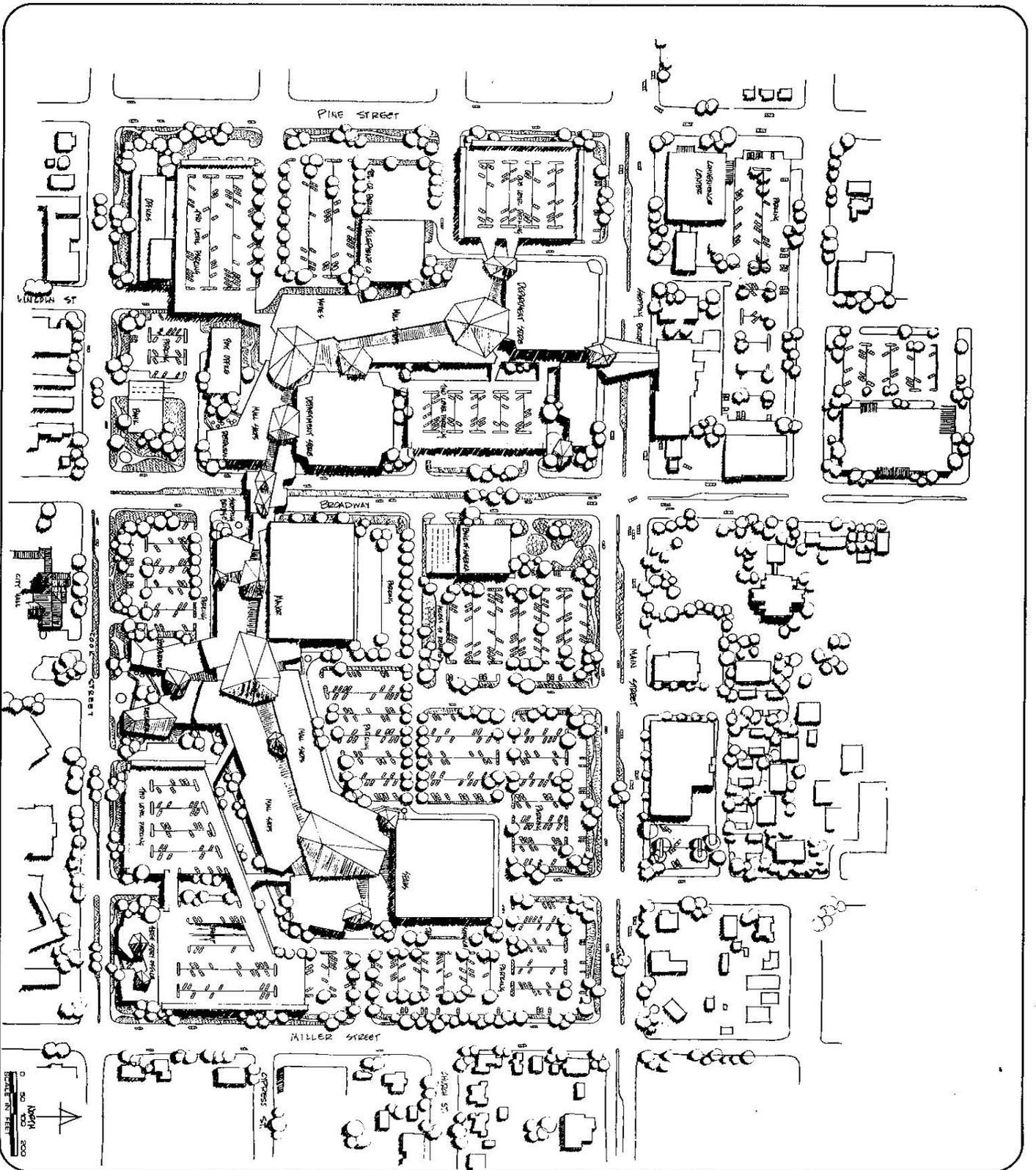
CENTRAL CITY REDEVELOPMENT PROJECT - CALIF. NDP A-1:2
 REDEVELOPMENT AGENCY OF THE CITY OF SANTA MARIA
 SANTA BARBARA COUNTY, CALIFORNIA



LAND USE PLAN



CENTRAL CITY REDEVELOPMENT PROJECT - CALIF. NDP A-1:2
 REDEVELOPMENT AGENCY OF THE CITY OF SANTA MARIA
 SANTA BARBARA COUNTY, CALIFORNIA



**Royston
Hamamoto
Beck &
Abbey**

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ECONOMIC CONSULTANTS
LUNSTON & BLANTYRE
PLANNING CONSULTANTS

DONALD FISHER ASSOCIATES
TRAFFIC CONSULTANTS

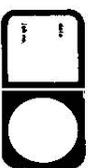
BARRETT ACCORDICK
ENVIRONMENTAL CONSULTANT

IAN NICOLEO
ARCHITECTURAL CONSULTANT

BLANK, ROBER, NICOLAIS
& ARCHULETA
SITE LAYOUT CONSULTANT

SITE PLAN
CENTRAL CITY REDEVELOPMENT
PROJECT · CALIF. NDP A-1-2
REDEVELOPMENT AGENCY OF THE
CITY OF SANTA MARIA
SANTA BARBARA COUNTY, CALIFORNIA

PROJECT TEAM
7/2002
1/2004
5/2004



DOWNTOWN SPECIFIC PLAN

On November 4, 2008, the City of Santa Maria Downtown Specific Plan was adopted by both the Santa Maria City Council and the Redevelopment Agency of the City of Santa Maria. The plan outlines allowable land uses, development standards and design guidelines. In an effort to attract development into the downtown core and capitalize on use of existing parking facilities, parking requirements have been exempted for any new commercial development for any parcel that is within 700 feet of a City or RDA parking lot or structure. Actually, the parking requirement exemption applies to any parcel within the redevelopment area zone.

Outlined on the following pages are the land use and zoning for the downtown redevelopment area as depicted in the Downtown Specific Plan.

IV
Districts,
Land Use &
Development

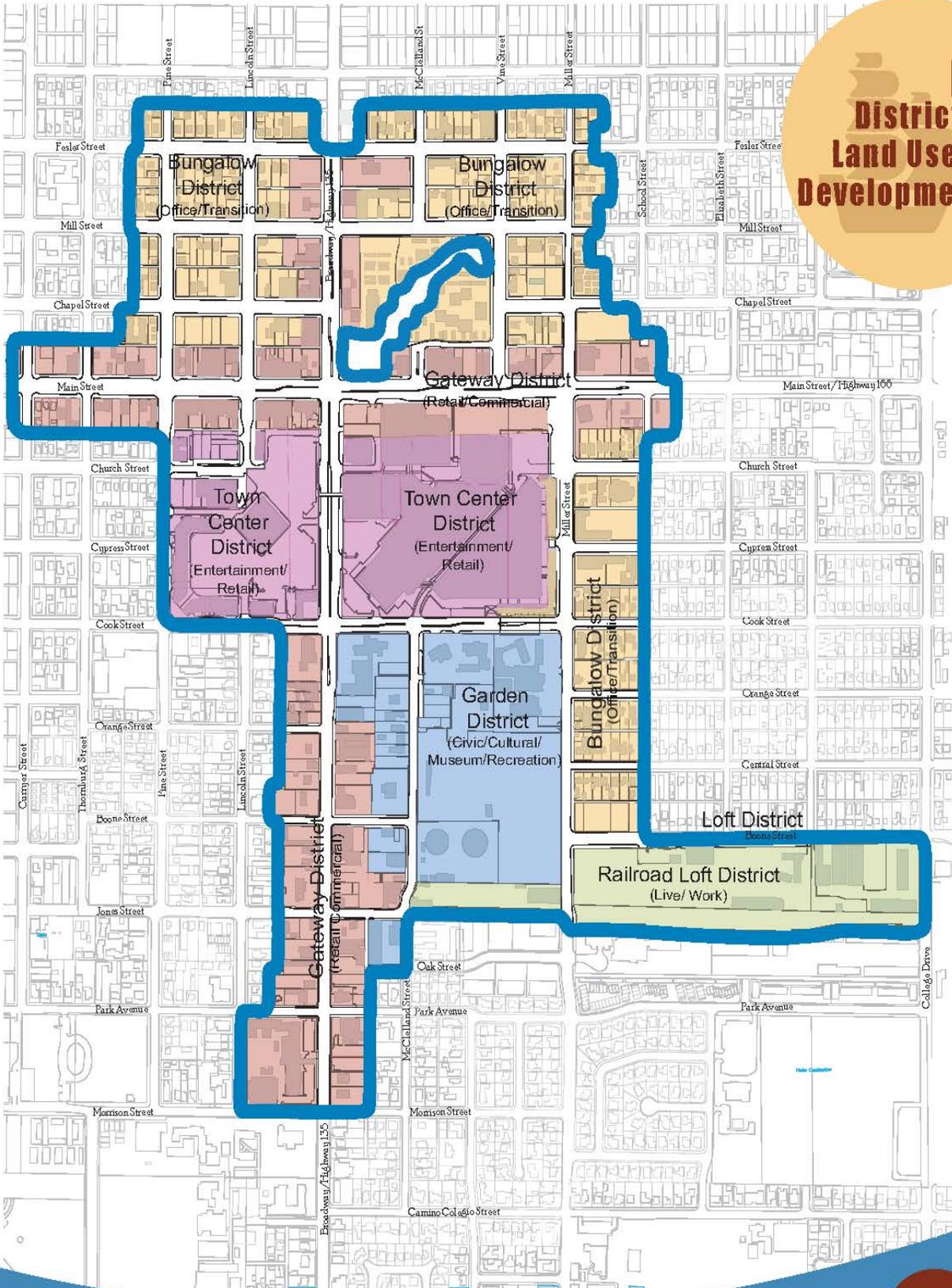


FIGURE IV-1: SPECIFIC PLAN ZONING & DISTRICT MAP

IV-5

INVENTORY AND SUMMARY OF RECOMMENDATIONS

On June 27, 2012, the State Legislature adopted and the Governor signed into law AB 1484, a budget “trailer bill” to the Dissolution Act, the primary purpose of which is to make technical and substantive amendments to the Dissolution Act based on experience at the State and local level in implementing that act. Among other changes, AB 1484 altered the process for the disposition of former Redevelopment Agency (RDA) property assets. It provides flexibility and local benefits in connection with property disposition for a Successor Agency that has received a Department of Finance (DOF) Finding of Completion.

On May 23, 2012, the Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Santa Maria (Successor Agency) considered and adopted Resolution OB-2012-08 transferring title of all the former RDA properties to the City of Santa Maria (City). After review of the resolution and supporting documentation, the DOF approved the transfer of the park (APN 121-224-024)¹ at the northeast corner of Main and Broadway and the Ruffoni building (APN 123-043-019) to the City. The DOF stated that these items have a government purpose. The other transfers were not approved. In accordance with provisions of AB 1484, the Successor Agency must now develop a Long Range Property Management Plan (LRPMP) to provide for the disposal of the remaining parcels. The LRPMP may only be developed upon receipt of a Finding of Completion from the DOF pursuant to Health and Safety Code Section 34191.5(b). The LRPMP must be approved by the Oversight Board and the DOF. The Successor Agency received its Finding of Completion on April 26, 2013. The Successor Agency is required to submit an approved LRPMP to the DOF within six months of receiving the Finding of Completion.

Subsequent to the adoption of Resolution OB-2012-08, it was discovered that one real property asset was inadvertently omitted. This property is referred to as the “Macy’s Pad”, which is the property that the Macy’s building sits on. The City collects rental income of \$2,768 per month or \$33,216 annually. The City then annually reimburses Macy’s approximately \$25,000 for payment of possessory interest taxes. This is the only property subject to the LRPMP that generates revenue.

While the Ruffoni Building has already been approved by the DOF for transfer to the City it is still included in the LRPMP for informational purposes due to its relationship to adjoining properties.

¹ Subsequent to the DOF’s approval of the transfer to the City, it was discovered that this property had already been transferred to the City in 1976 and was not owned by the RDA. This property has not been included in the LRPMP.

The LRPMP must include an inventory (with specific information) about each property, and address the use or disposition of each property. Permitted uses under the LRPMP include:

- Retention of the property for governmental use;
- Retention of the property for future development;
- Sale of the property; and
- Use of the property to fulfill an enforceable obligation.

Health and Safety Code Section 34191.5(c)(2)(A) governing the preparation of the LRPMP allows the LRPMP to provide for the transfer of the properties to the City "for a project identified in an approved redevelopment plan."

The original Redevelopment Plan adopted in 1972 provided for public uses such as streets, public parking facilities, pedestrian malls, plazas and landscaped areas; and private commercial uses such as retail stores, offices and service establishments, appropriate for inclusion in a regional commercial complex.

The LRPMP demonstrates how each of the properties was used to implement the original redevelopment plan from 1972. The City has maintained all of the former RDA properties for public use since acquisition and development at an operating cost of approximately \$400,000 annually to the City's General Fund. Therefore, it is recommended that all 24 properties included in the LRPMP be transferred to the City for continued use in meeting the goals from the original Redevelopment Plan. On the next page is a vicinity map showing the locations of all 24 parcels followed by a parcel description for each property.



Successor Agency to the Redevelopment Agency of the City of Santa Maria
 Long Range Property Management Plan
 Vicinity Map of Agency-Held Properties





Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	1
• Address	224 W. Chapel
• Assessor Parcel Number(s)	119-274-001
• Current Zoning	Downtown Specific Plan – Bungalow District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$30,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 12/28/78 for development of surface public parking to serve businesses along West Main Street as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.</p>	

Parcel Information

• Land Description	
Lot Size	7,200 square feet (0.17 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: 224 W. Chapel

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 			
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 			
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A		

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.	None.
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**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 224 W. Chapel**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$8.00 per square foot and improvements at \$7.00 per square foot for total value of \$15.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$108,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial/mixed use development according to the current Downtown Specific Plan zoning. However, public parking must be maintained to serve adjacent properties per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	2
• Address	216 W. Chapel
• Assessor Parcel Number(s)	119-274-002
• Current Zoning	Downtown Specific Plan – Bungalow District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$60,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<ul style="list-style-type: none"> • Property History: Property acquired on 1/5/79 for development of surface public parking to serve businesses along West Main Street as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. 	

Parcel Information

• Land Description	
Lot Size	14,400 square feet (0.33 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

City of Santa Maria Successor Agency Long Range Property Management Plan Address: 216 W. Chapel	
Agency Revenue	
Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)	
Environmental	
• Have environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	N/A
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.	None.

**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 216 W. Chapel**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$8.00 per square foot and improvements at \$7.00 per square foot for total value of \$15.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$216,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial/mixed use development according to the current Downtown Specific Plan zoning. However, public parking must be maintained to serve adjacent properties per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



**Successor Agency to the Redevelopment
Agency of the City of Santa Maria
Long Range Property Management Plan**



Background Information

• Map Reference	3
• Address	210 W. Chapel
• Assessor Parcel Number(s)	119-274-003
• Current Zoning	Downtown Specific Plan – Bungalow District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$30,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 1/18/79 for development of surface public parking to serve businesses along West Main Street as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.</p>	

Parcel Information

• Land Description	
Lot Size	7,200 square feet (0.17 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

City of Santa Maria Successor Agency Long Range Property Management Plan Address: 210 W. Chapel	
Agency Revenue	
Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)	
Environmental	
<ul style="list-style-type: none"> • Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 	
<ul style="list-style-type: none"> • If Yes, describe the current environmental condition of the site 	
<ul style="list-style-type: none"> • Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> • Describe any remediation work performed on the property. 	
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.	None.

**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 210 W. Chapel**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$8.00 per square foot and improvements at \$7.00 per square foot for total value of \$15.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$108,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial/mixed use development according to the current Downtown Specific Plan zoning. However, public parking must be maintained to serve adjacent properties per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	4
• Address	208 W. Chapel
• Assessor Parcel Number(s)	119-274-004
• Current Zoning	Downtown Specific Plan – Bungalow District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$30,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 1/15/79 for development of surface public parking to serve businesses along West Main Street as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.</p>	

Parcel Information

• Land Description	
Lot Size	7,200 square feet (0.17 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 208 W. Chapel**

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

• Have environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.			

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.	None.
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**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 208 W. Chapel**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$8.00 per square foot and improvements at \$7.00 per square foot for total value of \$15.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$108,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial/mixed use development according to the current Downtown Specific Plan zoning. However, public parking must be maintained to serve adjacent properties per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	5
• Address	217 E. Main St.
• Assessor Parcel Number(s)	121-224-027
• Current Zoning	Downtown Specific Plan – Gateway District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$30,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 4/16/73 for development of surface public parking to serve businesses at the northwest corner of East Main and North Vine Streets as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.</p>	

Parcel Information

• Land Description	
Lot Size	10,830 square feet (0.25 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: 217 E. Main St.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

<ul style="list-style-type: none"> • Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 			
<ul style="list-style-type: none"> • If Yes, describe the current environmental condition of the site 			
<ul style="list-style-type: none"> • Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> • If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> • Describe any remediation work performed on the property. 			

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.	None.
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**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 217 E. Main St.**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$15.00 per square foot and improvements at \$7.00 per square foot for total value of \$22.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$240,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial development according to the current Downtown Specific Plan zoning. However, public parking must be maintained to serve adjacent properties per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	6
• Address	111 S. Lincoln St.
• Assessor Parcel Number(s)	123-043-007
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$46,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 1/12/79 for development of surface public parking to serve the public and employees accessing government offices in the Ruffoni Building (Parcel 12) as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.</p>	

Parcel Information

• Land Description	
Lot Size	6,600 square feet (0.15 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 111 S. Lincoln St.**

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

• Have environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	N/A		

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.	None.
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**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 111 S. Lincoln St.**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A **Income Capitalization Analysis:** N/A

- **Estimated Current Value**

\$125,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial development according to the current Downtown Specific Plan zoning. However, public and employee parking must be maintained to serve the adjacent building (Parcel 12) per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention as public and employee parking serving the adjacent building (Parcel 12) housing City offices for governmental use. Parcel 12 has already been approved for transfer to the City for retention of the property for governmental use.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	7
• Address	West side of South Lincoln Street between Main and Church Streets
• Assessor Parcel Number(s)	123-043-008
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$26,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• Property History: Property acquired on 1/12/79 for development of surface public parking to serve the public and employees accessing government offices in the Ruffoni Building (Parcel 12) as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.</p>	

Parcel Information

• Land Description	
Lot Size	3,750 square feet (0.09 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

City of Santa Maria Successor Agency Long Range Property Management Plan Address: West side of South Lincoln Street between Main and Church Streets	
Agency Revenue	
Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)	
Environmental	
• Have environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	N/A
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.	None.

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: West side of South Lincoln Street between Main and Church Streets

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$70,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial development according to the current Downtown Specific Plan zoning. However, public and employee parking must be maintained to serve the adjacent building (Parcel 12) per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention as public and employee parking serving the adjacent building (Parcel 12) housing City offices for governmental use. Parcel 12 has already been approved for transfer to the City for retention of the property for governmental use.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	8
• Address	213 W. Church St.
• Assessor Parcel Number(s)	123-043-010
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$50,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 1/4/79 for development of surface public parking to serve the public and employees accessing government offices in the Ruffoni Building (Parcel 12) as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.</p>	

Parcel Information

• Land Description

Lot Size	7,200 square feet (0.17 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None

• Building Description

No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: 213 W. Church St.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 			
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 			
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A		

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan
Address: 213 W. Church St.**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$135,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial development according to the current Downtown Specific Plan zoning. However, public and employee parking must be maintained to serve the adjacent building (Parcel 12) per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention as public and employee parking serving the adjacent building (Parcel 12) housing City offices for governmental use. Parcel 12 has already been approved for transfer to the City for retention of the property for governmental use.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	9
• Address	217 W. Church St.
• Assessor Parcel Number(s)	123-043-011
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$50,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 1/24/79 for development of surface public parking to serve the public and employees accessing government offices in the Ruffoni Building (Parcel 12) as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.</p>	

Parcel Information

• Land Description	
Lot Size	7,200 square feet (0.17 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: 217 W. Church St.

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 			
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 			
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A		

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.	None.
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**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 217 W. Church St.**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$135,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial development according to the current Downtown Specific Plan zoning. However, public and employee parking must be maintained to serve the adjacent building (Parcel 12) per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention as public and employee parking serving the adjacent building (Parcel 12) housing City offices for governmental use. Parcel 12 has already been approved for transfer to the City for retention of the property for governmental use.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	10
• Address	North side of West Church Street between Pine and Lincoln Streets.
• Assessor Parcel Number(s)	123-043-013
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$26,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• Property History: Property acquired on 4/5/79 for development of surface public parking to serve the public and employees accessing government offices in the Ruffoni Building (Parcel 12) as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.</p>	

Parcel Information

• Land Description	
Lot Size	3,750 square feet (0.09 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: North side of West Church Street between Pine and Lincoln Streets

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 			
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 			
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A		

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: North side of West Church Street between Pine and Lincoln Streets

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$70,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial development according to the current Downtown Specific Plan zoning. However, public and employee parking must be maintained to serve the adjacent building (Parcel 12) per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention as public and employee parking serving the adjacent building (Parcel 12) housing City offices for governmental use. Parcel 12 has already been approved for transfer to the City for retention of the property for governmental use.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	11
• Address	201 W. Church St.
• Assessor Parcel Number(s)	123-043-014
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$26,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 2/15/89 for development of surface public parking to serve the public and employees accessing government offices in the Ruffoni Building (Parcel 12) as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.</p>	

Parcel Information

• Land Description	
Lot Size	7,500 square feet (0.17 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 201 W. Church St.**

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)	

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 	
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A

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.	None.
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**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 201 W. Church St.**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$145,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial development according to the current Downtown Specific Plan zoning. However, public and employee parking must be maintained to serve the adjacent building (Parcel 12) per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention as public and employee parking serving the adjacent building (Parcel 12) housing City offices for governmental use. Parcel 12 has already been approved for transfer to the City for retention of the property for governmental use.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	12
• Address	110 South Pine Street
• Assessor Parcel Number(s)	123-043-019
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Two Story Professional Office Building
• Original Seller	Charlotte A. Ruffoni
• Original Appraised Value	\$1,700,000
• Purchase Price	\$1,700,000
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property and office building were purchased on 12/14/92 for use as City of Santa Maria government offices. The building was originally constructed by Charlotte A. Ruffoni as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. Currently, over 80 percent of the building is occupied by City offices. The State Department of Finance already approved the transfer of this property to the City of Santa Maria. This property is included in the LRPMP for informational purposes.</p>	

Parcel Information

• Land Description	
Lot Size	9,600 square feet (0.22 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	14,988 gross square feet (13,530 square feet net rentable area)
Construction Type	Frame construction
Year Built	1988
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: 110 South Pine Street

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$33,330
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)	There are four private tenants occupying space in the building with the following uses and monthly rents charged: hairdresser (\$512.50), engineering/drafting service (\$825.00), employment agency (\$940.00), and family counselor (\$500.00). All four tenants have lease agreements ranging in terms from one year to three years. The City has contracted with a private property manager to manage the tenants and collect rents. The City's Public Works Facilities Division maintains the entire building.

Environmental

• Have environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	N/A

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: 110 South Pine Street

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A market value (sales comparison and income approach) appraisal was completed on September 26, 2013. The market value of the building in its use as professional offices was determined to be \$2,300,000.

- **Estimated Current Value**

\$2,300,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within close proximity to several bus stops and within eight blocks of the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<p>There is no potential for reuse or redevelopment of this property. Use as office building housing City offices for government use will continue in concurrence with the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for continued use as building housing City offices for government use. The transfer has already been approved by the State Department of Finance.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	13
• Address	Adjacent to the north and west elevations of the Ruffoni Building at 110 South Pine Street
• Assessor Parcel Number(s)	123-043-020
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Uneconomic remnant: Landscaped walkway and portion of Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$10,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
• <u>Property History</u> :	Property acquired on 5/21/87 for development of public walkway, landscaping, and portion of surface public parking to serve the public and employees accessing government offices in the Ruffoni Building (Parcel 12) as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972.

Parcel Information

• Land Description	
Lot Size	7,578 square feet (0.17 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Adjacent to the north and west elevations of the Ruffoni Building at 110 South Pine Street

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

• Have environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	N/A		

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Adjacent to the north and west elevations of the Ruffoni Building at 110 South Pine Street

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of surface parking lot. However, this parcel is a joinder and involves integrated use with the adjacent property (Ruffoni Building). In other words, it is considered an uneconomic remnant and has no value except to the adjacent property. So the property is discounted and valued at 20 percent of the total value.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$29,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Public walkways, landscaping and parking must be maintained to serve adjacent properties per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention as public and employee parking serving the adjacent building (Parcel 12) housing City offices for governmental use. Parcel 12 has already been approved for transfer to the City for retention of the property for governmental use.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	14
• Address	Northeast corner of West Cook and South Pine Streets
• Assessor Parcel Number(s)	123-280-021
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Uneconomic remnant: Landscaping, plaza and walkway
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$10,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 11/17/93 for development of public walkway, landscaping, and plaza to serve the public accessing Town Center West shopping center as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. This property is also encumbered by the Construction, Operation and Reciprocal Easement Agreement executed by and between Redevelopment Agency of the City of Santa Maria, Mervyns and West Side Associates, recorded January 7, 1988.</p>	

Parcel Information

• Land Description	
Lot Size	6,534 square feet (0.15 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Northeast corner of West Cook and South Pine Streets

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

• Have environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	N/A		

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Northeast corner of West Cook and South Pine Streets

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of public landscaping, plaza and walkway. However, this parcel is a joinder and involves integrated use with the adjacent property (Town Center West). In other words, it is considered an uneconomic remnant and has no value except to the adjacent property. So the property is discounted and valued at 20 percent of the total value.

Sales Comparison: N/A

Income Capitalization Analysis N/A

- **Estimated Current Value**

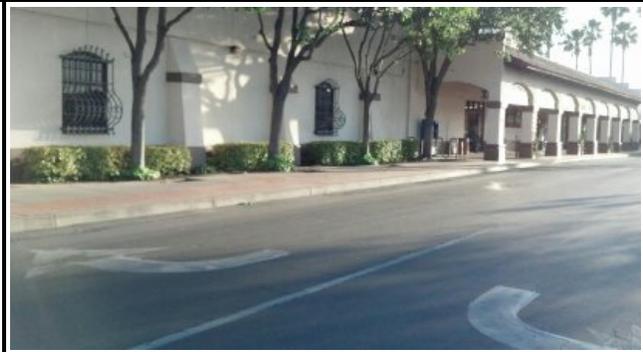
\$25,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Public landscaping, plazas and walkways must be maintained to serve adjacent properties per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	15
• Address	Walkway and landscaping on the north side of Rite Aid and adjacent retail spaces in Town Center West
• Assessor Parcel Number(s)	123-280-022
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Uneconomic remnant: Landscaping and walkway
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$15,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 11/17/93 for development of public walkway and landscaping to serve the public accessing Town Center West shopping center as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. This property is also encumbered by the Construction, Operation and Reciprocal Easement Agreement executed by and between Redevelopment Agency of the City of Santa Maria, Mervyns and West Side Associates, recorded January 7, 1988.</p>	

Parcel Information

• Land Description	
Lot Size	9,583 square feet (0.22 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
 Long Range Property Management Plan**
Address: Walkway and landscaping on the north side of Rite Aid and adjacent retail spaces in Town Center West

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property? Yes No

If Yes, indicate the amount of Agency's annual rent/lease income \$

If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)

Environmental

• Have environmental tests or assessments been performed on the property? Yes No

• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)

• If Yes, describe the current environmental condition of the site

• Has the property been designated as a "Brownfield" site? Yes No

• If No, would the property qualify for such a Brownfield designation? Yes No Unknown

• Describe any remediation work performed on the property. N/A

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. None.

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Walkway and landscaping on the north side of Rite Aid and adjacent retail spaces in Town Center West

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of public landscaping and walkway. However, this parcel is a joinder and involves integrated use with the adjacent property (Town Center West). In other words, it is considered an uneconomic remnant and has no value except to the adjacent property. So the property is discounted and valued at 20 percent of the total value.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$36,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Public landscaping and walkways must be maintained to serve adjacent properties per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	16
• Address	West side of Broadway between Main and Cook Streets (Town Center West)
• Assessor Parcel Number(s)	123-280-023
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Surface Parking Lot
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$2,800,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<p>• <u>Property History</u>: Property acquired on 11/17/93 for development of surface public parking to serve businesses in the Town Center West area as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. This property is also encumbered by the Construction, Operation and Reciprocal Easement Agreement executed by and between Redevelopment Agency of the City of Santa Maria, Mervyns and West Side Associates, recorded January 7, 1988.</p>	

Parcel Information

• Land Description

Lot Size	395,089 square feet (9.07 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None

• Building Description

No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: West side of Broadway between Main and Cook Streets (Town Center West)

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

<ul style="list-style-type: none"> • Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> • If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 			
<ul style="list-style-type: none"> • If Yes, describe the current environmental condition of the site 			
<ul style="list-style-type: none"> • Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> • If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> • Describe any remediation work performed on the property. 	N/A		

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: West side of Broadway between Main and Cook Streets (Town Center West)

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$7,500,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is the potential for commercial development according to the current Downtown Specific Plan zoning. However, public parking must be maintained to serve adjacent properties per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	17
• Address	Walkway and landscaping adjacent to 361 Town Center West (Heritage Oaks Bank) at northeast corner of South Lincoln and West Cook Streets
• Assessor Parcel Number(s)	123-280-024
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Uneconomic remnant: Landscaping and walkway
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$3,500
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant Program and Tax Increment Financing
<ul style="list-style-type: none"> • Property History: Property acquired on 4/10/89 for development of public walkway and landscaping to serve the public accessing Town Center West shopping center as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. 	

Parcel Information

• Land Description	
Lot Size	2,178 square feet (0.05 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Walkway and landscaping adjacent to 361 Town Center West (Heritage Oaks Bank) at northeast corner of South Lincoln and West Cook Streets

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

• Have environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)			
• If Yes, describe the current environmental condition of the site			
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	N/A		

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Walkway and landscaping adjacent to 361 Town Center West (Heritage Oaks Bank) at northeast corner of South Lincoln and West Cook Streets

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$12.00 per square foot and improvements at \$7.00 per square foot for total value of \$19.00 per square foot for current use of public landscaping and walkway. However, this parcel is a joinder and involves integrated use with the adjacent property (Town Center West). In other words, it is considered an uneconomic remnant and has no value except to the adjacent property. So the property is discounted and valued at 20 percent of the total value.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$8,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within walking distance of several bus stops and the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Public landscaping and walkways must be maintained to serve adjacent properties per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	18
• Address	Town Center East/Northwest corner of South Miller and East Cook Streets
• Assessor Parcel Number(s)	125-320-009
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Public Parking Structure/Town Center East
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$8,000,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP) and Tax Increment Financing
<p>• Property History: Property acquired in 1974 for development of public parking structure to serve the public accessing businesses in the Town Center East area as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. This property is also encumbered by the Construction, Operation and Reciprocal Easement Agreement executed and recorded on July 26, 1974.</p>	

Parcel Information

• Land Description	
Lot Size	3.54 acres
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	656,731 square feet
Construction Type	N/A
Year Built	1976
Improvement Data	Three level concrete structure; includes stairwells and bridges connecting to the professional office buildings along East Cook and South Miller Streets and the Town Center East mall.
Vehicle Parking	1,763 parking spaces

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Town Center East/Northwest corner of South Miller and East Cook Streets

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 			
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 			
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A		

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Town Center East/Northwest corner of South Miller and East Cook Streets

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A market value (cost approach) appraisal was completed on September 26, 2013. Using a cost approach, the market value of the land and improvements was determined to be \$15.00 per square foot for current use of a public parking structure. The parking structure sits on both Parcels 18 and 19 so the appraisal combined both parcels for purposes of appraising the structure. There is no rental or lease income being received from private parties. Parking fees have never been charged for use of the parking structure so no income has ever been generated.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$18,000,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is adjacent to a primary bus stop and within three blocks of the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Public parking must be maintained to serve Town Center East mall, adjacent professional office uses, the civic center complex, and the downtown area per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	19
• Address	Town Center East/Northwest corner of South Miller and East Cook Streets
• Assessor Parcel Number(s)	125-320-034
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Public Parking Structure/Town Center East
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$8,000,000 (Included with Parcel 18)
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP) and Tax Increment Financing
<p>• Property History: Property acquired in 1974 for development of public parking structure to serve the public accessing businesses in the Town Center East area as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. This property is also encumbered by the Construction, Operation and Reciprocal Easement Agreement executed and recorded on July 26, 1974.</p>	

Parcel Information

• Land Description	
Lot Size	3.19 acres
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	Included with Parcel 18 (656,731 sq ft)
Construction Type	N/A
Year Built	1976
Improvement Data	Three level concrete structure; includes stairwells and bridges connecting to the professional office buildings along East Cook and South Miller Streets and the Town Center East mall.
Vehicle Parking	Included with Parcel 18 (1,763 spaces)

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Town Center East/Northwest corner of South Miller and East Cook Streets

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)		

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 			
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 			
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A		

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Town Center East/Northwest corner of South Miller and East Cook Streets

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A market value (cost approach) appraisal was completed on September 26, 2013. Using a cost approach, the market value of the land and improvements was determined to be \$15.00 per square foot for current use of a public parking structure. The parking structure sits on both Parcels 18 and 19 so the appraisal combined both parcels for purposes of appraising the structure. There is no rental or lease income being received from private parties. Parking fees have never been charged for use of the parking structure so no income has ever been generated.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

Included with Parcel 18 (\$18,000,000)

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is adjacent to a primary bus stop and within three blocks of the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Public parking must be maintained to serve Town Center East mall, adjacent professional office uses, the civic center complex, and the downtown area per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	20
• Address	Town Center East/Southeast corner of South Broadway and East Main Streets
• Assessor Parcel Number(s)	125-320-037
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Portion of Public Parking Structure and driveways/Town Center East
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$960,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP) and Tax Increment Financing
<p>• Property History: Property acquired in 1990 for development of public parking structure to serve the public accessing businesses in the Town Center East area, including Bank of America and Macy's, as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. This property is also encumbered by the Construction, Operation and Reciprocal Easement Agreement executed and recorded on July 26, 1974.</p>	

Parcel Information

• Land Description	
Lot Size	1.26 acres
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	315,614 square feet
Construction Type	N/A
Year Built	1990
Improvement Data	Three level concrete structure; includes stairwells and bridges connecting to Macy's and the Town Center East mall.
Vehicle Parking	1,075 parking spaces

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Town Center East/Southeast corner of South Broadway and East Main Streets

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)	

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 	
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Town Center East/Southeast corner of So Broadway and East Main Streets

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A market value (cost approach) appraisal was completed on September 26, 2013. Using a cost approach, the market value of the land and improvements was determined to be \$15.00 per square foot for current use of a public parking structure. The parking structure sits on three parcels, Parcels 20 and 21 owned by the Successor Agency (former Redevelopment Agency) and a third parcel owned by Bank of America. Bank of America has granted an easement for public use and access of their land that approximately 20 percent of the parking structure sits on. The appraisal considered the value of the parking structure that is within the Successor Agency parcel lines as well as the entire parking structure that includes the Bank of America parcel. There is no rental or lease income being received from private parties. Parking fees have never been charged for use of the parking structure so no income has ever been generated.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$9,900,000 (within Successor Agency parcel lines only) - \$12,000,000 (entire parking structure)

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within close proximity to several bus stops and within five blocks of the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Public parking must be maintained to serve Town Center East mall, adjacent Macy's department store, public park and plaza areas, and the downtown area per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	21
• Address	Town Center East/Southeast corner of South Broadway and East Main Streets
• Assessor Parcel Number(s)	125-320-050
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Portion of Public Parking Structure, driveways and public park/plaza area/Town Center East
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$960,000 (Included with Parcel 20)
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP) and Tax Increment Financing
<p>• Property History: Property acquired in 1990 for development of public parking structure to serve the public accessing businesses in the Town Center East area, including Bank of America and Macy's, as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. This property is also encumbered by the Construction, Operation and Reciprocal Easement Agreement executed and recorded on July 26, 1974. This parcel also includes a public park and plaza area at the southeast corner of South Broadway and East Main Streets.</p>	

Parcel Information

• Land Description	
Lot Size	1.49 acres
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	Included with Parcel 20 (315,614 sq ft)
Construction Type	N/A
Year Built	1990
Improvement Data	Three level concrete structure; includes stairwells and bridges connecting to Macy's and the Town Center East mall.
Vehicle Parking	Included with Parcel 20 (1,075 spaces)

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Town Center East/Southeast corner of South Broadway and East Main Streets

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)	

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 	
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Town Center East/Southeast corner of So Broadway and East Main Streets

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A market value (cost approach) appraisal was completed on September 26, 2013. Using a cost approach, the market value of the land and improvements was determined to be \$15.00 per square foot for current use of a public parking structure. The parking structure sits on three parcels, Parcels 20 and 21 owned by the Successor Agency (former Redevelopment Agency) and a third parcel owned by Bank of America. Bank of America has granted an easement for public use and access of their land that approximately 20 percent of the parking structure sits on. The appraisal considered the value of the parking structure that is within the Successor Agency parcel lines as well as the entire parking structure that includes the Bank of America parcel. There is no rental or lease income being received from private parties. Parking fees have never been charged for use of the parking structure so no income has ever been generated.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

Included with Parcel 20 (\$9,900,000 within Successor Agency parcel lines only - \$12,000,000 entire parking structure)

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within close proximity to several bus stops and within five blocks of the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Public parking must be maintained to serve Town Center East mall, adjacent Macy's department store, public park and plaza areas, and the downtown area per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	22
• Address	Town Center East/Northeast corner of South Broadway and East Cook Streets
• Assessor Parcel Number(s)	125-320-052
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Surface Parking Lot and Open Space/Pocket Park Area
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$450,000
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP), Federal Community Development Block Grant (CDBG) Program and Tax Increment Financing
<p>• <u>Property History</u>: This parcel was transferred from the Parking Authority to the Redevelopment Agency on 6/27/84 for development of surface public parking lot adjacent to the Macy's department store and Town Center East mall to serve the public accessing businesses in the area as part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. This property is also encumbered by the Construction, Operation and Reciprocal Easement Agreement executed and recorded on July 26, 1974. This parcel includes the open space area at the northeast corner of South Broadway and East Cook Streets. An agreement has been made with the owner of the Town Center East mall that the City of Santa Maria will improve this area for use as a pocket park that is being financed with Federal CDBG funds.</p>	

Parcel Information

• Land Description	
Lot Size	59,677 square feet (1.37 acres)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Town Center East/Northeast corner of South Broadway and East Cook Streets

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)	

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 	
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A

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.	None.
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**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: Town Center East/Northeast corner of So Broadway and East Cook Streets

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A fee simple, market value appraisal was completed on September 26, 2013. The land is valued at \$15.00 per square foot and improvements at \$7.00 per square foot for total value of \$22.00 per square foot for current use of surface parking lot.

Sales Comparison: N/A

Income Capitalization Analysis: N/A

- **Estimated Current Value**

\$1,300,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within close proximity to several bus stops and within four blocks of the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Public parking must be maintained to serve Town Center East mall, adjacent Macy's department store, public park and plaza areas, the new Edwards Theater and the downtown area per the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	23
• Address	302 Town Center East
• Assessor Parcel Number(s)	125-320-44
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Pad (ground) leased to Macy's Department
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$630,000 (pad only not improvements)
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP) and Tax Increment Financing
<p>• Property History: This parcel was transferred from the Parking Authority to the Redevelopment Agency on 6/27/84 for preparation of a pad for lease to The May Department Stores Company (now Macy's Department Store). A Memorandum of Lease and Option to Purchase was recorded on 12/14/90. Subsequently, The May Department Stores Company constructed their store on the property and owns the improvements. This development is part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. This property is also encumbered by the Construction, Operation and Reciprocal Easement Agreement executed and recorded on July 26, 1974.</p>	

Parcel Information

• Land Description	
Lot Size	1.53 acres
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	N/A; not considered; land only.
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: 302 Town Center East

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	\$33,216
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)	A Memorandum of Lease and Option to Purchase was recorded on 12/14/90 and has a term of 47 years remaining on the lease. The rent is adjusted every five years based on a formula included in the lease agreement. The current annual rent of \$33,216 is 65 percent below market rents and results in a positive leasehold interest for Macy's. Also, in accordance with the conditions in the lease agreement, the City of Santa Maria reimburses Macy's approximately \$25,000 annually for payment of possessory interest taxes.

Environmental

• Have environmental tests or assessments been performed on the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.)	
• If Yes, describe the current environmental condition of the site	
• Has the property been designated as a "Brownfield" site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
• If No, would the property qualify for such a Brownfield designation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
• Describe any remediation work performed on the property.	N/A

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.	None.
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**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 302 Town Center East**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A market value (income approach) appraisal was completed on September 26, 2013. Using an income approach, the market value of the land only was determined to be \$530,000 for current use of a pad for lease to Macy's Department Store. This was based on current annual rent of \$33,216 which is 65 percent below market rents and results in a positive leasehold interest for Macy's. This rent has been established through A Memorandum of Lease and Option to Purchase which was recorded on 12/14/90 and has a term of 47 years remaining on the lease. The City of Santa Maria reimburses Macy's approximately \$25,000 annually for payment of possessory interest taxes in accordance with conditions in the lease agreement.

- **Estimated Current Value**

\$530,000

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within close proximity to several bus stops and within four blocks of the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Use as leased pad to Macy's Department Store must be continued to comply with conditions of lease agreement and the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>



Successor Agency to the Redevelopment Agency of the City of Santa Maria Long Range Property Management Plan



Background Information

• Map Reference	24
• Address	302 Town Center East
• Assessor Parcel Number(s)	125-320-42
• Current Zoning	Downtown Specific Plan – Town Center District
• Current Use	Landscaping and walkway as part of pad (ground) leased to Macy's Department
• Original Seller	Unknown; records not available
• Original Appraised Value	Unknown; estimated historic value = \$630,000 (Included with Parcel 23 - pad only not improvements)
• Purchase Price	Unknown; records not available
• Primary and Supplemental Funding Sources	Federal Urban Renewal and Neighborhood Development Program (NDP) and Tax Increment Financing
<p>• <u>Property History</u> This parcel was transferred from the Parking Authority to the Redevelopment Agency on 6/27/84 for landscaping and walkway for lease to The May Department Stores Company (now Macy's Department Store). A Memorandum of Lease and Option to Purchase was recorded on 12/14/90. Subsequently, The May Department Stores Company constructed their store on this property and Parcel 23 and owns the improvements. This development is part of the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2, recorded August 8, 1972. This property is also encumbered by the Construction, Operation and Reciprocal Easement Agreement executed and recorded on July 26, 1974.</p>	

Parcel Information

• Land Description	
Lot Size	0.27 acres
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	N/A; not considered; land only.
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Data	N/A
Vehicle Parking	N/A

**City of Santa Maria Successor Agency
Long Range Property Management Plan**

Address: 302 Town Center East

Agency Revenue

Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, indicate the amount of Agency's annual rent/lease income	Included with Parcel 23
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions / obligations, etc.)	Included with Parcel 23

Environmental

<ul style="list-style-type: none"> Have environmental tests or assessments been performed on the property? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.) 	
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site 	
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A

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.	None.
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**City of Santa Maria Successor Agency
 Long Range Property Management Plan
 Address: 302 Town Center East**

Estimate of Current Property Value

- **Fair Market Value Appraisal:** A market value (income approach) appraisal was completed on September 26, 2013, considering both Parcels 23 and 24 combined. Using an income approach, the market value of the land only was determined to be \$530,000 for current use of a pad for lease to Macy's Department Store. This was based on current annual rent of \$33,216 which is 65 percent below market rents and results in a positive leasehold interest for Macy's. This rent has been established through A Memorandum of Lease and Option to Purchase which was recorded on 12/14/90 and has a term of 47 years remaining on the lease. The City of Santa Maria reimburses Macy's approximately \$25,000 annually for payment of possessory interest taxes in accordance with conditions in the lease agreement.

- **Estimated Current Value**

Included with Parcel 23 (\$530,000)

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	<p>None per Transit Service Manager. The property is within close proximity to several bus stops and within four blocks of the newly-built Transit Center located at 400 East Boone Street.</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms or advancing the Successor Agency's planning objectives. 	<p>There is no potential for development of this property. Use as landscaping and walkway as part of leased pad to Macy's Department Store must be continued to comply with conditions of lease agreement and the Redevelopment Plan for Central Plaza Neighborhood Development Program, Calif. A-1-2.</p>
<ul style="list-style-type: none"> • Recommended action: 	<p>Transfer to the City of Santa Maria for retention of the property for future development subject to the intent of executing a compensation agreement with the taxing entities.</p>