

RESOLUTION NO. OB 2015-7

RESOLUTION OF THE OVERSIGHT BOARD TO THE CITY OF VACAVILLE SUCCESSOR AGENCY APPROVING AN AMENDMENT TO THE LONG RANGE PROPERTY MANAGEMENT PLAN TO TRANSFER 12 DOWNTOWN PARKING LOT PARCELS TO THE CITY OF VACAVILLE FOR GOVERNMENTAL USE IN ACCORDANCE WITH HEALTH & SAFETY CODE SECTION 34181(a) AND DESIGNATE APNS 0134-480-100 AND 0129-250-580 FOR SALE BY THE SUCCESSOR AGENCY

WHEREAS, the California state legislature enacted Assembly Bill 1X26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, pursuant to Health and Safety Code Section 34173, the City Council of the City of Vacaville (the "City Council") declared that the City of Vacaville (the "City") would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the City of Vacaville (the "Dissolved RDA") effective February 1, 2012; and

WHEREAS, the Dissolution Act provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b) (as added by AB 1484), the Successor Agency shall prepare a long range property management plan that addresses the disposition and use of the real properties of the Dissolved RDA which shall be submitted to the Oversight Board for approval; and

WHEREAS, the Oversight Board approved the long range property management plan submitted by the Successor Agency on September 25, 2013 and an amended long range property management plan on January 28, 2015 ("Amended Plan"); and

WHEREAS, the Amended Plan allows 12 parking lot parcels, Item Nos. 5-13, as more particularly described in Exhibit A attached hereto, to be transferred to the City pursuant to the permissible use of retention of property for future development pursuant to Health and Safety Code Section 34191.5(c)(2) if the City reaches compensation agreements with the other taxing entities pursuant to Health and Safety Code Section 34180(f)(1); and

WHEREAS, Health & Safety Code Section 34181(a) was amended effective September 22, 2015 by Senate Bill 107 to allow the Oversight Board to direct the transfer of parking lots to the City for the permissible use of Governmental Use pursuant to Health and Safety Code Section 34181 (a) without entering into a compensation agreement with the taxing entities; and

WHEREAS, the Oversight Board desires to amend the plan to transfer the 12 parking lot parcels, Item Nos. 5-13, as more particularly described in Exhibit A attached hereto, to the City under the permissible use of Governmental Use pursuant to Health and Safety Code Section 34181(a); and

WHEREAS, the Amended Plan allows two parcels, assessor's parcel numbers 0134-480-100, Item No. 14 and 129-250-580, Item No. 15, to be transferred to the City under the permissible use of retention for future development pursuant to Health and Safety Code Section 34191.5(c)(2) if it reaches compensation agreements with the other taxing entities pursuant to Health and Safety Code Section 34180(f)(1); and

WHEREAS, the Oversight Board desires to amend the plan to allow assessor's parcel number 0134-480-100, Item No. 14 and assessor's parcel number 129-250-580, Item No. 15 to be designated under the permissible use of sale of property by the Successor Agency pursuant to Health and Safety Code Section 34191.5(c)(2) and that proceeds of the sale will be provided to the Solano County Auditor-Controller for distribution to the taxing entities pursuant to Health and Safety Code Section 34191.5(c)(2)(B).

NOW, THEREFORE, BE IT RESOLVED, that the Oversight Board to the City of Vacaville Successor Agency approves the amendment to the long range property management plan to:

1. Direct the transfer of 12 parking lot parcels, Item Nos. 5-13, as more particularly described in Exhibit A attached hereto, to the City of Vacaville under the permissible use of Governmental Use pursuant to Health and Safety Code Section 34181(a); and
2. Designate assessor's parcel number 0134-480-100, Item No. 14 and assessor's parcel number 0129-250-580, Item No. 15 to be designated under the permissible use of sale of property by the Successor Agency pursuant to Health and Safety Code Section 34191.5(c)(2) and that proceeds of the sale will be provided to the Solano County Auditor-Controller for distribution to the taxing entities pursuant to Health and Safety Code Section 34191.5(c)(2)(B).

I HEREBY CERTIFY that the foregoing resolution was introduced and passed by the Oversight Board to the City of Vacaville Successor Agency, at its special meeting on November 17, 2015, by the following vote:

AYES: Board Members Johnston, Kitzes and Whitman, Vice Chair Harris, Chair Hunt
NOES: Board Member Thomson
ABSENT: Board Member Wilkerson

ATTEST:



Claudia Archer
Oversight Board Secretary

EXHIBIT A

January 28, 2015 Amended Plan Permissible Use:

Properties for Future Development – Compensation Agreement - Continue use as parking lots

Amended Plan Permissible Use as introduced and passed by the Oversight Board at its meeting of November 17, 2015:

Retention for Governmental Use of the following properties:

Parking Lot	Assessor's Parcel #	Address	Item No.
Davis Street	0130 204 010	300 Davis Street	5
Mason-Elizabeth	0130 204 100	343 Elizabeth Street	6
Cernon	0130 182 150 0130 182 160	n/a	7
Main	0130 097 030	n/a	8
Kendal	0130 098 020 0130 098 030	306 Kendal Street	9
Dobbins	0130 094 200	390 E. Monte Vista Avenue	10
Dobbins-Parker	0130 094 020 0130 094 160	128 Dobbins Street	11
Merchant	0130 185 220	n/a	12
Davis-Catherine	0130 192 160	560 Main Street	13

RESOLUTION NO. OB 2015-1

**RESOLUTION OF THE OVERSIGHT BOARD TO THE CITY OF VACAVILLE
SUCCESSOR AGENCY APPROVING AN AMENDMENT TO THE LONG RANGE PROPERTY
MANAGEMENT PLAN**

WHEREAS, the California state legislature enacted Assembly Bill 1X26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, pursuant to Health and Safety Code Section 34173, the City Council of the City of Vacaville (the "City Council") declared that the City of Vacaville (the "City") would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the City of Vacaville (the "Dissolved RDA") effective February 1, 2012; and

WHEREAS, Assembly Bill 1X26 (the "Dissolution Act") provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b) (as added by AB 1484) the Successor Agency shall prepare a long range property management plan that addresses the disposition and use of the real properties of the former Redevelopment Agency which shall be submitted to the Oversight Board for approval; and

WHEREAS, The Oversight Board approved the long range property management plan submitted by the Successor Agency on September 25, 2013.

NOW, THEREFORE, BE IT RESOLVED, that the Oversight Board to the City of Vacaville Successor Agency approves the amendment to the long range property management plan.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed by the Oversight Board to the City of Vacaville Successor Agency, at its meeting of January 28, 2015, by the following vote:

AYES: Board Members Johnston, Kitzes, Thomson, Whitman, Wilkerson, Vice
Chair Harris, Chair Hunt

NOES: None

ABSENT: None

ATTEST:


Michelle A. Thornbrugh
Oversight Board Secretary

AMENDED LONG RANGE PROPERTY MANAGEMENT PLAN

SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF
THE CITY OF VACAVILLE



650 Merchant Drive
Vacaville, CA 95688

January 28, 2015

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INTRODUCTION

As part of the dissolution process of former redevelopment agencies, State Assembly Bill X1 26 (ABX1 26) required successor agencies to dispose of real property assets owned by former redevelopment agencies “expeditiously and in a manner aimed at maximizing value.” State Assembly Bill 1484 (AB 1484) clarified how successor agencies should dispose of these assets with direction to prepare a Long Range Property Management Plan (LRPMP) governing the disposition and use of the former Agency-owned properties to be submitted to its Oversight Board and the State Department of Finance (DOF) within six months of receiving a Finding of Completion. The Successor Agency to the former Redevelopment Agency of the City of Vacaville (Successor Agency) received its Finding of Completion on April 12, 2013, which means the deadline was October 12, 2013 for submittal of the LRPMP to the Oversight Board and the DOF for review and approval.

Prior to this LRPMP, the Oversight Board affirmed and directed that all but one property, of 28, be transferred to the City for Governmental Use. However, the DOF approved only 10 which have been transferred to the City. The remaining 18 properties are the subject of this LRPMP. The first LRPMP was approved by the Oversight Board and submitted to the DOF in September 2013. Through this LRPMP, the Oversight Board again designated all but one parcel as Governmental Use. In addition to the LRPMP, the City submitted a letter dated September 18, 2013 to the DOF requesting reconsideration of the decision to deny the transfer of 18 properties to the City for continued Governmental Use.

The DOF responded to the submitted letter and LRPMP on June 27, 2014, providing direction on required revisions to the LRPMP in order to receive DOF approval (Attachment 1). The letter received also: approved 4 properties to transfer to the City for Governmental Use, approved 1 property to be transferred to the City for Future Development, and denied 13 properties as Governmental Use. The DOF directed that, should the City wish to retain properties, it must reach compensation agreements with the other taxing entities per section 34180(f) of the Health & Safety Code. This LRPMP, approved by the Oversight Board on January 28, 2015, continues to include the 18 properties and makes amendments as directed by the DOF.

As required by Section 32191.5 of the Health and Safety Code, the LRPMP is to include an inventory and site history of each of the former Agency-owned properties as well as a plan for the future use or disposition of each site with four permissible uses:

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

STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code section 34191.5 (part of AB 1484), each successor agency that holds property from a former redevelopment agency is required to submit a LRPMP to the State Department of Finance (DOF) within six months after receiving a "Finding of Completion" from the DOF. Prior to the submittal of the LRPMP to the DOF, the successor agency's oversight board must approve the LRPMP.

In general, the LRPMP addresses the disposition and use of all the real properties of the former redevelopment agency. AB 1484 requires that the LRPMP include all of the following requirements:

1. Inventory of all properties in the Community Redevelopment Trust Fund (Trust Fund) established with the enactment of AB 1484 to serve as the repository of the former redevelopment agency's real properties. The inventory shall consist of the following information:
 - a. Date of Acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
 - b. Purpose for which the property was acquired.
 - c. Parcel data, including address, lot size, and current zoning on the former redevelopment agency's plan, or specific, community or general plan.
 - d. Estimate of the current value of the parcel including, if available, any appraisal information.
 - e. Estimate of any lease, rental of any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
 - f. History of environmental contamination including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.
 - g. Description of the properties potential for transit-oriented development and the advancement of planning objectives of the successor agency.
 - h. Brief history of previous development proposals and activity, including the rental or lease of property.

2. Address the use or disposition of all the properties in the Trust Fund. Permissible uses include:
 - a. Retention for governmental use;
 - b. Retention for future development;
 - c. Sale of the property; or
 - d. Use of property to fulfill an enforceable obligation.
3. Separately identify and list the properties in the Trust Fund dedicated to governmental use purposes and properties retained for fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:
 - a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county or city and county.
 - b. If the plan directs the liquidation of the property or use of the revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
 - c. Property shall not be transferred to a successor agency, city or county, or city and county, unless the LRPMP has been approved by the oversight board and the DOF.

SUMMARY OF LRPMP PROPERTY DESIGNATIONS

The Successor Agency owns 7 properties within the City of Vacaville city limits. In addition, this LRPMP includes 8 properties (11 separate parcels) that were transferred to the City of Vacaville for governmental use in March, 2011, prior to the dissolution of redevelopment. For this report, these properties are grouped into property sites organized by the four applicable permissible uses under AB 1484. A detailed description and table outlining the components of AB 1484 requirements for each property is provided in the next section and in Attachment 4 - Property Inventory Data Summary.

Retention of Properties for Governmental Use

Per June 2014 direction from DOF, 4 properties included in this amended LRPMP are proposed to be transferred to the City of Vacaville pursuant to Health and Safety Code section 34181(a) that allows properties of a former redevelopment agency to be transferred to the City or other governmental agencies to continue the existing governmental use serving the community.

Future Development

Per June 2014 direction from DOF, 9 properties included in this LRPMP are proposed to be transferred to the City of Vacaville to continue to use as parking lots and 2 properties included in this LRPMP are proposed to be transferred to the City of Vacaville to be sold for future development. These properties are proposed to be transferred to the City pursuant to Health and Safety Code section 34180(f)(1) that allows properties of a former redevelopment agency to be transferred to the City if it reaches compensation agreements with the other taxing entities.

Sale of Property

- None

Use of the Property to Fulfill an Enforceable Obligation

- None

DETAILED PROPERTY INVENTORY

Health and Safety Code Section 34191.5 requires that the Long Range Property Management Plan include an inventory of all properties owned by the Former Redevelopment Agency of the City of Vacaville which are held in the Community Redevelopment Property Trust Fund as of the enactment of AB 1484. The Successor Agency to the former Redevelopment Agency of the City of Vacaville has possession of these properties. Each property will be described separately. A Property Inventory Data Summary of all required information is included as Attachment 4 of this report. Other supporting documentation is included as additional attachments.

I. RETENTION OF PROPERTIES FOR GOVERNMENTAL USE

4 properties listed below are proposed to be transferred to the City of Vacaville pursuant to Health and Safety Code section 34181 (a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction (in this case, the City of Vacaville). A description of all properties, including the legally required information, aerial maps, and photographs of each property are presented in this section.

1 Nut Tree Harbison Event Center

This property was acquired by the former Redevelopment Agency as part of redevelopment of the Nut Tree Ranch Retail Center with the purpose of preserving the historic Harbison House Museum, and the historic Nut Tree train along with the shelter, tracks and park-like public open space.

To ensure the preservation of these historic attributes, the property is encumbered with a number of restrictions:

- Lease with the Vacaville Museum through June 2024 with the option for the Museum to extend for a total of 43 years (through 2054). Termination of lease by default only.
- There are access and use easement agreements with the owner of the adjacent retail property (Nut Tree Center) that include non-exclusive use of the train tracks and non-exclusive easement for the purpose of repair and maintenance of the tracks, loading area, maintenance building and commissary. Termination of Agreement by lessee at any time. Termination by Successor Agency only after purchase of Nut Tree Train. Otherwise, Agreement continues in perpetuity.

Additionally, the parking for this facility is owned by the City. Should this property be sold, any new owner would be required to provide their own parking which would be difficult as all adjacent properties are privately owned and land uses are dictated through the Nut Tree Ranch Policy Plan. The Successor Agency proposes to transfer this building and property to the City to preserve this valuable resource.





Property	Harbison Event Center at the Nut tree
Date of Acquisition	6/28/2011
Value at Acquisition	\$620,122
Estimate of Current Value	\$0 with encumbrances, \$1.1 - \$1.4 million without encumbrances
Purpose of Acquisition	Public and Private Events Venue
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 1681 Monte Vista Avenue o 0129-240-600 o 3.21 acres o CG (RO)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$1/year – former redevelopment agency/Successor Agency revenue
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan
History of Previous Development Proposals	Event center
Encumbrances	Lease and easements with Vacaville Museum; easement with Nut Tree Holdings/Dunhill for train tracks, maintenance, and related structures; Airport Land Use Zone E

2 Allison Drive Remnant

This property is a small remnant (.17 acre) parcel from the expansion of the Allison Drive/ I-80 freeway overcrossing. The shape and location of the property are such that it is not a developable parcel making it highly unlikely to receive any interest if the Agency is forced to put the property up for sale. The City is willing to accept this property and ensure its maintenance obligations continue to be met.



Property	Allison Drive Remnant
Date of Acquisition	11/15/1999
Value at Acquisition	\$103,447
Estimate of Current Value	\$0
Purpose of Acquisition	Development of the Allison Drive I-80 overpass
Parcel Data	
o Address	o East Vista Monte Ave/Allison Drive
o APN	o 0130-060-310
o Lot Size	o .17
o Current Zoning	o CG
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$0
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None – site is too small
Advancement of Planning Objectives	None – site is too small
History of Previous Development Proposals	None – site is too small
Encumbrances	Small irregular shape, limited access (through another parcel)

3 Carnegie Library

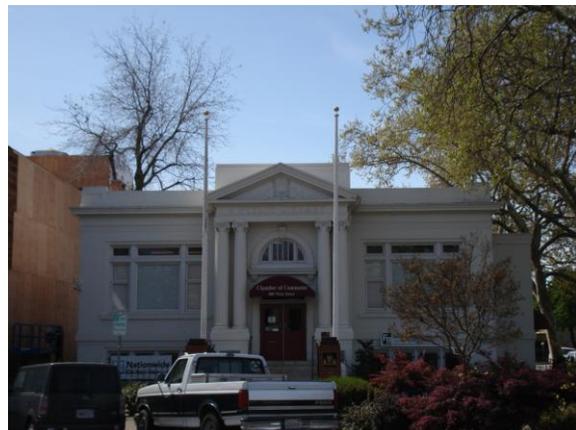
The former Redevelopment Agency acquired this property to return the historically significant structure to governmental ownership and to promote activities with community-wide benefit in the areas of economic development, supportive services to local businesses, and information services to businesses and the public. (The Carnegie Public Library was constructed in 1914 with funding provided by the Andrew Carnegie Corporation. This philanthropy had a great impact on the growth of public library development in the United States.)

Property is within Main Street Vacaville Historic District and is a Contributing Building of that District which provides guidance (outlines requirements) for improvement of historic buildings within the District.

Encumbrances on the property and structure include:

- Lease for \$1.00 per year. In exchange for this below-market rent, the lessee provides governmental purpose activities to the public in the areas of economic development, supportive services to local businesses, information services to local businesses, and to the public. In 2012, the value of these services was estimated at \$127,000.
- The lease expires December 16, 2022. However, the lessee can extend up to 10 additional years (2032).
- Property is within the Vacaville Main Street Historic District and is a Contributing Building of the District. Local guidelines are in place for any improvement of this historic building.

The Successor Agency proposes to transfer this historic building and property to the City to preserve this valuable historic public resource.



Property	Carnegie Library
Date of Acquisition	7/10/1992
Value at Acquisition	\$55,361
Estimate of Current Value	\$350,000 - \$400,000
Purpose of Acquisition	Chamber of Commerce relocation
Parcel Data <ul style="list-style-type: none"> ○ Address ○ APN ○ Lot Size ○ Current Zoning 	<ul style="list-style-type: none"> ○ 300 Main Street ○ 0130-183-010 ○ .20 ○ CD
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$1/yr – former redevelopment agency/Successor Agency revenue
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Downtown Historic Guidelines Downtown Area Economic Development Strategy
History of Previous Development Proposals	None
Encumbrances	Lease w/ Chamber of Commerce; Chamber sub-leases to two agencies; Downtown Historic District designation

4 Intermodal Remnant

This property is adjacent to the City’s Regional Intermodal Transportation Center. Transferring this parcel to the City helps to ensure that future development will occur in a manner that is appropriate and consistent with the adjacent transit center use. This property has received designation as a PDA (Priority Development Area) through FOCUS, a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area.

Priority Development Areas are locally-identified, infill development opportunity areas within existing communities. They are generally areas of at least 100 acres where there is *local commitment* to developing more housing along with amenities and services to meet the day-to-day needs of residents in a pedestrian-friendly environment served by transit. To be eligible to become a PDA, an area had to be within an existing community, near existing or planned fixed transit or served by comparable bus service, and planned for more housing.

To be successful in designing and developing the very best use for this site that are compatible with the PDA designation and meeting the local commitment made, it must be transferred to the City.



Property	Intermodal Remnant
Date of Acquisition	January, 2009
Value at Acquisition	\$219,601
Estimate of Current Value	\$671,000-755,000
Purpose of Acquisition	Transportation Center
Parcel Data <ul style="list-style-type: none"> ○ Address ○ APN ○ Lot Size ○ Current Zoning 	<ul style="list-style-type: none"> ○ N/A ○ 0130-030-950 ○ 3.65 ○ CO (Commercial Office)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$0
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues

Potential for Transit Oriented Development	Yes
Advancement of Planning Objectives	Local commitment to PDA designation/priorities
History of Previous Development Proposals	Transportation Center expansion and completion of local commitment to PDA designation/priorities
Encumbrances	PDA designation; joint access easement with adjacent City-owned Transportation Center

II PROPERTIES FOR FUTURE DEVELOPMENT

A. Compensation Agreements – Continue use as parking lots

Per June 2014 direction from the Department of Finance, the following 9 properties are proposed to be transferred to the City of Vacaville to continue to use as parking lots pursuant to Health and Safety Code section 34180(f)(1) that allows properties of a former redevelopment agency to be transferred to the City if it reaches compensation agreements with the other taxing entities. The City intends to reach compensation agreements with the other taxing entities for these 9 properties.

5 Davis Street Parking Lot

This property is a .36 acre parcel of land that currently serves as a public parking lot located at 300 Davis Street (See Attachment 1 – Downtown Parking Map). The site includes 43 spaces. The site is currently encumbered with a promissory note, is part of the 1967 Parking Assessment District, and is maintained by the City’s Public Works Department. This lot provides access to the Town Square (public park), Vacaville Public Library, Andrews Park, Old City Hall, and the McBride Senior Center. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Davis Street Parking Lot
Date of Acquisition	02/07/2005
Value at Acquisition	\$777,687
Estimate of Current Value	\$267,002
Purpose of Acquisition	Parking lot
Parcel Data	
o Address	o 300 Davis Street
o APN	o 0130-204-010
o Lot Size	o .36 Acre
o Current Zoning	o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only

Estimated Revenue	None - Site is part of the downtown parking district and serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	Klotz Promissory Note; within Downtown Parking District

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.

- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those "... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes." "Such as" can only be read as "non inclusive" and does not mean "limited to."
- Section 32501 of the Streets and Highways Code states: "The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions."
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

6 Mason-Elizabeth Parking Lot

This property is a .47 acre parcel of land that currently serves as a public parking lot located at 343 Elizabeth Street (See Attachment 1 – Downtown Parking Map). The site includes 43 surface parking spaces including 2 ADA spaces. This lot is within the 1967 Parking Lot Assessment District and provides access to the Town Square (public park), Vacaville Public Library, Andrews Park, Old City Hall, and the McBride Senior Center. The lot is maintained by the City’s Public Works Department. This lot was a former redevelopment agency “turn-key” project related to the development of the adjacent Cal-Hawaii building, Bank of the West development, and Mason-Davis development. The former redevelopment agency purchased this property to ensure adequate public parking in the area. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Mason-Elizabeth Parking Lot
Date of Acquisition	03/11/1998
Value at Acquisition	\$184,932
Estimate of Current Value	\$343,365
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> ○ Address ○ APN ○ Lot Size ○ Current Zoning 	<ul style="list-style-type: none"> ○ 343 Elizabeth Street ○ 0130-204-100 ○ .47 acre ○ CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues

Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	Within Downtown Parking District

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

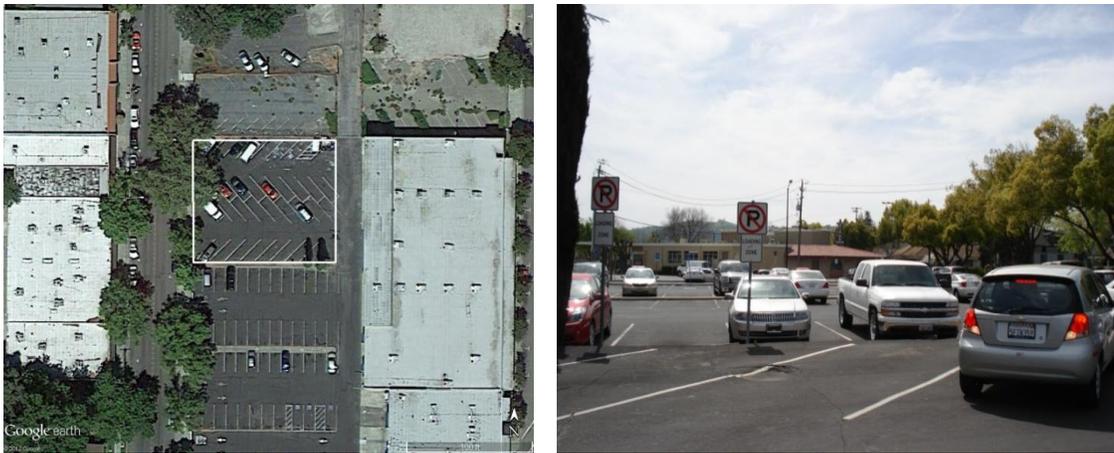
- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those "... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes." "Such as" can only be read as "non inclusive" and does not mean "limited to."
- Section 32501 of the Streets and Highways Code states: "The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions."
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

7 Cernon Parking Lot

This property is comprised of two parcels totaling .25 acres (See Attachment 1 – Downtown Parking Map). The property currently serves as a public parking lot with 33 public parking spaces including 4 ADA spaces. The lot provides parking for the following governmental purposes: Police Department/Family Investigation Response Team, Heritage Peak Charter School, Town Square (public park), and the City’s downtown transit center. The property is currently maintained by the City’s Public Works Department. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Cernon Parking Lot
Date of Acquisition	03/29/2000
Value at Acquisition	\$107,000
Estimate of Current Value	\$103,662 & \$93,780
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o n/a o 0130-182-150, 160 o .13 + .12 o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy

History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	Within Downtown Parking District

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”

- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

8 Main Parking Lot

This property is a .80 acre parcel of land that currently serves as a public parking lot located at the intersection of Main Street and Parker Street (See Attachment 1 – Downtown Parking Map). The site includes 90 surface parking spaces of which 4 spaces are designated for ADA parking. This lot is within the original 1967 Parking Lot Assessment District. The lot provides parking for the following governmental purposes: Police Department/Family Investigation Response Team, Heritage Peak Charter School, Vacaville Public Library, Andrews Park and the Georgie Duke Gymnasium, Town Square (public park), Old City Hall, the McBride Senior Center, and the City’s downtown transit center. The property is currently maintained by the City’s Public Works Department. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Main Parking Lot
Date of Acquisition	08/09/2004
Value at Acquisition	\$800,000
Estimate of Current Value	\$450,658
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o N/A o 0130-097-030 o .80 o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site is part of the downtown parking district and serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy

History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	Sewer, electrical, water easements; reciprocal easement with adjacent owner for ingress/egress and 10 parking spaces; trash enclosure easement (impacts ability to fully develop site)

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency

administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”

- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

9 Kendal Parking Lot

This property is a .39 acre property with two parcels of land that currently serves as a public parking lot located at 306 Kendal Street (See Attachment 1 – Downtown Parking Map). The site includes 21 surface parking spaces including 1 ADA space. The lot provides parking for the following governmental purposes: Police Department/Family Investigation Response Team, Heritage Peak Charter School, Vacaville Public Library, Andrews Park and the Georgie Duke Gymnasium, Town Square (public park), Old City Hall, the McBride Senior Center, and the City’s downtown transit center. The property is currently maintained by the City’s Public Works Department. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Kendal Parking Lot
Date of Acquisition	2/08/2002 and 2/26/2002
Value at Acquisition	\$232,113 and \$230,000
Estimate of Current Value	\$103,500 per parcel
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 306 Kendal Street o 0130-098-020, 030 o .39 acres total (.26 + .13) o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use

Encumbrances	Within Downtown Parking district
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The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”

- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

10 Dobbins Parking Lot

This property is a 14,810 square foot parcel of land that currently serves as a public parking lot located at 390 East Monte Vista Avenue near the intersection of Dobbins Street and East Monte Vista Avenue (See Attachment 1 – Downtown Parking Map). The site includes 31 surface parking spaces including 2 ADA spaces. This lot serves the governmental purpose of providing parking to Andrews Park and directly across the street from this lot is the McBride Senior Center. The property also provides access to Andrews Park, the Georgie Duke Gymnasium, and Town Square (public park). The property is currently maintained by the City’s Public Works Department. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Dobbins Parking Lot
Date of Acquisition	10/12/1995
Value at Acquisition	\$25,000
Estimate of Current Value	\$125,510
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> ○ Address ○ APN ○ Lot Size ○ Current Zoning 	<ul style="list-style-type: none"> ○ 390 E. Monte Vista Avenue ○ 0130-094-200 ○ 0.34 acre = 14,810.40sf ○ CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy

History of Previous Development Proposals	Developed as public parking lot
Encumbrances	Public Utility Easement across site; within Downtown Parking District

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”

- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

11 Dobbins Parker Parking Lot

These two parcels were acquired by the former Redevelopment Agency for the expansion of the existing Dobbins Street public parking lot (See Attachment 1 – Downtown Parking Map). The City’s Public Works Department is currently maintaining the property for weed abatement and clearance of any debris. This lot is directly across the street from the McBride Senior Center. This property will also serve the governmental purpose of providing parking to Andrews Park, the Georgie Duke Gymnasium, and Town Square (public park). The Successor Agency proposes to transfer this property to the City for much needed public parking. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Dobbins Parker Parking Lot
Date of Acquisition	12/31/1992 and 8/15/1995
Value at Acquisition	\$267,162 and \$120,864
Estimate of Current Value	\$144,830 & \$308,822
Purpose of Acquisition	Parking lot expansion
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 128 Dobbins Street o 0130-094-020, 160 o .64 acres o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Public Parking Lot

Encumbrances	Water and sewer easement; 20' light, air and maintenance easement; Ulatis Creek water course easement. Within Downtown Parking District
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The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”

- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

12 Merchant Parking Lot

This property is a .21 acre parcel on Merchant Street (See Attachment 1 – Downtown Parking Map). The site includes 20 surface parking spaces including 2 ADA spaces providing parking for the Town Square (public park), Vacaville Public Library, McBride Senior Center, and Old City Hall. This lot also provides direct ingress and egress to the adjacent City-owned public parking lot. The lot is maintained by the City’s Public Works Department. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area as well as continued ability to access the City-owned lot. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Merchant Street Parking
Date of Acquisition	11/23/1988
Value at Acquisition	\$1,000
Estimate of Current Value	\$161,424
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> ○ Address ○ APN ○ Lot Size ○ Current Zoning 	<ul style="list-style-type: none"> ○ N/A ○ 0130-185-220 ○ .21 ○ CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	Ingress/egress to adjacent City public parking lot; Within Downtown Parking District

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”
- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”

- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

13 Davis-Catherine Parking Lot

This .18 acre parcel is located at 560 Main Street (See Attachment 1 – Downtown Parking Map) and serves the downtown area with 22 parking spaces including 1 ADA space. The lot is maintained by the City’s Public Works Department. This lot provides access to the Town Square (public park), Vacaville Public Library, Andrews Park, Old City Hall, and the McBride Senior Center. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Davis-Catherine Parking Lot
Date of Acquisition	11/10/1992
Value at Acquisition	\$163,066
Estimate of Current Value	\$148,968
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 560 Main Street o 0130-192-160 o .18 o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	None identified

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City's zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those "... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes." "Such as" can only be read as "non inclusive" and does not mean "limited to."
- Section 32501 of the Streets and Highways Code states: "The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions."

- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

B. Compensation Agreements – Sell for Future Development

14 Auto Center Drive

This property is 2.78 acres in size. This property was acquired by the former Redevelopment Agency for the purposes of expanding the auto mall, developing a golf course and improving circulation in the area. The project was included in the former Agency’s Implementation Plan (2009-2014) and was a redevelopment project prior to redevelopment dissolution. The Successor Agency proposes to transfer this property to the City for future development purposes. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Auto Center Drive Parcel
Date of Acquisition	7/30/2001
Value at Acquisition	\$411,247
Estimate of Current Value	\$605,000 - \$969,000
Purpose of Acquisition	Surplus property for auto mall
Parcel Data	
o Address	o N/A
o APN	o 0134-480-100
o Lot Size	o 2.78 acres
o Current Zoning	o CG
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$0
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Auto Center Policy Plan
History of Previous Development Proposals	Auto mall expansion
Encumbrances	None identified

15 Nut Tree View Corridor

This property was acquired as open space to promote the economic vitality of the community through increased sales tax by allowing visual access from the adjacent Interstate 80 corridor into the Nut Tree Village/Retail Center. This corridor provides views to the rear retail businesses of the Center, the renovated carousel and Nut Tree train. Without this view corridor, visibility to the businesses within the Center from Interstate 80 is very limited or eliminated and would harm the viability of the businesses, the Center, and would negatively impact sales tax revenues.

This property is also restricted with many encumbrances, including:

- Lease providing a non-exclusive right to use of common areas. Lease expires June 24, 2024. However, lessee can extend up to a total of 43 years (2054). Termination of lease for default only.
- Pylon Sign Agreement with pylon sign owner granting easement rights over the property for the use, operation, maintenance, modification, repair, or upgrade of the 48 foot tall pylon sign and for the maintenance, modification, repair, or upgrade of underground utility service to the east pylon sign. The Agreement is binding upon successors and assigns.
- Access and Parking Easement Agreement granting a non-exclusive easement for parking and pedestrian and vehicular ingress and egress in, over, across and through certain portions of the property. The Agreement runs with the land.
- Restrictions on land use due to location within the Solano County Nut Tree Airport Compatibility Zone E. (Please refer to the attached site plan illustrating the restrictions and limitations of this property).
- The property is deed restricted with CC& Rs (Conditions, Covenants and Restrictions) that are applicable to all leases within the Nut Tree Development. These CC & Rs require that this View Corridor be privately leased and maintained as an open space amenity.

The Successor Agency proposes to transfer this property to the City to preserve this valuable resource. The City intends to reach compensation agreements with the other taxing entities for this property.



Property	Nut Tree View Corridor
Date of Acquisition	6/28/2011
Value at Acquisition	\$76,276
Estimate of Current Value	\$281,000 – \$450,000
Purpose of Acquisition	View corridor - I-80 to/from Nut Tree Center
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o N/A o 0129-250-580 o 1.32 acres o CG (RO)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$1/yr – former redevelopment agency/Successor Agency revenue
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan
History of Previous Development Proposals	Seasonal special events
Encumbrances	Access, maintenance and utility easement for pylon sign owned by Nut Tree Holdings; Lease with Nut Tree; Airport Land Use Zone E

ATTACHMENT 1

DOF Response to First Long Range Property Management Plan



June 27, 2014

Mr. Jeremy Craig, Director of Finance and Technology
City of Vacaville
600 Merchant Street
Vacaville, CA 95688

Dear Mr. Craig:

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Vacaville Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on October 3, 2013. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

HSC section 34191.5 defines the requirements of the LRPMP. Based on our review and application of the law, the Agency's LRPMP is not approved as follows:

HSC section 34181 (a) lists examples of governmental purpose properties, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings. It was determined the following properties do not meet the definition of a government purpose asset:

- Item No. 1 – 300 Davis Street – Davis Street Parking Lot
- Item No. 2 – 343 Elizabeth Street – Mason-Elizabeth Parking Lot
- Item No. 3 – Cemon Street – Cernon Parking Lot
- Item No. 4 – Main Street Lot – Main Street Parking Lot
- Item No. 5 – 306 Kendal Street – Kendal Parking Lot
- Item No. 6 – 390 E Monte Vista Avenue – Dobbins Parking Lot
- Item No. 7 – 128 Dobbins Street – Dobbins Parker Parking Lot
- Item No. 8 – Merchant Street – Merchant Parking Lot
- Item No. 9 – 560 Main Street – Davis-Catherine Parking Lot
- Item No. 11 – Nut Tree View Corridor

Should the Agency wish to transfer these properties to the City that do not qualify for governmental use, the LRPMP should at a minimum update the permissible use and note the City's intent to reach compensation agreements with the other taxing entities pursuant to HSC section 34180 (f).

In addition, Item No. 15 states the permissible use as future development; however, it does not specify the intent to reach a compensation agreement. The Agency is required to state this intention pursuant to HSC section 34180 (f). Through further discussion, it appears the

Mr. Jeremy Craig
June 27, 2014
Page 2

Agency is proposing to revise the permissible use for Item No. 15 to sale of property. If the Agency does decide to sell the property for fair market value, the LRPMP should include the intended use of the sales proceeds. The proposed use of proceeds generated from the sale of property must either be used to fund an enforceable obligation pursuant to the HSC section 34171 (d), or be remitted to the county auditor-controller for distribution to the affected taxing entities

As authorized by HSC section 34191.5 (b), Finance is not approving the LRPMP. The Dissolution Act does not allow a meet and confer for Finance's review of the LRPMP. Therefore, the Agency should revise the LRPMP to address the issues noted above and resubmit an OB approved revised LRPMP to Finance for approval.

Please direct inquiries to Wendy Griffe, Supervisor, or Jenny DeAngelis, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD
Assistant Program Budget Manager

cc: Ms. Emily Cantu, Interim Housing Services Director, City of Vacaville
Ms. Simona Padilla-Scholtens, Auditor Controller, Solano County
Ms. Elizabeth Gonzalez, Bureau Chief, Local Government Audit Bureau, California State
Controller's Office
California State Controller's Office

ATTACHMENT 2

Downtown Parking Map



ATTACHMENT 3

Downtown Parking Analysis

DOWNTOWN PARKING ANALYSIS

Below is information supporting the transfer of downtown parking lot properties to the City of Vacaville for governmental purpose as the properties very directly serve a governmental purpose.

Local Regulations

- In 1982, the City of Vacaville amended its zoning ordinance by the adoption of Ordinance Number 1156, which added Section 14.09.128.030 to the Vacaville Municipal Code. Section 14.09.128.030 established revised parking standards for businesses (multi-storied retail, commercial, professional) within the City's downtown area. The revision provides that downtown businesses are not required to provide on-site parking spaces for their business; thereby allowing for the continued development patterns of a more traditional, vibrant, urban type downtown environment as opposed to the typical strip commercial development found in more suburban settings. This revision to the parking standards was possible only because of the existence of the public parking lots throughout the downtown area, which were developed to meet the parking demands of the downtown.
- If the nine parking lots denied by DOF are not transferred to the City for governmental purpose, the City would be forced to revise its parking standards to require all future development (including redevelopment of existing sites and any new construction) to provide on-site parking. In addition to destroying the traditional downtown experience and ambiance, this change would result in the following regulatory issues:
 - Existing private development would become non-conforming uses. If the parking lots are sold for private development and the spaces taken out of the parking inventory, many existing downtown businesses that were developed in reliance on these City-supplied and maintained public parking spaces will become non-conforming. A building with non-conforming status is viewed as generally very undesirable by zoning and land use standards and often by insurance companies. Once a building achieves this status, should it be destroyed or partially destroyed, it generally must be rebuilt to current standards and codes, which could require the business to provide on-site parking in order to comply with the City's parking requirements. This hinders the ability to develop the parcel, decreases the property's value, and reduces tax revenues. In the long term, the elimination of the public parking lots would have a significant negative effect on property values.

- These public parking lots provide the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations for the downtown area. If these parking spaces were removed from the inventory, the entire downtown area would be out of compliance with this very critical accessibility element. Without these spaces, downtown businesses as well as government offices located downtown will be highly vulnerable to complaints, lawsuits, and/or civil or criminal penalties. There have been numerous cases filed by ADA activists in Vacaville. The DOF action would directly cause the elimination of the spaces, and could trigger a case against not only the business, but the City and the Oversight Board.

Fiscal Impacts

- Through the formation of a Parking Assessment District established in 1967 (well before the Vacaville Redevelopment Agency existed), whose boundaries incorporated the downtown area, parking lots were paid for and created with moneys generated through the assessments collected from private property owners in the district. At the time the district was created, the City accepted, as its public serving obligation, ensuring adequate public parking in the downtown. Later, with the creation of the Redevelopment Agency, the Agency took over this governmental obligation in order to relieve the impact to the General Fund. The Agency's obligation is demonstrated through its Redevelopment Area Plan and Redevelopment Implementation Plans. Thus the parking district provided a means to ensure the parking lots in perpetuity. If transferred to the City, the City would have the responsibility to maintain and preserve the parking lots in perpetuity.
- These nine lots, although owned by the former Redevelopment Agency, have been maintained by the City Public Works Department using General Fund dollars. As a reminder, redevelopment agencies generally could not use tax increment funds for maintenance purposes. The annual investment by the City has been approximately \$61,000 (in 2013 dollars).
- The sale of these parking lots and conversion to other uses would be detrimental to local taxing entities. It would negatively impact the property values of existing developed properties which would then have little remaining available parking to support their customers and occupants, thereby causing a decline in sales and property taxes.
- We recognize that it may be the goal of the DOF, in denying this transfer request, to encourage the City to purchase these lots as a way to ensure their continued use as public parking. However, the City does not have the financial capability to undertake such a purchase. In the event that DOF does not concur with the

City, the City may be forced to take action to preserve the parking lots so that the health, safety and welfare of the downtown is protected. This is the only way in which the City would be able to maintain its long standing commitment to the Downtown business owners, merchants, and customers that the existing parking will remain.

Land Use Issues

- These downtown parking assets are serving a very public “governmental purpose” in keeping the downtown vibrant and economically viable through increased tax revenues. The lots were developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically as well as physically with approximately 44 percent of the existing downtown parking lot supply removed, severely impacting the entire district.
- A reduction in localized parking in the downtown area will lead to a reduction in traffic volume, which would negatively impact many of the small businesses in the area by a reduction in taxable sales activity.

AB1484 Interpretation

- The Agency also questions the DOF’s interpretation of specific language in AB1484 with regard to “governmental purpose.” The language in the law states, “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” The phrase “such as” can only be read as “non inclusive” and does not mean “limited to” although this appears to be the definition the DOF is choosing to use in rendering decisions as to which properties serve a governmental purpose.
- We disagree with DOF’s interpretation of “governmental purpose” as used in the Dissolution Act, particularly since the list of governmental purposes set forth in Section 34181(a) is preceded by the phrase “such as”, which is not exclusive and because “governmental purpose” is not specifically defined in the Dissolution Act. Further, Section 32501 of the Streets and Highways Code Section provides guidance on this issue by providing that the supplying of public parking facilities are “public uses and purposes” and “governmental functions”:

“The supplying of additional parking facilities and the performance of all undertakings incidental or advantageous thereto are public uses and purposes for which public money may be spent and private property acquired, and are governmental functions.”

- In addition, the California courts have held that public parking is a public use or improvement which serves a public purpose. For example, in *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957), the First District Court of Appeal recognized the provision of publicly-controlled off-street parking for public use is “a purpose which modern developments and practices make most necessary to the well being of the citizens of a city” and that the purposes to which the parking projects were to be devoted were public ones, citing to Section 32501 of the Streets and Highways Code. *Larsen*, at 361-362. Further, in *Whittier v. Dixon*, 24 Cal 2d 644 (1944), the California Supreme Court noted that the Legislature had expressly authorized the acquisition of parking places to serve the public, which was a valid public purpose: “Just as public streets can be used for the parking of motor vehicles, property can be acquired for the same use. Moreover, public parking places relieve congestion and reduce traffic hazards and therefore serve a public purpose. They may be compared to municipal airports, which have been recognized as public improvements.” *Whittier*, at 667. Under California law, it is well established that public parking lots, like those in downtown Vacaville, are public improvements that serve a public purpose.
- The Agency strongly believes it was not the intent of the Legislature to exclude public parking lots as governmental assets. Previous iterations of AB 1484, prior to its introduction in the Legislature, included language that stated “Government purpose assets do not include any parking structure or lot, whether connected to or adjacent to or separated from a governmental building or facility. . . .” However, this language was deleted after many communities, including Vacaville, voiced concern to their legislators about the loss of parking and other commercial activity due to the dissolution of redevelopment. The deletion of this language demonstrates the legislative intent to categorize parking structures and lots as government purpose assets.
- Using DOF’s narrow construction of AB 1484, the decision to deny transfer of the Cernon Street parking lot to the City as governmental purpose under Resolution No. 2013-2 is inconsistent. This lot should be approved for transfer as it serves the adjacent charter school and City Police Department Family Investigative Response Service Team offices.

ATTACHMENT 4

Property Inventory Data Summary

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)		
		Permissible Use	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Parking Lot/Structure	Governmental Use	02/07/2005	\$ 777,687.00	267,002	Purchased to provide parking in the former Downtown Redevelopment Project Area	300 Davis Street	0130-204-010	.36 acre	CD	267,002	none	Maintenance of parking lot	None identified	None identified	No. 1 pgs 21, 27, 38; No. 2 pg 5 & 6; Exh. C; No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
2	Parking Lot/Structure	Governmental Use	03/11/1998	\$ 184,932.00	\$343,365	Purchased to provide parking in the former Downtown Redevelopment Project Area	343 Elizabeth Street	0130-204-100	.47 acre	CD	\$343,365	none	Maintenance of parking lot	None identified	None identified	No. 1 pgs 21, 27, 38; No. 2 pg 5 & 6; Exh. C; No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
3	Parking Lot/Structure	Governmental Use	03/29/2000	\$ 107,000.00	\$103,662 & \$93,780	Purchased to provide parking in the former Downtown Redevelopment Project Area	Cernon Street	0130-182-150 0130-182-160	.13 & .12 .25 total	CD	\$103,662 & \$93,780	none	Maintenance of parking lot	None identified	None identified	No. 1 pgs 21, 27, 38; No. 2 pg 5 & 6; Exh. C; No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
4	Parking Lot/Structure	Governmental Use	08/09/2004	\$ 800,000.00	450,658	Purchased to provide parking in the former Downtown Redevelopment Project Area	Main Street Lot	0130-097-030	.80 acre	CD	450,658	none	Maintenance of parking lot	None identified	None identified	No. 1 pgs 21, 27, 38; No. 2 pg 5 & 6; Exh. C; No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
5	Parking Lot/Structure	Governmental Use	02/08/2002 and 02/26/2002	\$232,113 and \$	\$103,500 & \$103,500	Purchased to provide parking in the former Downtown Redevelopment Project Area	306 Kendal Street	0130-098-020 0130-098-030	.26 & .13 .39 total	CD	\$103,500 & \$103,500	none	Maintenance of parking lot	None identified	None identified	No. 1 pgs 21, 27, 38; No. 2 pg 5 & 6; Exh. C; No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
6	Parking Lot/Structure	Governmental Use	10/12/1995	\$ 25,000.00	125,510	Purchased to provide parking in the former Downtown Redevelopment Project Area	390 E Monte Vista Avenue	0130-094-200	.34 acre	CD	125,510	none	Maintenance of parking lot	None identified	None identified	No. 1 pgs 21, 27, 38; No. 2 pg 5 & 6; Exh. C; No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
7	Parking Lot/Structure	Governmental Use	12/31/1992 and 08/15/1995	\$267,162 and \$120,864	\$144,830 & \$308,822	Purchased to provide parking in the former Downtown Redevelopment Project Area	128 Dobbins Street	0130-094-020 0130-094-160	.64 total	CD	\$144,830 & \$308,822	none	Maintenance of parking lot	None identified	None identified	No. 1 pgs 21, 27, 38; No. 2 pg 5 & 6; Exh. C; No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
8	Parking Lot/Structure	Governmental Use	11/23/1988	\$ 1,000.00	161,424	Purchased to provide parking in the former Downtown Redevelopment Project Area	Merchant Street	0130-185-220	.21 acre	CD	161,424	none	Maintenance of parking lot	None identified	None identified	No. 1 pgs 21, 27, 38; No. 2 pg 5 & 6; Exh. C; No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
9	Parking Lot/Structure	Governmental Use	11/10/1992	\$ 163,066.00	148,968	Purchased to provide parking in the former Downtown Redevelopment Project Area	560 Main Street	0130-192-160	.18 acre	CD	148,968	none	Maintenance of parking lot	None identified	None identified	No. 1 pgs 21, 27, 38; No. 2 pg 5 & 6; Exh. C; No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
10	Public Building	Governmental Use	6/28/2011	620122	\$0 w/ encumbrances; \$1.1 - \$1.4 million w/o encumbrances	Event Center	1681 Monte Vista Avenue	0129-240-600	3.21 acres	CG (RO)	0 with encumbrances; \$1.1 - \$1.4 million w/o encumbrances	none	Lease w/ Chamber of Commerce; Chamber sub-leases to two agencies; Downtown Historic District designation	None identified	None identified	No. 1 all (Area II) Acquisition and Disposal of Property for purchase, lease, development p. 19)	Part of the Nut Tree Ranch retail development

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
		Permissible Use	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
11	Commercial	Governmental Use	6/28/2011	76,276	\$0 w/ encumbrances; \$281,000 - \$450,000 w/o encumbrances	Seasonal special Events	n/a	0129-250-580	1.32 acres	CG(RO)	\$281,000-\$450,000	\$1/year	Easement for pylon sign owned by Nut Tree Holdings; (Airport Land Use Zone E)	None identified	None identified	No. 1 all (Area II) Acquisition and Disposal of Property for purchase, lease, development p. 19)	Part of the Nut Tree Ranch retail development
12	Vacant Lot/Land	Governmental Use	11/15/1999	103,447	\$0 w/ encumbrances; \$350,000 - \$450,000 w/o encumbrances	I-80/Allison Drive Overpass construction	East Monte Vista at Allison Drive	0130-060-310	.17 acre	CG	\$103,447	none	Encumbrances: Small irregular shape, limited access (through another parcel)	None identified	None identified	No. 1 pg. 9 (Area II)	None- existing public ROW
13	Public Building	Governmental Use	7/10/1992	55361	\$0 w/ encumbrances; \$350,000 - \$450,000 w/o encumbrances	Chamber of Commerce relocation; further goals of Downtown Historic District	300 Main Street	0130-183-010	.20 acres	CD	\$0 with encumbrances; \$350,000 - \$400,000 without encumbrances	\$1/year	Lease w/ Chamber of Commerce - Chamber sub-leases to two agencies; Downtown Historic District designation	None identified	None identified	No. 6, all; No. 8 pgs 2 and 3 (1999-2004)	Historic building - built in 1915
14	Vacant Lot/Land	Governmental Use	1/10/2009	\$219.60	\$671,000 - \$755,000	Regional Intermodal Transportation Center	N/A	0130-030-950	3.08 acres	CO	\$671,000-\$755,000	None	PDA designation; joint access easement with adjacent City-owned Transportation Center	None identified	Adjacent to existing Regional Intermodal Transportation Center; Joint access with Regional Intermodal Transportation Center	Transportation Center expansion and completion of local commitment to PDA designation/priorities	Transportation Center expansion and completion of local commitment to PDA designation/priorities
15	Vacant Lot/Land	Future Development	7/30/2001	411,247	\$605,000 - \$969,000	Auto Mall expansion	N/A	0134-480-100	2.78 acres	CG	\$605,000-\$969,000	None	None	None identified	None identified	No. 10, All	Auto Mall Expansion

Former Redevelopment Agency and Existing City Documents

Source Document	Document	Description
1	Redevelopment Plans (Area I and Area II)	Adopted March 1982 and April 1983, respectively, amended from time to time; Provides basic frame work for specific blight elimination plan/projects
2	Redevelopment Implementation Plans	Adopted 1999, updated every five years; Provides specific goals and objectives for Redevelopment Agency in each project
3	City General Plan	Adopted October 16, 1990, amended from time to time; Directs City growth and revitalization through policies that address land use, transportation, etc.
4	Downtown Parking Study	Adopted May 25, 2010; Recommendation to address current /future parking deficiencies in downtown
5	Parking District	Formed in 1966; Established financing mechanism for development of parking lots construction, maintenance throughout downtown (in lieu of providing parking on site)
6	Downtown Historic Guidelines	Adopted November 26, 1996; Guidelines for development and architectural standards for both new and existing structures in downtown
7	Opportunity Hill Master Plan and Design Guidelines	Adopted April 8, 2008; Guidelines for development and architectural standards for development within the two Opportunity Hill project areas
8	Downtown Economic Development Study	Adopted 1991, amended July 1999; Establishes a financing plan as well as physical improvements and design guidelines for rehabilitation and new projects within the downtown district
9	Downtown Planned Area (PDA)	Awarded November 21, 2008; ABAG awarded PDA based on mixed-use growth in the Downtown related to proximity of housing, jobs, transit, shopping, and dining opportunities to one another
10	Auto Center Policy Plan	Adopted 1989, amended from time to time; Establishes permitted land uses and development standards



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **City of Vacaville**

Date Finding of Completion Received: April 12, 2013

Date Oversight Board Approved LRPMP: September 25, 2013

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name: Emily Cantu

Title: Interim Housing Director

Phone: 707-449-5688

Email: ecantu@cityofvacaville.com

Date: 10/03/2013

Name: Jeremy Craig

Title: Interim Assistant City Manager

Phone: 707- 449-5104

Email: Jcraig@cityofvacaville.com

Date: 10/03/2013

Department of Finance Local Government Unit Use OnlyDETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____

RESOLUTION NO. OB 2013-8

RESOLUTION OF THE OVERSIGHT BOARD TO THE CITY OF VACAVILLE SUCCESSOR AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the California state legislature enacted Assembly Bill 1X26 (the "Dissolution Act") to dissolve redevelopment agencies formed under the Community Redevelopment Law (Health and Safety Code Section 33000 et seq.); and

WHEREAS, pursuant to Health and Safety Code Section 34173, the City Council of the City of Vacaville (the "City Council") declared that the City of Vacaville (the "City") would act as successor agency (the "Successor Agency") for the dissolved Redevelopment Agency of the City of Vacaville (the "Dissolved RDA") effective February 1, 2012; and

WHEREAS, Assembly Bill 1X26 (the "Dissolution Act") provides for the appointment of an oversight board (the "Oversight Board") with specific duties to approve certain Successor Agency actions pursuant to Health and Safety Code Section 34180 and to direct the Successor Agency in certain other actions pursuant to Health and Safety Code Section 34181; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b) (as added by AB 1484) the Successor Agency shall prepare a long range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency shall be submitted to the Oversight Board for approval.

NOW, THEREFORE, BE IT RESOLVED, that the Oversight Board to the City of Vacaville Successor Agency approves the long range property management plan.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed by the Oversight Board to the City of Vacaville Successor Agency, at its meeting of September 25, 2013, by the following vote:

AYES: Board Members Johnston, Kitzes, Thomson, Whitman and Wilkerson,
Vice Chair Harris

NOES: None

ABSENT: Chair Hunt

ATTEST:



Claudia Archer
Oversight Board Secretary

LONG RANGE PROPERTY MANAGEMENT PLAN

SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF
THE CITY OF VACAVILLE



650 Merchant Drive
Vacaville, CA 95688

September 25, 2013

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INTRODUCTION

As part of the dissolution process of former redevelopment agencies, State Assembly Bill X1 26 (ABX1 26) required successor agencies to dispose of real property assets owned by former redevelopment agencies “expeditiously and in a manner aimed at maximizing value.” State Assembly Bill 1484 (AB 1484) clarified how successor agencies should dispose of these assets with direction to prepare a Long Range Property Management Plan (LRPMP) governing the disposition and use of the former Agency-owned properties to be submitted to its Oversight Board and the State Department of Finance (DOF) within six months of receiving a Finding of Completion. The Successor Agency to the former Redevelopment Agency of the City of Vacaville (Successor Agency) received its Finding of Completion on April 12, 2013, which means a deadline of October 12, 2013 for submittal of the LRPMP to the Oversight Board and to the DOF for review and approval. In addition to this LRPMP, the City of Vacaville submitted a letter dated September 18, 2013 to the DOF requesting reconsideration of the decision to deny the transfer of 13 properties owned by the former Vacaville Redevelopment Agency to the City for continued governmental purpose. The City has yet to receive a response to this letter and request. These 13 properties are included in this Long Range Property Management Plan.

As required by Section 32191.5 of the Health and Safety Code, the LRPMP is to include an inventory and site history of each of the former Agency-owned properties as well as a plan for the future use or disposition of each site with four permissible uses:

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

If a city wishes to retain any properties or other assets for future redevelopment activities, it must reach a compensation agreement with the other taxing agencies to provide payments to them in proportion to their share of the base property tax, as determined pursuant to Section 34188, for the value of the property retained.

STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code section 34191.5 (part of AB 1484), each successor agency that holds property from a former redevelopment agency is required to submit a LRPMP to the State Department of Finance within six months after receiving a “Finding of Completion” from the DOF. Prior to the submittal of the LRPMP to the DOF, the successor agency’s oversight board must approve the LRPMP.

In general, the LRPMP addresses the disposition and use of all the real properties of the former redevelopment agency. AB 1484 requires that the LRPMP include all of the following requirements:

1. Inventory of all properties in the Community Redevelopment Trust Fund (Trust Fund) established with the enactment of AB 1484 to serve as the repository of the former redevelopment agency's real properties. The inventory shall consist of the following information:
 - a. Date of Acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.
 - b. Purpose for which the property was acquired.
 - c. Parcel data, including address, lot size, and current zoning on the former redevelopment agency's plan, or specific, community or general plan.
 - d. Estimate of the current value of the parcel including, if available, any appraisal information.
 - e. Estimate of any lease, rental of any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
 - f. History of environmental contamination including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.
 - g. Description of the properties potential for transit-oriented development and the advancement of planning objectives of the successor agency.
 - h. Brief history of previous development proposals and activity, including the rental or lease of property.
2. Address the use or disposition of all the properties in the Trust Fund. Permissible uses include:
 - a. Retention for governmental use;
 - b. Retention for future development;
 - c. Sale of the property; or
 - d. Use of property to fulfill an enforceable obligation.
3. Separately identify and list the properties in the Trust Fund dedicated to governmental use purposes and properties retained for fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

- a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county or city and county.
- b. If the plan directs the liquidation of the property or use of the revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
- c. Property shall not be transferred to a successor agency, city or county, or city and county, unless the LRPMP has been approved by the oversight board and the DOF.

SUMMARY OF PROPERTY OWNED BY THE SUCCESSOR AGENCY

The Successor Agency owns 7 properties within the City of Vacaville city limits. In addition, this LRPMP includes 8 properties (11 separate parcels) that were transferred to the City of Vacaville for governmental purpose in March, 2011, prior to the dissolution of redevelopment. For this report, these properties are grouped into property sites organized by the four applicable "Permissible Uses" under AB 1484 as identified above. A detailed description and table outlining the components of AB 1484 requirements for each property is provided in the next section and in Attachment 3 - Property Inventory Data Summary.

Retention of Properties for Governmental Purpose

Fourteen properties included in this LRPMP are proposed to be transferred to the City of Vacaville pursuant to Health and Safety Code section 34181(a) that allows properties of a former redevelopment agency to be transferred to the City or other governmental agencies to continue the existing governmental use serving the community.

Future Development

One property included in this LRPMP is proposed to be retained for future development purposes. A description of this property, including the legally required information, aerial map, and photographs of the site is presented in this section.

- Auto Center Drive

Sale of Property

- None

Use of the Property to Fulfill an Enforceable Obligation

- None

DETAILED PROPERTY INVENTORY

Health and Safety Code Section 34191.5 requires that the Long Range Property Management Plan include an inventory of all properties owned by the Former Redevelopment Agency of the City of Vacaville which are held in the Community Redevelopment Property Trust Fund as of the enactment of AB 1484. The Successor Agency to the former Redevelopment Agency of the City of Vacaville has possession of these properties. Each property will be described separately. A Property Inventory Data Summary of all required information is included as Attachment 3 of this report. Other supporting documentation is included as additional attachments.

I. RETENTION OF PROPERTIES FOR GOVERNMENTAL PURPOSE

Fourteen properties listed below are proposed to be transferred to the City of Vacaville pursuant to Health and Safety Code section 34181 (a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction (in this case, the City of Vacaville). A description of all properties, including the legally required information, aerial maps, and photographs of each property are presented in this section.

1. Davis Street Parking Lot

This property is a .36 acre parcel of land that currently serves as a public parking lot located at 300 Davis Street (See Attachment 1 – Downtown Parking Map). The site includes 43 spaces. The site is currently encumbered with a promissory note, is part of the 1967 Parking Assessment District, and is maintained by the City’s Public Works Department. This lot provides access to the Town Square (public park), Vacaville Public Library, Andrews Park, Old City Hall, and the McBride Senior Center. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area.



Property	Davis Street Parking Lot
Date of Acquisition	02/07/2005
Value at Acquisition	\$777,687
Estimate of Current Value	\$267,002
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 300 Davis Street o 0130-204-010 o .36 Acre o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site is part of the downtown parking district and serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	Klotz Promissory Note; within Downtown Parking District

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”
- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”

- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

2 Mason-Elizabeth Parking Lot

This property is a .47 acre parcel of land that currently serves as a public parking lot located at 343 Elizabeth Street (See Attachment 1 – Downtown Parking Map). The site includes 43 surface parking spaces including 2 ADA spaces. This lot is within the 1967 Parking Lot Assessment District and provides access to the Town Square (public park), Vacaville Public Library, Andrews Park, Old City Hall, and the McBride Senior Center. The lot is maintained by the City’s Public Works Department. This lot was a former redevelopment agency “turn-key” project related to the development of the adjacent Cal-Hawaii building, Bank of the West development, and Mason-Davis development. The former redevelopment agency purchased this property to ensure adequate public parking in the area. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area.



Property	Mason-Elizabeth Parking Lot
Date of Acquisition	03/11/1998
Value at Acquisition	\$184,932
Estimate of Current Value	\$343,365
Purpose of Acquisition	Parking lot
Parcel Data	
o Address	o 343 Elizabeth Street
o APN	o 0130-204-100
o Lot Size	o .47 acre
o Current Zoning	o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Ojectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy

History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	Within Downtown Parking District

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”

- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

3 Cernon Parking Lot

This property is comprised of two parcels totaling .25 acres (See Attachment 1 – Downtown Parking Map). The property currently serves as a public parking lot with 33 public parking spaces including 4 ADA spaces. The lot provides parking for the following governmental purposes: Police Department/Family Investigation Response Team, Heritage Peak Charter School, Town Square (public park), and the City’s downtown transit center. The property is currently maintained by the City’s Public Works Department. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area.



Property	Cernon Parking Lot
Date of Acquisition	03/29/2000
Value at Acquisition	\$107,000
Estimate of Current Value	\$103,662 & \$93,780
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o n/a o 0130-182-150, 160 o .13 + .12 o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	Within Downtown Parking District

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”
- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”

- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

4 Main Parking Lot

This property is a .80 acre parcel of land that currently serves as a public parking lot located at the intersection of Main Street and Parker Street (See Attachment 1 – Downtown Parking Map). The site includes 90 surface parking spaces of which 4 spaces are designated for ADA parking. This lot is within the original 1967 Parking Lot Assessment District. The lot provides parking for the following governmental purposes: Police Department/Family Investigation Response Team, Heritage Peak Charter School, Vacaville Public Library, Andrews Park and the Georgie Duke Gymnasium, Town Square (public park), Old City Hall, the McBride Senior Center, and the City’s downtown transit center. The property is currently maintained by the City’s Public Works Department. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area.



Property	Main Parking Lot
Date of Acquisition	08/09/2004
Value at Acquisition	\$800,000
Estimate of Current Value	\$450,658
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o N/A o 0130-097-030 o .80 o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site is part of the downtown parking district and serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use

Encumbrances	Sewer, electrical, water easements; reciprocal easement with adjacent owner for ingress/egress and 10 parking spaces; trash enclosure easement (impacts ability to fully develop site)
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The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”

- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

5 Kendal Parking Lot

This property is a .39 acre property with two parcels of land that currently serves as a public parking lot located at 306 Kendal Street (See Attachment 1 – Downtown Parking Map). The site includes 21 surface parking spaces including 1 ADA space. The lot provides parking for the following governmental purposes: Police Department/Family Investigation Response Team, Heritage Peak Charter School, Vacaville Public Library, Andrews Park and the Georgie Duke Gymnasium, Town Square (public park), Old City Hall, the McBride Senior Center, and the City’s downtown transit center. The property is currently maintained by the City’s Public Works Department. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area.



Property	Kendal Parking Lot
Date of Acquisition	2/08/2002 and 2/26/2002
Value at Acquisition	\$232,113 and \$230,000
Estimate of Current Value	\$103,500 per parcel
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 306 Kendal Street o 0130-098-020, 030 o .39 acres total (.26 + .13) o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	Within Downtown Parking district

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”
- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”

- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

6 Dobbins Parking Lot

This property is a 14,810 square foot parcel of land that currently serves as a public parking lot located at 390 East Monte Vista Avenue near the intersection of Dobbins Street and East Monte Vista Avenue (See Attachment 1 – Downtown Parking Map). The site includes 31 surface parking spaces including 2 ADA spaces. This lot serves the governmental purpose of providing parking to Andrews Park and directly across the street from this lot is the McBride Senior Center. The property also provides access to Andrews Park, the Georgie Duke Gymnasium, and Town Square (public park). The property is currently maintained by the City’s Public Works Department. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area.



Property	Dobbins Parking Lot
Date of Acquisition	10/12/1995
Value at Acquisition	\$25,000
Estimate of Current Value	\$125,510
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 390 E. Monte Vista Avenue o 0130-094-200 o 0.34 acre = 14,810.40sf o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as public parking lot

Encumbrances	Public Utility Easement across site; within Downtown Parking District
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The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”

- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

7 Dobbins Parker Parking Lot

These two parcels were acquired by the former Redevelopment Agency for the expansion of the existing Dobbins Street public parking lot (See Attachment 1 – Downtown Parking Map). The City’s Public Works Department is currently maintaining the property for weed abatement and clearance of any debris. This lot is directly across the street from the McBride Senior Center. This property will also serve the governmental purpose of providing parking to Andrews Park, the Georgie Duke Gymnasium, and Town Square (public park). The Successor Agency proposes to transfer this property to the City for much needed public parking.



Property	Dobbins Parker Parking Lot
Date of Acquisition	12/31/1992 and 8/15/1995
Value at Acquisition	\$267,162 and \$120,864
Estimate of Current Value	\$144,830 & \$308,822
Purpose of Acquisition	Parking lot expansion
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 128 Dobbins Street o 0130-094-020, 160 o .64 acres o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Public Parking Lot
Encumbrances	Water and sewer easement; 20' light, air and maintenance easement; Ulatis Creek water course easement. Within Downtown Parking District

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”
- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”

- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

8 Merchant Parking Lot

This property is a .21 acre parcel on Merchant Street (See Attachment 1 – Downtown Parking Map). The site includes 20 surface parking spaces including 2 ADA spaces providing parking for the Town Square (public park), Vacaville Public Library, McBride Senior Center, and Old City Hall. This lot also provides direct ingress and egress to the adjacent City-owned public parking lot. The lot is maintained by the City’s Public Works Department. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area as well as continued ability to access the City-owned lot.



Property	Merchant Street Parking
Date of Acquisition	11/23/1988
Value at Acquisition	\$1,000
Estimate of Current Value	\$161,424
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o N/A o 0130-185-220 o .21 o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	Ingress/egress to adjacent City public parking lot; Within Downtown Parking District

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City’s zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” “Such as” can only be read as “non inclusive” and does not mean “limited to.”
- Section 32501 of the Streets and Highways Code states: “The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions.”

- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).
- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

9 Davis-Catherine Parking Lot

This .18 acre parcel is located at 560 Main Street (See Attachment 1 – Downtown Parking Map) and serves the downtown area with 22 parking spaces including 1 ADA space. The lot is maintained by the City’s Public Works Department. This lot provides access to the Town Square (public park), Vacaville Public Library, Andrews Park, Old City Hall, and the McBride Senior Center. The Successor Agency proposes to transfer this property to the City to continue to provide much needed public parking to this area.



Property	Davis-Catherine Parking Lot
Date of Acquisition	11/10/1992
Value at Acquisition	\$163,066
Estimate of Current Value	\$148,968
Purpose of Acquisition	Parking lot
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 560 Main Street o 0130-192-160 o .18 o CD (Downtown Commercial)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	None - Site serves as public parking
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan Redevelopment Implementation Plan Downtown Parking Study Downtown Area Economic Development Strategy
History of Previous Development Proposals	Developed as surface parking lot for public use
Encumbrances	None identified

The information below supports that this downtown parking lot very directly serves a governmental purpose (For additional, detailed information refer to Attachment 2 – Downtown Parking Analysis).

Local Regulations

- The City's zoning ordinance does not require on-site parking for single-story businesses downtown only because of the public lots throughout the downtown.
- If this lot and/or others are not transferred to the City, the ordinance would be revised to require on-site parking.
- If the downtown parking inventory is decreased, this site would be non-conforming which is viewed as generally very undesirable and the requirement to include on-site parking would hinder development and decrease the value.
- This lot provides a portion of the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations. Removal of these spaces would cause the entire downtown area to be out of compliance.

Fiscal Impacts

- Through a Parking Assessment District formed in 1967 incorporating the downtown area, the City accepted, as its public serving obligation, ensuring adequate public parking. With the creation of the Redevelopment Agency, the Agency took over this governmental obligation. The parking district provided a means to ensure these parking lots in perpetuity.
- This lot has been maintained by the City Public Works Department using General Fund dollars.
- The sale of this lot and change to another use would negatively impact the value of existing developed properties due to limited parking for customers, causing a decline in sales and property taxes.

Land Use Issues

- This lot was developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically and physically.
- Reducing parking downtown will lead to a reduction in traffic, which negatively impacts the small businesses by a reduction in taxable sales activity.

AB1484 Interpretation

- AB1484 states that governmental purpose properties are those "... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes." "Such as" can only be read as "non inclusive" and does not mean "limited to."
- Section 32501 of the Streets and Highways Code states: "The supplying of additional parking facilities...are public uses and purposes for which public money may be spent...and are governmental functions."
- The California courts have held that public parking is a public use which serves a public purpose. For example, *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957) and in *Whittier v. Dixon*, 24 Cal 2d 644 (1944).

- The Legislature did not intend to exclude public parking lots as governmental assets. Prior to AB1484 being introduced, parking structures or lots were excluded as a governmental asset. That language was deleted demonstrating the intent to allow parking as a governmental purpose asset.

10 Nut Tree Harbison Event Center

This property was acquired by the former Redevelopment Agency as part of redevelopment of the Nut Tree Ranch Retail Center with the purpose of preserving the historic Harbison House Museum, and the historic Nut Tree train along with the shelter, tracks and park-like public open space.

To ensure the preservation of these historic attributes, the property is encumbered with a number of restrictions:

- Lease with the Vacaville Museum through June 2024 with the option for the Museum to extend for a total of 43 years (through 2054). Termination of lease by default only.
- There are access and use easement agreements with the owner of the adjacent retail property (Nut Tree Center) that include non-exclusive use of the train tracks and non-exclusive easement for the purpose of repair and maintenance of the tracks, loading area, maintenance building and commissary. Termination of Agreement by lessee at any time. Termination by Successor Agency only after purchase of Nut Tree Train. Otherwise, Agreement continues in perpetuity.

Additionally, the parking for this facility is owned by the City. Should this property be sold, any new owner would be required to provide their own parking which would be difficult as all adjacent properties are privately owned and land uses are dictated through the Nut Tree Ranch Policy Plan. The Successor Agency proposes to transfer this building and property to the City to preserve this valuable resource.





Property	Harbison Event Center at the Nut tree
Date of Acquisition	6/28/2011
Value at Acquisition	\$620,122
Estimate of Current Value	\$0 with encumbrances, \$1.1 - \$1.4 million without encumbrances
Purpose of Acquisition	Public and Private Events Venue
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 1681 Monte Vista Avenue o 0129-240-600 o 3.21 acres o CG (RO)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$1/year – former redevelopment agency/Successor Agency revenue
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan
History of Previous Development Proposals	Event center
Encumbrances	Lease and easements with Vacaville Museum; easement with Nut Tree Holdings/Dunhill for train tracks, maintenance, and related structures; Airport Land Use Zone E

11 Nut Tree View Corridor

This property was acquired as open space to promote the economic vitality of the community through increased sales tax by allowing visual access from the adjacent Interstate 80 corridor into the Nut Tree Village/Retail Center. This corridor provides views to the rear retail businesses of the Center, the renovated carousel and Nut Tree train. Without this view corridor, visibility to the businesses within the Center from Interstate 80 is very limited or eliminated and would harm the viability of the businesses, the Center, and would negatively impact sales tax revenues.

This property is also restricted with many encumbrances, including:

- Lease providing a non-exclusive right to use of common areas. Lease expires June 24, 2024. However, lessee can extend up to a total of 43 years (2054). Termination of lease for default only.
- Pylon Sign Agreement with pylon sign owner granting easement rights over the property for the use, operation, maintenance, modification, repair, or upgrade of the 48 foot tall pylon sign and for the maintenance, modification, repair, or upgrade of underground utility service to the east pylon sign. The Agreement is binding upon successors and assigns.
- Access and Parking Easement Agreement granting a non-exclusive easement for parking and pedestrian and vehicular ingress and egress in, over, across and through certain portions of the property. The Agreement runs with the land.
- Restrictions on land use due to location within the Solano County Nut Tree Airport Compatibility Zone E. (Please refer to the attached site plan illustrating the restrictions and limitations of this property).
- The property is deed restricted with CC& Rs (Conditions, Covenants and Restrictions) that are applicable to all leases within the Nut Tree Development. These CC & Rs require that this View Corridor be privately leased and maintained as an open space amenity.

The Successor Agency proposes to transfer this property to the City to preserve this valuable resource.



Property	Nut Tree View Corridor
Date of Acquisition	6/28/2011
Value at Acquisition	\$76,276
Estimate of Current Value	\$281,000 – \$450,000
Purpose of Acquisition	View corridor - I-80 to/from Nut Tree Center
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o N/A o 0129-250-580 o 1.32 acres o CG (RO)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$1/yr – former redevelopment agency/Successor Agency revenue
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Redevelopment Plan
History of Previous Development Proposals	Seasonal special events
Encumbrances	Access, maintenance and utility easement for pylon sign owned by Nut Tree Holdings; Lease with Nut Tree; Airport Land Use Zone E

12 Allison Drive Remnant

This property is a small remnant (.17 acre) parcel from the expansion of the Allison Drive/ I-80 freeway overcrossing. The shape and location of the property are such that it is not a developable parcel making it highly unlikely to receive any interest if the Agency is forced to put the property up for sale. The City is willing to accept this property and ensure its maintenance obligations continue to be met.



Property	Allison Drive Remnant
Date of Acquisition	11/15/1999
Value at Acquisition	\$103,447
Estimate of Current Value	\$0
Purpose of Acquisition	Development of the Allison Drive I-80 overpass
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o East Vista Monte Ave/Allison Drive o 0130-060-310 o .17 o CG
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$0
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None – site is too small
Advancement of Planning Objectives	None – site is too small
History of Previous Development Proposals	None – site is too small
Encumbrances	Small irregular shape, limited access (through another parcel)

13 Carnegie Library

The former Redevelopment Agency acquired this property to return the historically significant structure to governmental ownership and to promote activities with community-wide benefit in the areas of economic development, supportive services to local businesses, and information services to businesses and the public. (The Carnegie Public Library was constructed in 1914 with funding provided by the Andrew Carnegie Corporation. This philanthropy had a great impact on the growth of public library development in the United States.)

Property is within Main Street Vacaville Historic District and is a Contributing Building of that District which provides guidance (outlines requirements) for improvement of historic buildings within the District.

Encumbrances on the property and structure include:

- Lease for \$1.00 per year. In exchange for this below-market rent, the lessee provides governmental purpose activities to the public in the areas of economic development, supportive services to local businesses, information services to local businesses, and to the public. In 2012, the value of these services was estimated at \$127,000.
- The lease expires December 16, 2022. However, the lessee can extend up to 10 additional years (2032).
- Property is within the Vacaville Main Street Historic District and is a Contributing Building of the District. Local guidelines are in place for any improvement of this historic building.

The Successor Agency proposes to transfer this historic building and property to the City to preserve this valuable historic public resource.



Property	Carnegie Library
Date of Acquisition	7/10/1992
Value at Acquisition	\$55,361
Estimate of Current Value	\$350,000 - \$400,000
Purpose of Acquisition	Chamber of Commerce relocation
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o 300 Main Street o 0130-183-010 o .20 o CD
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$1/yr – former redevelopment agency/Successor Agency revenue
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Downtown Historic Guidelines Downtown Area Economic Development Strategy
History of Previous Development Proposals	None
Encumbrances	Lease w/ Chamber of Commerce; Chamber sub-leases to two agencies; Downtown Historic District designation

14 Intermodal Remnant

This property is adjacent to the City's Regional Intermodal Transportation Center. Transferring this parcel to the City helps to ensure that future development will occur in a manner that is appropriate and consistent with the adjacent transit center use. This property has received designation as a PDA (Priority Development Area) through FOCUS, a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area.

Priority Development Areas are locally-identified, infill development opportunity areas within existing communities. They are generally areas of at least 100 acres where there is *local commitment* to developing more housing along with amenities and services to meet the day-to-day needs of residents in a pedestrian-friendly environment served by transit. To be eligible to become a PDA, an area had to be within an existing community, near existing or planned fixed transit or served by comparable bus service, and planned for more housing.

To be successful in designing and developing the very best use for this site that are compatible with the PDA designation and meeting the local commitment made, it must be transferred to the City.



Property	Intermodal Remnant
Date of Acquisition	January, 2009
Value at Acquisition	\$219,601
Estimate of Current Value	\$671,000-755,000
Purpose of Acquisition	Transportation Center
Parcel Data <ul style="list-style-type: none"> o Address o APN o Lot Size o Current Zoning 	<ul style="list-style-type: none"> o N/A o 0130-030-950 o 3.65 o CO (Commercial Office)
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$0
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues

Potential for Transit Oriented Development	Yes
Advancement of Planning Objectives	Local commitment to PDA designation/priorities
History of Previous Development Proposals	Transportation Center expansion and completion of local commitment to PDA designation/priorities
Encumbrances	PDA designation; joint access easement with adjacent City-owned Transportation Center

II. PROPERTIES FOR FUTURE DEVELOPMENT

The property listed below is proposed to be retained for future development. A description of the property, including the legally required information, aerial map and photographs of the property are presented in this section;

Auto Center Drive

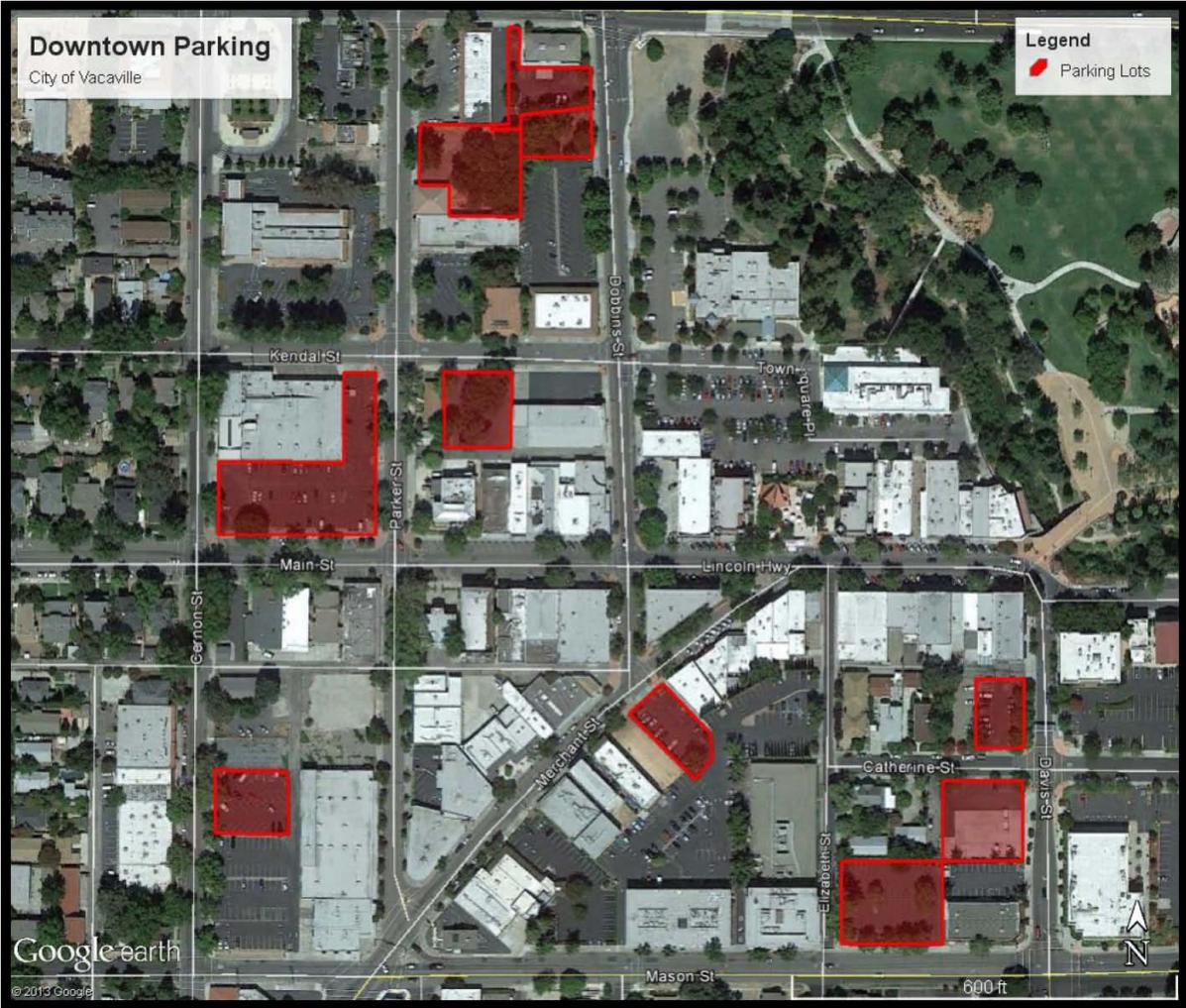
This property is 2.78 acres in size. This property was acquired by the former Redevelopment Agency for the purposes of expanding the auto mall, developing a golf course and improving circulation in the area. The project was included in the former Agency's Implementation Plan (2009-2014) and was a redevelopment project prior to redevelopment dissolution. The Successor Agency proposes to transfer this property to the City for future development purposes.



Property	Auto Center Drive Parcel
Date of Acquisition	7/30/2001
Value at Acquisition	\$411,247
Estimate of Current Value	\$605,000 - \$969,000
Purpose of Acquisition	Surplus property for auto mall
Parcel Data	
o Address	o N/A
o APN	o 0134-480-100
o Lot Size	o 2.78 acres
o Current Zoning	o CG
Appraisal Date	Current appraisal not available – estimate only
Estimated Revenue	\$0
Environmental Contamination History/Remedial Effort – Brownfield Site	No known environmental contamination issues
Potential for Transit Oriented Development	None
Advancement of Planning Objectives	Auto Center Policy Plan
History of Previous Development Proposals	Auto mall expansion
Encumbrances	None identified

ATTACHMENT 1

Downtown Parking Map



ATTACHMENT 2

Downtown Parking Analysis

DOWNTOWN PARKING ANALYSIS

Below is information supporting the transfer of downtown parking lot properties to the City of Vacaville for governmental purpose as the properties very directly serve a governmental purpose.

Local Regulations

- In 1982, the City of Vacaville amended its zoning ordinance by the adoption of Ordinance Number 1156, which added Section 14.09.128.030 to the Vacaville Municipal Code. Section 14.09.128.030 established revised parking standards for businesses (multi-storied retail, commercial, professional) within the City's downtown area. The revision provides that downtown businesses are not required to provide on-site parking spaces for their business; thereby allowing for the continued development patterns of a more traditional, vibrant, urban type downtown environment as opposed to the typical strip commercial development found in more suburban settings. This revision to the parking standards was possible only because of the existence of the public parking lots throughout the downtown area, which were developed to meet the parking demands of the downtown.
- If the nine parking lots denied by DOF are not transferred to the City for governmental purpose, the City would be forced to revise its parking standards to require all future development (including redevelopment of existing sites and any new construction) to provide on-site parking. In addition to destroying the traditional downtown experience and ambiance, this change would result in the following regulatory issues:
 - Existing private development would become non-conforming uses. If the parking lots are sold for private development and the spaces taken out of the parking inventory, many existing downtown businesses that were developed in reliance on these City-supplied and maintained public parking spaces will become non-conforming. A building with non-conforming status is viewed as generally very undesirable by zoning and land use standards and often by insurance companies. Once a building achieves this status, should it be destroyed or partially destroyed, it generally must be rebuilt to current standards and codes, which could require the business to provide on-site parking in order to comply with the City's parking requirements. This hinders the ability to develop the parcel, decreases the property's value, and reduces tax revenues. In the long term, the elimination of the public parking lots would have a significant negative effect on property values.

- These public parking lots provide the parking spaces required under the Federal Americans with Disabilities Act and Title 24 Disabled Access Regulations of the California Code of Regulations for the downtown area. If these parking spaces were removed from the inventory, the entire downtown area would be out of compliance with this very critical accessibility element. Without these spaces, downtown businesses as well as government offices located downtown will be highly vulnerable to complaints, lawsuits, and/or civil or criminal penalties. There have been numerous cases filed by ADA activists in Vacaville. The DOF action would directly cause the elimination of the spaces, and could trigger a case against not only the business, but the City and the Oversight Board.

Fiscal Impacts

- Through the formation of a Parking Assessment District established in 1967 (well before the Vacaville Redevelopment Agency existed), whose boundaries incorporated the downtown area, parking lots were paid for and created with moneys generated through the assessments collected from private property owners in the district. At the time the district was created, the City accepted, as its public serving obligation, ensuring adequate public parking in the downtown. Later, with the creation of the Redevelopment Agency, the Agency took over this governmental obligation in order to relieve the impact to the General Fund. The Agency's obligation is demonstrated through its Redevelopment Area Plan and Redevelopment Implementation Plans. Thus the parking district provided a means to ensure the parking lots in perpetuity. If transferred to the City, the City would have the responsibility to maintain and preserve the parking lots in perpetuity.
- These nine lots, although owned by the former Redevelopment Agency, have been maintained by the City Public Works Department using General Fund dollars. As a reminder, redevelopment agencies generally could not use tax increment funds for maintenance purposes. The annual investment by the City has been approximately \$61,000 (in 2013 dollars).
- The sale of these parking lots and conversion to other uses would be detrimental to local taxing entities. It would negatively impact the property values of existing developed properties which would then have little remaining available parking to support their customers and occupants, thereby causing a decline in sales and property taxes.
- We recognize that it may be the goal of the DOF, in denying this transfer request, to encourage the City to purchase these lots as a way to ensure their continued use as public parking. However, the City does not have the financial capability to

undertake such a purchase. In the event that DOF does not concur with the City, the City may be forced to take action to preserve the parking lots so that the health, safety and welfare of the downtown is protected. This is the only way in which the City would be able to maintain its long standing commitment to the Downtown business owners, merchants, and customers that the existing parking will remain.

Land Use Issues

- These downtown parking assets are serving a very public “governmental purpose” in keeping the downtown vibrant and economically viable through increased tax revenues. The lots were developed for use by the public. If this parking is eliminated from the supply of existing downtown spaces, the entire district will suffer economically as well as physically with approximately 44 percent of the existing downtown parking lot supply removed, severely impacting the entire district.
- A reduction in localized parking in the downtown area will lead to a reduction in traffic volume, which would negatively impact many of the small businesses in the area by a reduction in taxable sales activity.

AB1484 Interpretation

- The Agency also questions the DOF’s interpretation of specific language in AB1484 with regard to “governmental purpose.” The language in the law states, “... such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative purposes.” The phrase “such as” can only be read as “non inclusive” and does not mean “limited to” although this appears to be the definition the DOF is choosing to use in rendering decisions as to which properties serve a governmental purpose.
- We disagree with DOF’s interpretation of “governmental purpose” as used in the Dissolution Act, particularly since the list of governmental purposes set forth in Section 34181(a) is preceded by the phrase “such as”, which is not exclusive and because “governmental purpose” is not specifically defined in the Dissolution Act. Further, Section 32501 of the Streets and Highways Code Section provides guidance on this issue by providing that the supplying of public parking facilities are “pubic uses and purposes” and “governmental functions”:

“The supplying of additional parking facilities and the performance of all undertakings incidental or advantageous thereto are public uses and purposes for which public money may be spent and private property acquired, and are governmental functions.”

- In addition, the California courts have held that public parking is a public use or improvement which serves a public purpose. For example, in *Larsen v. City of San Francisco*, 152 Cal. App. 2d 355 (1957), the First District Court of Appeal recognized the provision of publicly-controlled off-street parking for public use is “a purpose which modern developments and practices make most necessary to the well being of the citizens of a city” and that the purposes to which the parking projects were to be devoted were public ones, citing to Section 32501 of the Streets and Highways Code. *Larsen*, at 361-362. Further, in *Whittier v. Dixon*, 24 Cal 2d 644 (1944), the California Supreme Court noted that the Legislature had expressly authorized the acquisition of parking places to serve the public, which was a valid public purpose: “Just as public streets can be used for the parking of motor vehicles, property can be acquired for the same use. Moreover, public parking places relieve congestion and reduce traffic hazards and therefore serve a public purpose. They may be compared to municipal airports, which have been recognized as public improvements.” *Whittier*, at 667. Under California law, it is well established that public parking lots, like those in downtown Vacaville, are public improvements that serve a public purpose.
- The Agency strongly believes it was not the intent of the Legislature to exclude public parking lots as governmental assets. Previous iterations of AB 1484, prior to its introduction in the Legislature, included language that stated “Government purpose assets do not include any parking structure or lot, whether connected to or adjacent to or separated from a governmental building or facility. . . .” However, this language was deleted after many communities, including Vacaville, voiced concern to their legislators about the loss of parking and other commercial activity due to the dissolution of redevelopment. The deletion of this language demonstrates the legislative intent to categorize parking structures and lots as government purpose assets.
- Using DOF’s narrow construction of AB 1484, the decision to deny transfer of the Cernon Street parking lot to the City as governmental purpose under Resolution No. 2013-2 is inconsistent. This lot should be approved for transfer as it serves the adjacent charter school and City Police Department Family Investigative Response Service Team offices.

ATTACHMENT 3

Property Inventory Data Summary

Successor Agency: Vacaville
 County: Solano

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		
		Permissible Use	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue
1	Parking Lot/Structure	Governmental Use	02/07/2005	\$ 777,687.00	267,002	Purchased to provide parking in the former Downtown Redevelopment Project Area	300 Davis Street	0130-204-010	.36 acre	CD	267,002	none
2	Parking Lot/Structure	Governmental Use	03/11/1998	\$ 184,932.00	\$343,365	Purchased to provide parking in the former Downtown Redevelopment Project Area	343 Elizabeth Street	0130-204-100	.47 acre	CD	\$343,365	none
3	Parking Lot/Structure	Governmental Use	03/29/2000	\$ 107,000.00	\$103,662 & \$93,780	Purchased to provide parking in the former Downtown Redevelopment Project Area	Cernon Street	0130-182-150 0130-182-160	.13 & .12 .25 total	CD	\$103,662 & \$93,780	none
4	Parking Lot/Structure	Governmental Use	08/09/2004	\$ 800,000.00	450,658	Purchased to provide parking in the former Downtown Redevelopment Project Area	Main Street Lot	0130-097-030	.80 acre	CD	450,658	none
5	Parking Lot/Structure	Governmental Use	02/08/2002 and 02/26/2002	\$232,113 and \$	\$103,500 & \$103,500	Purchased to provide parking in the former Downtown Redevelopment Project Area	306 Kendal Street	0130-098-020 0130-098-030	.26 & .13 .39 total	CD	\$103,500 & \$103,500	none
6	Parking Lot/Structure	Governmental Use	10/12/1995	\$ 25,000.00	125,510	Purchased to provide parking in the former Downtown Redevelopment Project Area	390 E Monte Vista Avenue	0130-094-200	.34 acre	CD	125,510	none
7	Parking Lot/Structure	Governmental Use	12/31/1992 and 08/15/1995	\$267,162 and \$120,864	\$144,830 & \$308,822	Purchased to provide parking in the former Downtown Redevelopment Project Area	128 Dobbins Street	0130-094-020 0130-094-160	.64 total	CD	\$144,830 & \$308,822	none
8	Parking Lot/Structure	Governmental Use	11/23/1988	\$ 1,000.00	161,424	Purchased to provide parking in the former Downtown Redevelopment Project Area	Merchant Street	0130-185-220	.21 acre	CD	161,424	none
9	Parking Lot/Structure	Governmental Use	11/10/1992	\$ 163,066.00	148,968	Purchased to provide parking in the former Downtown Redevelopment Project Area	560 Main Street	0130-192-160	.18 acre	CD	148,968	none

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(A)		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		
		Permissable Use	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue
10	Public Building	Governmental Use	6/28/2011	620122	\$0 w/ encumbrances; \$1.1 - \$1.4 million w/o encumbrances	Event Center	1681 Monte Vista Avenue	0129-240-600	3.21 acres	CG (RO)	0 with encumbrances; \$1.1 - \$1.4 million w/o encumbrances	none
11	Commercial	Governmental Use	6/28/2011	76,276	\$0 w/ encumbrances; \$281,000 - \$450,000 w/o encumbrances	Seasonal special Events	n/a	0129-250-580	1.32 acres	CG(RO)	\$281,000-\$450,000	\$1/year
12	Vacant Lot/Land	Governmental Use	11/15/1999	103,447	\$0 w/ encumbrances; \$350,000 - \$450,000 w/o encumbrances	I-80/Allison Drive Overpass construction	East Monte Vista at Allison Drive	0130-060-310	.17 acre	CG	\$103,447	none
13	Public Building	Governmental Use	7/10/1992	55361	\$0 w/ encumbrances; \$350,000 - \$450,000 w/o encumbrances	Chamber of Commerce relocation; further goals of Downtown Historic District	300 Main Street	0130-183-010	.20 acres	CD	\$0 with encumbrances; \$350,000 - \$400,000 without encumbrances	\$1/year
14	Vacant Lot/Land	Governmental Use	1/10/2009	\$219,600	\$671,000 - \$755,000	Regional Intermodal Transportation Center	N/A	0130-030-950	3.08 acres	CO	\$671,000-\$755,000	None
15	Vacant Lot/Land	Future Development	7/30/2001	411,247	\$605,000 - \$969,000	Auto Mall expansion	N/A	0134-480-100	2.78 acres	CG	\$605,000-\$969,000	None

Successor Agency: Vacaville
 County: Solano

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

		HSC 34191.5 (c)(2)	191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)	
No.	Property Type	Permissible Use	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Parking Lot/Structure	Governmental Use	Maintenance of parking lot	None identified	None identified	No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
2	Parking Lot/Structure	Governmental Use	Maintenance of parking lot	None identified	None identified	No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
3	Parking Lot/Structure	Governmental Use	Maintenance of parking lot	None identified	None identified	No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
4	Parking Lot/Structure	Governmental Use	Maintenance of parking lot	None identified	None identified	No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
5	Parking Lot/Structure	Governmental Use	Maintenance of parking lot	None identified	None identified	No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
6	Parking Lot/Structure	Governmental Use	Maintenance of parking lot	None identified	None identified	No. 4 pg 1; No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
7	Parking Lot/Structure	Governmental Use	Maintenance of parking lot	None identified	None identified	No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
8	Parking Lot/Structure	Governmental Use	Maintenance of parking lot	None identified	None identified	No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot
9	Parking Lot/Structure	Governmental Use	Maintenance of parking lot	None identified	None identified	No. 4 pg 1 (10/15/10); No. 5 all; No. 8 pgs 2 and 7 (1999-2004)	This site was purchased for use as downtown parking lot

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY

		HSC 34191.5 (c)(2)	191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)	
No.	Property Type	Permissable Use	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
10	Public Building	Governmental Use	Lease w/ Chamber of Commerce; Chamber sub-leases to two agencies; Downtown Historic District designation	None identified	None identified	No. 1 all (Area II) Acquisition and Disposal of Property for purchase, lease, development p. 19)	Part of the Nut Tree Ranch retail development
11	Commercial	Governmental Use	Easement for pylon sign owned by Nut Tree Holdings; (Airport Land Use Zone E)	None identified	None identified	No. 1 all (Area II) Acquisition and Disposal of Property for purchase, lease, development p. 19)	Part of the Nut Tree Ranch retail development
12	Vacant Lot/Land	Governmental Use	Encumbrances: Small irregular shape, limited access (through another parcel)	None identified	None identified	No. 1 pg. 9 (Area II)	None- existng public ROW
13	Public Building	Governmental Use	Lease w/ Chamber of Commerce - Chamber sub-leases to two agencies; Downtown Historic District designation	None identified	None identified	No. 6, all; No. 8 pgs 2 and 3 (1999-2004)	Historic building - built in 1915
14	Vacant Lot/Land	Governmental Use	PDA designation; joint access easement with adjacent City-owned Transportation Center	None identified	Adjacent to existing Regional Intermodal Transportation Center; Joint access with Regional Intermodal Transportation Center	Transportation Center expansion and completion of local commitment to PDA designation/priorities	Transportation Center expansion and completion of local commitment to PDA designation/priorities
15	Vacant Lot/Land	Future Development	None	None identified	None identified	No. 10, All	Auto Mall Expansion

Former Redevelopment Agency and Existing City Documents

Source Document	Document	Description
1	Redevelopment Plans (Area I and Area II)	Adopted March 1982 and April 1983, respectively, amended from time to time; Provides basic frame work for specific blight elimination plan/projects
2	Redevelopment Implementation Plans	Adopted 1999, updated every five years; Provides specific goals and objectives for Redevelopment Agency in each project
3	City General Plan	Adopted October 16, 1990, amended fromtime to time; Directs City groeth and revitalization through policies that address land use,transporation, etc.
4	Downtown Parking Study	Adopted May 25, 2010; Recomendnation to address current /future parking deficiencies indowntown
5	Parking District	Formed in 1966; Established financing mechanism for development of parking lots construction, maintenance throughout downtown (in lieu of providing parkign on site)
6	Downtown Historic Guidelines	Adopted November 26, 1996; Guidelines for development and architectural standards for both new and existing structures in downtown
7	Opportunity Hill Master Plan and Design Guidelines	Adopted April 8, 2008; Guidelines for development and architectural standards fpr development within the two Opportunity Hill project areas
8	Downtown Economic Development Study	Adopted 1991, amended July 1999; Establishes a financing plan as well as physical improvements and designguidelines for rehabilitation and new projects within the downtown district
9	Downtown Planned Area (PDA)	Awarded November 21, 2008; ABAG awarded PDA based on mixed-use growth in theDowntown related to proximity of housing, jobs, transit, shopping, and dining opportunities to one another
10	Auto Center Policy Plan	Adopted 1989, amended from time to time; Establishes permitted land uses and development standards