

**CITY OF SAN BUENAVENTURA SUCCESSOR AGENCY
LONG RANGE PROPERTY MANAGEMENT PLAN MATRIX**

Map Ref No	Address or Location	Parcel Number	Property Reference Name	LRPMP Action	Zoning*	General Plan**	Description/Current Use	Sq. Ft.	Acres	Est. of Current Value***	Acquisition Price****	Date Purchased	Acquisition Purpose	Property Revenue	Environmental History	TOD / Planning Advancement	Development Proposal History
1	W. Main Street west of Highway 33	073-0-011-210	Bicycle Staging Area	Transfer to City - Governmental Use	T4.3	DTSP	Surface Parking Lot	4,089	0.09	\$50,000-\$70,000	\$ 2,000	3/10/1987	Downtown Redevelop. Project Area Plan	N/A	No Reports on File	N/A / Public Parking	No Records of Development Proposals or Activity
2	W. Main Street Frontage	073-0-021-020	Old Police Station	Transfer to City - Future Disposition / Development	T5.1	DTSP	Vacant Undeveloped Site	6,442	0.15	\$161,050-\$225,470	\$ 5,806	5/19/1983	Downtown Redevelop. Project Area Plan	N/A	RFP 8/01; Reports 10/97; 7/88	N/A/T5.1/DTSP	ENA 10/02; OPA/DDA 1/90 No Development
	W. Main Street Frontage	073-0-021-030	Old Police Station	Transfer to City - Future Disposition / Development	T5.1	DTSP	Vacant Undeveloped Site	7,983	0.18	\$199,575-\$279,405	\$ 7,194	5/19/1983	Downtown Redevelop. Project Area Plan	N/A	RFP 8/01; Reports 10/97; 7/88	N/A/T5.1/DTSP	ENA 10/02; OPA/DDA 1/90 No Development
							Total	14,425	0.33	\$360,625-\$504,875	\$ 13,000						
3	NE Corner Thompson/Ventura	073-0-114-040	Edwards	Transfer to City - Future Disposition / Development	T4.3	DTSP	Vacant Undeveloped Site	3,490	0.08	\$87,250-\$122,150	\$ 50,041	6/6/1991	Downtown Redevelop. Project Area Plan	N/A	Reports 12/03; 6/90	N/A/T4.3/DTSP	Temporary Parking Lot
	NE Corner Thompson/Ventura	073-0-114-100	Edwards	Transfer to City - Future Disposition / Development	T4.3	DTSP	Vacant Undeveloped Site	11,156	0.26	\$278,900-\$390,460	\$ 159,959	6/6/1991	Downtown Redevelop. Project Area Plan	N/A	Reports 12/03; 6/90	N/A/T4.3/DTSP	Temporary Parking Lot
							Total	14,646	0.34	\$366,150-\$512,610	\$ 210,000						
4) Removed from Property Management Plan																	
5	54 Figueroa Street	073-0-031-130	Soo Hoo	Transfer to City - Governmental Use	T5.1	DTSP	Surface Parking Lot	6,350	0.15	\$158,750-\$222,250	\$ 109,110	5/21/1991	Downtown Redevelop. Project Area Plan	N/A	Reports 10/03; 12/93	N/A / Public Parking	Parking study 2012; cultural facilities study 7/03; parking lease 10/98 - exp.
	Adjacent to 54 Figueroa Street	073-0-031-140	Soo Hoo	Transfer to City - Governmental Use	T5.1	DTSP	Surface Parking Lot	7,024	0.16	\$175,600-\$245,840	\$ 120,692	5/21/1991	Downtown Redevelop. Project Area Plan	N/A	Reports 10/03; 12/93	N/A / Public Parking	Parking study 2012; cultural facilities study 7/03; parking lease 10/98 - exp.
							Total	13,374	0.31	\$334,350-\$468,090	\$ 229,802						
6	Adjacent to 221 S. Figueroa	073-0-118-100	No Reports on File	Transfer to City - Future Disposition / Development	T5.1	DTSP	Vacant Undeveloped Site	5,007	0.11	\$125,175-\$175,245	\$ 1,080	11/26/1979	Downtown Redevelop. Project Area Plan	N/A	No Reports on File	N/A/T5.1/DTSP	ENA 7/05. No development.
	221 S. Figueroa	073-0-118-130	JKL & M	Transfer to City - Future Disposition / Development	T5.1	DTSP	Vacant Undeveloped Site	7,960	0.18	\$199,000-\$278,600	\$ 82,950	5/10/1993	Downtown Redevelop. Project Area Plan	N/A	No Reports on File	N/A/T5.1/DTSP	ENA 7/05. No development.
							Total	12,967	0.30	\$324,175-\$453,845	\$ 84,030						
7	B/T N. Chestnut St. & N. California St. and Poli St. & E. Main St.	073-0-041-040	City Parking	Transfer to City - Redevelopment Plan	T6.1	DTSP	Surface Parking Lot	7,450	0.17	\$298,000	No value specified	4/10/1997	Downtown Redevelop. Project Area Plan	N/A	No Reports on File	N/A/T6.1/DTSP	4/10 Development proposal in response to 12/09 City solicitation; Prior ENA 7/06 & four amendments to 7/09
	B/T N. Chestnut St. & N. California St. and Poli St. & E. Main St.	073-0-041-160	City Parking	Transfer to City - Redevelopment Plan	T6.1	DTSP	Surface Parking Lot	8,000	0.18	\$320,000	\$ 90,000	4/10/1997	Downtown Redevelop. Project Area Plan	N/A	No Reports on File	N/A/T6.1/DTSP	4/10 Development proposal in response to 12/09 City solicitation; Prior ENA 7/06 & four amendments to 7/09
							Total	15,450	0.35	\$618,000	\$ 90,000						

*Zoning
T4.3 Urban General 3
T5.1 Neighborhood Center
T6.1 Urban Core
**General Plan
DTSP Downtown Specific Plan

74,951 1.72 \$2,053,300 to
\$2,627,420

*** Site #1 is a remnant parcel used in conjunction with a public parking lot. Estimated value equals 50% of estimated land values.

*** Estimated land value of \$25-35 per square foot for the Successor Agency parcels #1-#6 is based on data gathered from Proposal - Parking Structure and Alley Improvements dated 10/25/10; Block 200, 300 and 400 Parking Structure Feasibility Study for the City of Ventura, 12/15/12; Appraisal Report - Land Located Between California Street and Chestnut Street Downtown Ventura, California, 2/28/12; and discussions with licensed real estate brokers/appraisers in May 2013. Many factors would impact appraised value including location, physical characteristics, accessibility, existing easements.

***Site #7 purchase price, if any, was not available. Estimated value equals \$40 per square foot based on a 12/8/11 appraisal for a site larger but inclusive of the subject property. It should be noted appraised value of Site could be negatively impacted if appraised alone.

****For sites #2, #3, and #5 purchase prices by parcel were not available. The total purchase price was divided by the total square footage and apportioned to the individual parcels on a per square foot basis.