

**City of Corcoran  
Successor Agency**



**Long Range Property Management Plan  
(AB 1484 Section 34191.5)**

**Property: Whitley Avenue Parking**

HSC 35191.5(c)(2)	Permissible Use	Governmental Use		
HSC 35191.5(c)(1)(C)	Property Type Address, APN, Lot Size Zoning	Parking Lot/Structure 840 Whitley Downtown Commercial	034-204-001	.25 acres
HSC 35191.5(c)(1)(A)	Date of Acquisition	September 1, 2002		
	Value at Time of Acquisition	\$25,401		
	Estimated Current Value	\$26,136 to \$81,675 based on recent comparative sales.		
HSC 35191.5(c)(1)(B)	Purpose for which Property was Acquired	Public parking in downtown district.		
HSC 35191.5(c)(1)(D)	Current Parcel Value/Appraisals	City does not have any record of appraisals on the property since acquisition and is unable to determine current value.		
HSC 35191.5(c)(1)(E)	Estimate of Income/Revenue	\$0		
	Contractual Disposition of Income	None		
HSC 35191.5(c)(1)(F)	Environmental History	The City is not aware of any contamination and/or remediation on this site.		
HSC 35191.5(c)(1)(G)	Potential for TOD Planned Disposition	Site may be suitable for small TOD project. Retain for governmental/public use. Parking lot serves city hall, the downtown district, and the civic park.		
HSC 35191.5(c)(1)(H)	Development History	There are no known development proposals for this site since it was acquired in 2002. The parcel serves as public parking for city hall, the downtown district, and the civic park. The property may be suited for commercial use but any development on the site would severely limit parking in the downtown.		

**Property: Regional Accounting Office/Superior Court Parking**

HSC 35191.5(c)(2)	Permissible Use	Governmental Use		
	Property Type	Parking Lot/Structure		
HSC 35191.5(c)(1)(C)	Address, APN, Lot Size	1020 Chittenden	034-213-009	.56 acres
	Zoning	Downtown Commercial		
HSC 35191.5(c)(1)(A)	Date of Acquisition	May 15, 1989		
	Value at Time of Acquisition	\$95,353		
	Estimated Current Value	\$58,545 to \$189,952 based on recent comparative sale prices.		
HSC 35191.5(c)(1)(B)	Purpose for which Property was Acquired	Public parking is for regional accounting office and superior court.		
HSC 35191.5(c)(1)(D)	Current Parcel Value/Appraisals	City does not have record of appraisals on property since acquisition and is thereby unable to determine current value.		
HSC 35191.5(c)(1)(E)	Estimate of Income/Revenue	\$0		
	Contractual Disposition of Income	None		
HSC 35191.5(c)(1)(F)	Environmental History	The City is not aware of any environmental contamination and/or remediation on this site.		
HSC 35191.5(c)(1)(G)	Potential for TOD	The site is not suited for TOD. Any development on the site would decrease the parking spaces required by City standards for the regional accounting office and superior court.		
	Planned Disposition	Retain for governmental/public use.		
HSC 35191.5(c)(1)(H)	Development History	There are no known development proposals for this site since it was acquired. The property serves as public parking for the regional accounting office, superior court, and Christmas Tree Park.		

**Property:                    Bus Stop Shade Structure**

HSC 35191.5(c)(2)	Permissible Use	Governmental Use		
	Property Type	Parking Lot/Structure		
HSC 35191.5(c)(1)(C)	Address, APN, Lot Size	No address	N/A	N/A
	Zoning	N/A		
HSC 35191.5(c)(1)(A)	Date of Acquisition	February 28, 2003		
	Value at Time of Acquisition	\$6,497		
	Estimated Current Value	Unable to estimate current value.		
HSC 35191.5(c)(1)(B)	Purpose for which Property was Acquired	Shade structure for bus stop.		
HSC 35191.5(c)(1)(D)	Current Parcel Value/Appraisals	N/A		
HSC 35191.5(c)(1)(E)	Estimate of Income/Revenue	\$0		
	Contractual Disposition of Income	None		
HSC 35191.5(c)(1)(F)	Environmental History	The City is not aware of any contamination and/or remediation on this site.		
HSC 35191.5(c)(1)(G)	Potential for TOD	Insufficient land for TOD.		
	Planned Disposition	Retain for public use.		
HSC 35191.5(c)(1)(H)	Development History	Insufficient land for development.		

**Property: Amtrak Train Depot/City Transit Hub**

HSC 35191.5(c)(2)	Permissible Use	Governmental Use		
	Property Type	Public Building		
HSC 35191.5(c)(1)(C)	Address, APN, Lot Size	1099 Otis	034-230-002	2.15 acres
	Zoning	Heavy Industrial		
HSC 35191.5(c)(1)(A)	Date of Acquisition	June 30, 2000		
	Value at Time of Acquisition	\$938,022		
	Estimated Current Value	\$1,190,887		
HSC 35191.5(c)(1)(B)	Purpose for which Property was Acquired	Property acquired to build Amtrak depot and city transit hub.		
HSC 35191.5(c)(1)(D)	Current Parcel Value/Appraisals	City does not have record of appraisals on property since acquisition and is thereby unable to determine current value.		
HSC 35191.5(c)(1)(E)	Estimate of Income/Revenue	\$0		
	Contractual Disposition of Income	None		
HSC 35191.5(c)(1)(F)	Environmental History	The City is not aware of any contamination and/or remediation on this site.		
HSC 35191.5(c)(1)(G)	Potential for TOD	A section at the north end of the depot parking lot may be suitable for a small TOD project. However, any proposed project would be required to mitigate for noise caused by multiple trains (Amtrak and BNSF) that pass each hour.		
	Planned Disposition	Retain for public transit use.		
HSC 35191.5(c)(1)(H)	Development History	There are no known development proposals for this site since it was acquired in 2000. The property houses the Amtrak station, the Corcoran Area Transit offices, and commuter parking.		

**Property: City Hall/Council Chambers (Renovation)**

HSC 35191.5(c)(2)	Permissible Use	Governmental Use		
	Property Type	Public Building		
HSC 35191.5(c)(1)(C)	Address, APN, Lot Size	1015 Chittenden	030-201-007	0.19 acres
		1033 Chittenden	030-201-011	0.045 acres
	Zoning	Downtown Commercial		
HSC 35191.5(c)(1)(A)	Date of Acquisition	Renovation	June 30, 1997 (Renovation)	
	Value at Time of Acquisition		\$2,407,666 in renovation costs	
	Estimated Current Value		\$1,516,826	
HSC 35191.5(c)(1)(B)	Purpose for which Property was Acquired		Renovation of City Hall and Council Chambers	
HSC 35191.5(c)(1)(D)	Current Parcel Value/Appraisals		City has not had an appraisal on property since renovation; \$1,516,826 represents insurance value of real property.	
HSC 35191.5(c)(1)(E)	Estimate of Income/Revenue		\$0	
	Contractual Disposition of Income		None	
HSC 35191.5(c)(1)(F)	Environmental History		The City is not aware of any contamination and/or remediation on this site.	
HSC 35191.5(c)(1)(G)	Potential for TOD		No potential for TOD. Property used for governmental purposes.	
	Planned Disposition		Retain for governmental purposes.	
HSC 35191.5(c)(1)(H)	Development History		No history of development proposals.	

**Property: Roadway/Walkway Improvements**

HSC 35191.5(c)(2)	Permissible Use	Governmental Use		
	Property Type	Roadway/Walkway		
HSC 35191.5(c)(1)(C)	Address, APN, Lot Size	No address	N/A	N/A
	Zoning	N/A		
HSC 35191.5(c)(1)(A)	Date of Acquisition	July 1, 2003 (improvements)		
	Value at Time of Acquisition	\$1,067,592		
	Estimated Current Value	Not able to determine current value.		
HSC 35191.5(c)(1)(B)	Purpose for which Property was Acquired	Street and sidewalk improvements.		
HSC 35191.5(c)(1)(D)	Current Parcel Value/Appraisals	Not able to determine current value.		
HSC 35191.5(c)(1)(E)	Estimate of Income/Revenue	\$0		
	Contractual Disposition of Income	None		
HSC 35191.5(c)(1)(F)	Environmental History	The City is not aware of any contamination and/or remediation on these sites.		
HSC 35191.5(c)(1)(G)	Potential for TOD	No potential for TOD. Property used for governmental purposes.		
	Planned Disposition	Retain as part of public right-of-way and sidewalk network.		
HSC 35191.5(c)(1)(H)	Development History	No history of development proposals.		

**Property: Whitley/Pickerell Retail Development Project**

HSC 35191.5(c)(2)	Permissible Use	Enforceable Obligation	
	Property Type	Commercial/Residential	
HSC 35191.5(c)(1)(C)	Address, APN, Lot Size	1003 Pickerell	034-170-002 0.14 acres
		1007 Pickerell	034-170-003 0.14 acres
		1015 Pickerell	034-170-004 0.65 acres
		518 Whitley	034-170-005 0.34 acres
		568 Whitley	034-170-012 0.84 acres
		574 Whitley	034-170-013 0.97 acres
		500 Whitley	034-170-019 0.89 acres
		No address	034-170-020 16.77 acres
	Zoning	Lot 034-170-020 is zoned Residential R-1-6. All other lots are zoned Service Commercial.	
HSC 35191.5(c)(1)(A)	Date of Acquisition	May 2010 to August 2011 (see below for acquisition dates)	
	Value at Time of Acquisition	\$1,919,920 (see below for specific parcel values)	
	Estimated Current Value	\$802,829 to \$1,758,174 based on recent comparative sale prices	
HSC 35191.5(c)(1)(B)	Purpose for which Property was Acquired	Property was acquired for proposed retail project.	
HSC 35191.5(c)(1)(D)	Current Parcel Value/Appraisals	No appraisals since acquisition to determine current value.	
HSC 35191.5(c)(1)(E)	Estimate of Income/Revenue	\$0	
	Contractual Disposition of Income	None	
HSC 35191.5(c)(1)(F)	Environmental History	The City is not aware of any contamination and/or remediation on this site.	
HSC 35191.5(c)(1)(G)	Potential for TOD	May be suitable for TOD project. Parcels located within ¼ mile of Amtrak and City transit hub.	
	Planned Disposition	Request will be made to Oversight Board to make a finding that property is recognized as an enforceable obligation. City will sell parcels to repay initial City loan to the RDA.	

**Property: Whitley/Pickerell Retail Development Project (continued)**

HSC 35191.5(c)(1)(H) Development History

In 2010 the City loaned the Corcoran RDA \$2 million to acquire the various parcels. Once acquired, the property would be developed by Excel Trust into a retail shopping center. In early 2011, the principal anchor tenant pulled out of the project and began looking for property in the downtown district. That, in conjunction with the dissolution of the RDA and the loss of tax increments, led to the decision by Excel to not pursue the project. A development agreement was never finalized.

In early 2012, the City received an offer to purchase approximately two acres of land on the corner of Whitley/Pickerell for a proposed service station and convenience store. The offer was significantly below market value and prompted concern that acceptance of the offer would constitute a gift of public funds. The City provided a counter offer. Negotiations ended when the developer did not respond to the counter offer.

<u>Parcel</u>	<u>Date of Acquisition</u>	<u>Value at Acquisition</u>
034-170-002	August 3, 2011	\$ 30,555
034-170-003	January 28, 2011	\$ 30,455
034-170-004	December 16, 2011	\$352,914
034-170-005	January 9, 2011	\$ 91,651
034-170-012	December 13, 2010	\$285,492
034-170-013	January 9, 2011	\$324,948
034-170-019	December 13, 2010	\$352,736
034-170-020	May 11, 2010	\$451,168

**Property: Whitley/Gardner Parcels**

HSC 35191.5(c)(2)	Permissible Use	Future Development	
	Property Type	Vacant Lot/Land	
HSC 35191.5(c)(1)(C)	Address, APN, Lot Size	No address	030-192-012 0.17 acres
		No address	030-192-013 0.52 acres
		No address	030-192-014 0.18 acres
		No address	030-192-015 0.55 acres
	Zoning	All lots zoned Service Commercial	
HSC 35191.5(c)(1)(A)	Date of Acquisition	October 28, 2010	
	Value at Time of Acquisition	\$100,000	
	Estimated Current Value	\$148,452 to \$436,914 based on recent comparative sale prices.	
HSC 35191.5(c)(1)(B)	Purpose for which Property was Acquired	Retail development	
HSC 35191.5(c)(1)(D)	Current Parcel Value/Appraisals	No appraisals since acquisition to determine current value.	
HSC 35191.5(c)(1)(E)	Estimate of Income/Revenue	\$0	
	Contractual Disposition of Income	None	
HSC 35191.5(c)(1)(F)	Environmental History	The City is not aware of any contamination and/or remediation on these sites.	
HSC 35191.5(c)(1)(G)	Potential for TOD	May be suitable for small TOD project based on proximity to transit center.	
	Planned Disposition	Property will be sold for future development.	
HSC 35191.5(c)(1)(H)	Development History	The City accepted an offer on the property in 2012 but the developer failed to provide the earnest money or deposit as required in the escrow instructions. When contacted by the City, the developer indicated that client had decided not to pursue project.	

**Property: Corcoran Business Park**

HSC 35191.5(c)(2)	Permissible Use	Future Development	
	Property Type	Vacant Lot/Land	
HSC 35191.5(c)(1)(C)	Address, APN, Lot Size	No address	034-290-002 0.27 acres
		No address	034-290-003 0.27 acres
		No address	034-290-004 0.28 acres
		No address	034-290-005 0.29 acres
		No address	034-290-006 0.27 acres
		No address	034-290-010 0.44 acres
		No address	034-290-011 0.49 acres
		No address	034-290-012 0.49 acres
		No address	034-290-013 0.50 acres
		No address	034-290-014 0.40 acres
		No address	034-290-015 0.47 acres
	Zoning	All lots zoned Light Industrial	
HSC 35191.5(c)(1)(A)	Date of Acquisition	1988/2005	
	Value at Time of Acquisition	\$599,133 includes land acquisition and subsequent subdivision into separate lots and infrastructure improvements.	
	Estimated Current Value	\$435,948 to \$938,250 based on recent comparative sale prices.	
HSC 35191.5(c)(1)(B)	Purpose for which Property was Acquired	Property acquired with EDA and RDA funds to create a business park and foster job creation.	
HSC 35191.5(c)(1)(D)	Current Parcel Value/Appraisals	City does not have record of appraisals on property since acquisition and is thereby unable to determine current value.	

**Property: Corcoran Business Park (continued)**

HSC 35191.5(c)(1)(E)	Estimate of Income/Revenue	\$0
	Contractual Disposition of Income	None
HSC 35191.5(c)(1)(F)	Environmental History	The City is not aware of any contamination and/or remediation on these sites.
HSC 35191.5(c)(1)(G)	Potential for TOD Planned Disposition	Not suitable for a TOD project. Parcels will be sold for future development in order to fulfill original intent of creating business park.
HSC 35191.5(c)(1)(H)	Development History	Following the subdivision of the parcels, a local resident purchased one of the lots but never developed the property. Despite continued efforts to sell the lots, there has been little interest by prospective buyers. EDA funds stipulate the property must be used for business/job creation.