SUCESSOR AGENCY TO THE SAN JUAN CAPISTRANO COMMUNITY REDEVELOPMENT AGENCY

LONG RANGE PROPERTY MANAGEMENT PLAN

(Pursuant to Health and Safety Code Section 34191.5)

Dated
April 1, 2014

EXHIBIT A

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Introduction

On February 1, 2012, the San Juan Capistrano Community Redevelopment Agency (Redevelopment Agency) was statutorily dissolved under ABx1 26. On January 10, 2012, the San Juan Capistrano City Council took the steps to designate the City of San Juan Capistrano as the Successor Agency to the San Juan Capistrano Community Redevelopment Agency's (Successor Agency) pursuant to section 34173 of the Health and Safety Code, and the former Redevelopment Agency assets were transferred to the Community Redevelopment Property Trust Fund held by the Successor Agency on February 1, 2012.

Pursuant to Health and Safety Code section 34191.5, within six month after receiving a Finding of Completion from the Department of Finance (DOF), the Successor Agency is required to submit for approval to its Oversight Board and the DOF a Long Range Property Management Plan (LRPMP) that addresses the disposition and use of the real property assets of the former Redevelopment Agency. The Successor Agency's Finding of Completion was issued on November 8, 2013.

Presented below is the Long Range Property Management Plan (LRPMP) prepared in compliance with Health and Safety Code section 34191.5(c).

Permissible options for the disposition of property under the Long Range Property Management Plan pursuant to Health and Safety Code section 34191.5(c)(2) are as follows:

1. The property may be transferred to the City pursuant to subdivision (a) of Section 34181 if the property was constructed and used for a governmental purpose.

2. The property may be transferred to the City for future development if the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, community plan or five-year implementation plan.

3. The property may be sold by the Successor Agency.

4. The property may be retained by the Successor Agency to fulfill an enforceable obligation.

If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in paragraph 2, above, the proceeds from the sale shall be distributed to the taxing entities. With respect to the properties described in paragraph 2, the City will enter into agreements with the affected taxing entities for the distribution of any net sale proceeds to the extent required by law.

Property Disposition Plan

There are nine (9) sites held by the Successor Agency and included in this Long Range Property Management Plan.

Two (2) sites (Sites 1 and 2) will be conveyed to the City of San Juan Capistrano upon approval by the Oversight Board and the DOF for their continued public and governmental intended purposes as parks, open space and roads under the Los Rios Specific Plan and the Open Space Master Plan, as authorized pursuant to Health Safety Code Section 34181(a).

Six (6) sites (Sites 3 through 8) are located in the Historic Town Center area and identified in the Historic Town Center Master Plan. These sites will be conveyed to the City and retained for development in accordance with the Historic Town Center Master Plan. In 2009, the former Redevelopment Agency Board of Directors began the process to update the Historic Town Center Master Plan which was adopted in 1995. The revised Historic Town Center Master Plan was adopted by the City Council on April 3, 2012. The implementation of the Historic Town Center Master Plan furthers the planning objectives of the former Redevelopment Agency and as such the Successor Agency.

The Lower Rosan Ranch property (Site 9) is to be conveyed to the City for its intended development as outlined in the former Redevelopment Agency's Five-Year Implementation Plan dated January 2010.

PROPERTY LOCATION MAP

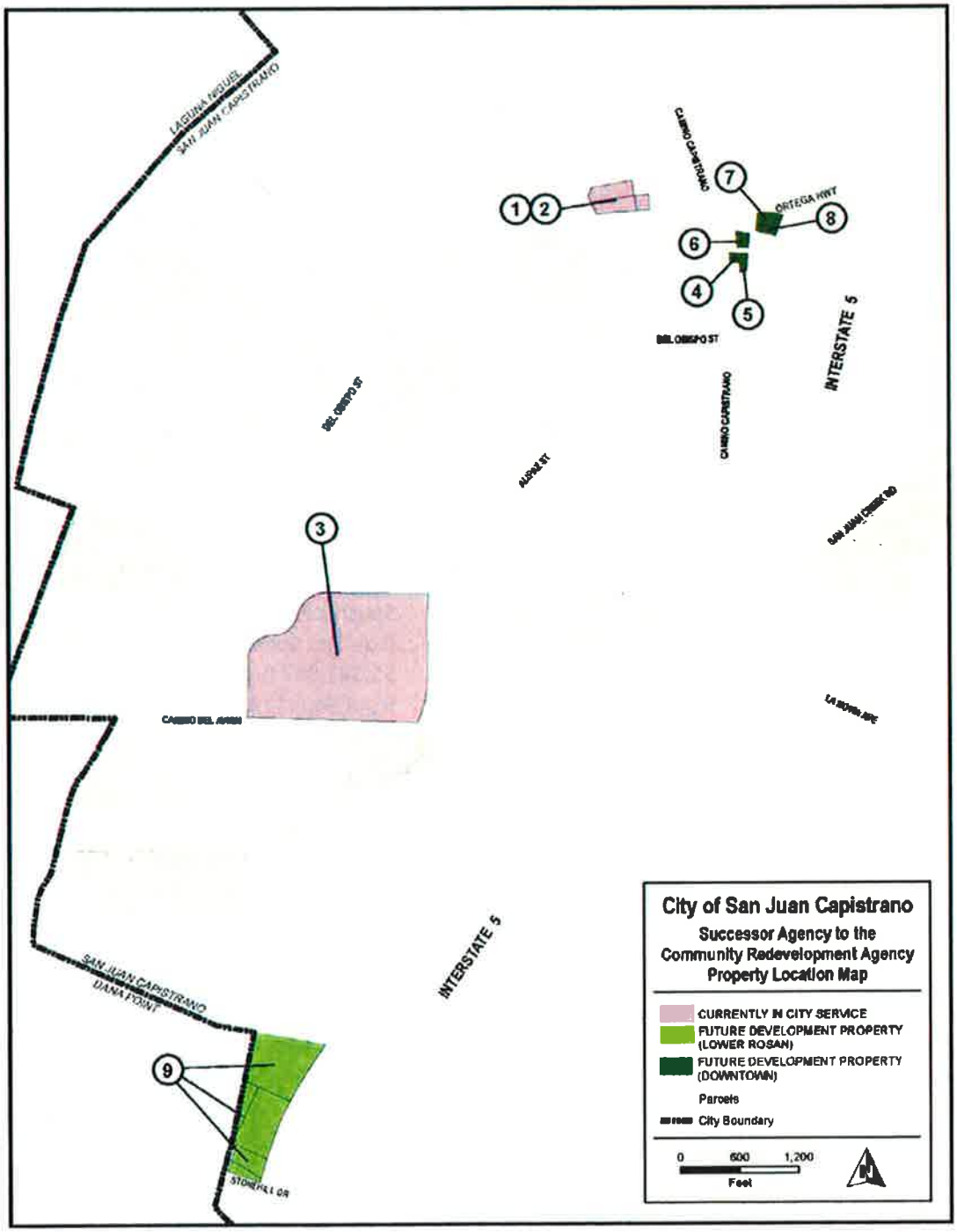


EXHIBIT A

PARK AND OPEN SPACE PROPERTIES

Sites 1 and 2. Los Rios Park (Phase 2)

Assessor's Parcel Numbers:	121-143-19 and 121-143-09/121-143-18
Property Address:	31747 Los Rios St.
Acquisition Dates:	1984 and 2001
Total Acreage:	3.41 acres
General Plan and Zoning Designation:	Specific Plan/Precise Plan (Los Rios Specific Plan)
Acquisition Value:	$1,387,947 ($187,947 and $1,200,000)
Estimated Current Value:	$148,540 ($79,715 and $68,825) (market value)
Estimated Lease, Rental or Other Revenue Value:	$0
Environmental History:	All site remediation completed and certified on APN 121-143-09
Transit-Oriented/Other Potential Development:	None/Passive Park Uses

Background, Including Purpose of Acquisition and Potential for Development

APN 121-143-19 – This property was vacant land acquired by the City in 1984 with Federal Land and Conservation Grant funds provided through the State (Los Rios Park Acquisition #06-100839) and transferred to the former Redevelopment Agency to be assembled with other properties as part of the Los Rios Park as identified in the Los Rios Specific Plan (Appendix A).

APN 121-143-09/121-143-18 – The former Redevelopment Agency acquired the property for the purpose of relocating the existing use (the local solid waste disposal company) to a location outside the Los Rios Historic District and assemble the property with the adjacent properties as part of the Los Rios Park as identified in the Los Rios Specific Plan (Appendix A).

Los Rios Park – Phase I was completed in August 2009 and opened to the public. Certain Los Rios Park properties (Phase I) along with other properties used for public street purposes in the Los Rios Specific Plan were conveyed to the City in August 2010. However, the Los Rios Park – Phase 2 properties were not conveyed at that time due to questions regarding property and legal descriptions. The Los Rios Park – Phase 2 conceptual design was approved by the City Council in Spring 2010 and construction will commence when funding for park and open space improvements becomes available.

Because of its land use designation and intended governmental use described above, the Los Rios Park Phase 2 property does not have any potential for transit-oriented development or the advancement of planning objectives of the Successor Agency beyond the second phase of the Los Rios park improvements.

Estimated Value

The City's General Plan and Zoning Designation as part of the Los Rios Specific Plan is intended to ensure that the property is retained as a public open space/recreational amenity in the Los Rios Historic District in perpetuity. Additionally, the provisions of the Federal Land and Conservation Grant funds under which the former Redevelopment Agency purchased APN 121-143-18, require its use for park purposes. Based on zoning and grant fund provisions, the true "market value" of the property is something considerably less than the "book value". Recent comparable sales information obtained by the City in November 2013 indicated the market value of similar property to be approximately $1 - $3 per square foot.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano as a governmental purpose property to complete the Los Rios Park improvements, and to enable its continued use as a governmental purpose site.

Site 3. San Juan Capistrano Sports Park, Community Center, and Agricultural Preservation Area

Assessor's Parcel Numbers:	121-190-57 (undivided interest)
Property Address:	25925 Camino Del Avion
Acquisition Dates:	1991
Total Acreage:	4.05 acres
General Plan and Zoning Designation:	General Open Space/Agri-Business (Community Park/Agri-Business)
Acquisition Value:	$686,183
Estimated Current Value:	$176,418
Estimated Lease, Rental or Other Revenue Value:	$0
Environmental History:	Removal of underground storage tanks (farm use) and soil remediation
Transit-Oriented/Other Potential Development:	None/Passive Park and Open Space Uses

Background, Including the Purpose of Acquisition, Estimated Rental Income and Potential for Development

The entire agricultural parcel (approximately 56 acres) was acquired in 1991 by the former Redevelopment Agency with tax-exempt promissory notes to reserve an approximately 10 acre portion of the property as a potential site for the Capistrano Unified School District (CUSD) Adult Education Program which was required to be relocated by the Redevelopment Agency as part of the Amended and Restated Agreement for Cooperation between the former Redevelopment Agency and the CUSD dated as of January 7, 1986. The remaining property was sold to the City of San Juan Capistrano as part of the City's open space acquisitions under Bond Measure D in order to provide open space and recreation amenities and preserve the City's agricultural heritage. Since the exact location of the Adult Education Program was not known at that time, a four-fifths (4/5) undivided interest (approximately 45 acres) in the property was sold to the City for the implementation of the Open Space Master Plan, approved in 1991 (Appendix B) and a one-fifth

(1/5) undivided interest (which calculates to approximately 11 acres) was retained by the former Redevelopment Agency. In 1998, the Second Amended and Restated Agreement for Cooperation between the former Redevelopment Agency and the CUSD eliminated the obligation to relocate the Adult Education Program and created the obligations to sell approximately 7 acres of the parcel for the construction of Kinoshita Elementary School. This left the Redevelopment Agency with an interest in approximately 4 acres (which calculates to an undivided, one-twelfth (1/12) interest in the entire remaining property). The original purchase and sale agreement acknowledges the understanding that the property was acquired for park, open space, agricultural, and other public and quasi-public uses. Additionally, the purchase and sale agreement for the original acquisition of the Site by the former Redevelopment Agency identified the sale or transfer of all or any portion of the property for private development uses, private commercial uses, or for-profit uses as prohibited uses unless these uses were consistent with zoning at the date of the agreement.

As outlined in the Open Space Master Plan dated June 1992, approximately 28 acres of the property has been maintained since its acquisition as an agricultural preserve (currently operated by South Coast Farms). Additionally, the historic Congdon House (currently operated by the Ecology Center) has been restored by the City and is currently part of the agricultural preservation area.

The improvements to the remaining property (approximately 21 acres, including the former Redevelopment Agency's undivided interest) were completed between 1996 and 2000 and are currently in use as a public street (Via Positiva), the San Juan Capistrano Community Center and Sports Park; Gymnasium; and Community Garden. The Capistrano Valley Boys & Girls Club and Teen Center is also located on the property as part of the Community Center/Gymnasium complex.

Estimated Lease and Rental Revenue

For Fiscal Year 2013/14, approximately $240,000 is anticipated to be collected from renting meeting rooms and the Community Hall; sports fields and gymnasium rental; farm operations and Ecology Center lease revenues. These revenues are completely applied toward off-setting the City's on-going operating and maintenance costs for the Community Center; Sports Park; Historic Congdon House and farm property which are anticipated to be approximately $915,000 for Fiscal Year 2013/14. Neither the Successor Agency nor the former Redevelopment Agency have ever received any lease or rental revenue from the Community Center; Sports Park; or farm operations.

Because of its land use designation and intended governmental use described above, the San Juan Capistrano Sports Park property does not have any potential for transit-oriented development or the advancement of planning objectives of the Successor Agency beyond the uses implemented to date.

Estimated Value

The City's General Plan and Zoning Designation as part of the Open Space (Community Park) and Agri-Business are intended to ensure that the property is retained as a public recreational, open space and active agricultural amenity in perpetuity. Based on zoning provisions, the true "market value" of the property is something considerably less than the "book value" and is estimated at approximately $1 per square foot or $176,418 based on the estimated 1/12 undivided interest (approximately 4 acres).

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approved of this Long Range Property Management Plan, the Successor Agency shall transfer the Successor Agency's entire interest in the property to the City of San Juan Capistrano as a governmental purpose property to enable its continued use as a governmental purpose site.

HISTORIC TOWN CENTER PROPERTIES

Site 4. Veteran's Park – Interim Parking Lot portion of the parcel

Assessor's Parcel Numbers:	124-160-18 (portion)
Property Address:	31852 Camino Capistrano
Acquisition Dates:	1986
Total Acreage:	0.15
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	$152,262
Estimated Current Value:	$152,262 (book value)
Estimated Lease, Rental or Other Revenue Value:	$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Highly likely for transit-oriented and mixed-use development

Background, Including Purpose of Acquisition and Potential for Development

This parcel, located on the south side of Yorba Street, between Camino Capistrano and El Camino Real was acquired for redevelopment as part of the Historic Town Center development. The front or westerly half of the parcel (approximately 0.24) was improved as Veteran's Park. The park portion of the parcel was approved by the State Department of Finance as a governmental use property on November 30, 2012.

The remaining 0.15 acre easterly portion of the parcel was held by the former Redevelopment Agency to be developed as part of the Historic Town Center Master Plan. In the interim, the property was improved and put into service by the City as a temporary public parking lot in the early 1990's pending a permanent parking solution as part of the Historic Town Center development. The property is currently operated and maintained by the City as a public parking lot.

The El Camino Real and Historic Town Center Park area of the Historic Town Center Master Plan (Section 2.2.5) identifies this property as mixed use buildings and envisions El Camino Real as a full-fledged downtown street, with wide, comfortable sidewalks, street trees, curbside parallel parking, and new mixed-use buildings fronting the Historic Town Center park with ground floor shops and restaurants and offices above along its west side where the parking lots are now located (See Appendix C). These described uses advance the planning objectives of the Successor Agency. Additionally, the property is 0.2 miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, potential for transit-oriented development is highly likely.

Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano for future development as part of the implementation of the Historic Town Center Master Plan.

Site 5. Interim Parking Lot

Assessor's Parcel Numbers:	124-160-16
Property Address:	31852 El Camino Real
Acquisition Dates:	1988
Total Acreage:	0.15 acres
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	$126,655
Estimated Current Value:	$126,655 (book value)
Estimated Lease, Rental or Other Revenue Value:	$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Highly likely for transit-oriented and mixed use development

Background, Including Purpose of Acquisition and Potential for Development

This parcel, located on northwest corner of Forster Street and El Camino Real was acquired for redevelopment as part of the Historic Town Center development. The property was improved and put into service by the City as a temporary public parking lot in the early 1990's pending a permanent parking solution as part of the Historic Town Center development. The property is currently operated and maintained by the City as a public parking lot.

The recent update of the Historic Town Center Master Plan began in 2009 and was adopted on April 3, 2012. The El Camino Real and Historic Town Center Park area of the Historic Town Center Master Plan (Section 2.2.5) identifies this property as mixed use buildings and envisions El Camino Real as a full-fledged downtown street, with wide, comfortable sidewalks, street trees, curbside parallel parking, and new mixed-use buildings fronting the Historic Town Center park with ground floor shops and restaurants and offices above along its west side where the parking lots are now located (See Appendix C). These described uses advance the planning objectives of

the Successor Agency. Additionally, the property is 0.2 miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, potential for transit-oriented development is highly likely.

Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano for future development as part of the implementation of the Historic Town Center Master Plan.

Site 6. Interim Parking Lot

Assessor's Parcel Numbers:	124-160-19
Property Address:	31811 Camino Capistrano
Acquisition Dates:	1988
Total Acreage:	0.46 acres
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	$348,788
Estimated Current Value:	$348,788 (book value)
Estimated Lease, Rental or Other Revenue Value:	$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Highly likely for transit-oriented and mixed use development

Background, Including Purpose of Acquisition and Potential for Development

This parcel, located on northwest corner of Yorba Street and El Camino Real was acquired for redevelopment as part of the Historic Town Center development. The property was improved and put into service by the City as a temporary public parking lot in the early 1990's pending a permanent parking solution as part of the Historic Town Center development. The property is currently operated and maintained by the City as a public parking lot.

The recent update of the Historic Town Center Master Plan began in 2009 and was adopted on April 3, 2012. The El Camino Real and Historic Town Center Park area of the Historic Town Center Master Plan (Section 2.2.5) identifies this property as mixed use buildings and envisions El Camino Real as a full-fledged downtown street, with wide, comfortable sidewalks, street trees, curbside parallel parking, and new mixed-use buildings fronting the Historic Town Center park with ground floor shops and restaurants and offices above along its west side where the parking lots are now located (See Appendix C). These described uses advance the planning objectives of the Successor Agency. Additionally, the property is 0.2 miles from the Historic Capistrano Depot

which provides Metrolink and Amtrak service with several daily stops. Therefore, potential for transit-oriented development is highly likely.

Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano for future development as part of the implementation of the Historic Town Center Master Plan.

Site 7. Interim Parking Lot

Assessor's Parcel Numbers:	124-160-31
Property Address:	26874 Ortega Highway
Acquisition Dates:	1987
Total Acreage:	0.81 acres
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	$1,027,862
Estimated Current Value:	$1,027,862
Estimated Lease, Rental or Other Revenue Value:	$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Highly likely for transit-oriented and mixed use development

Background, Including Purpose of Acquisition and Potential for Development

This parcel located on southeast corner of Ortega Highway and El Camino Real and was acquired for redevelopment as part of the Historic Town Center development. The property was improved and put into service by the City as a temporary public parking lot in the early 1990's pending a permanent parking solution as part of the Historic Town Center development. The property is currently operated and maintained by the City as a public parking lot.

The Town Center Gateway area of the Historic Town Center Master Plan (Section 2.2.1) identifies this property as a key component of creating a downtown gateway (See Appendix D). The Historic Town Center Master Plan includes the construction of a major new municipal parking structure at the southwest corner of the new Ortega Highway/Del Obispo intersection which includes this property and is identified as integral to the success of the overall vision of the Town Center.

The new municipal parking structure would be lined on all sides with retail shops and other uses to screen the parking structure from public view. Replacing the existing surface parking lots and drive-through restaurants (on adjacent privately-owned parcels) on this corner with a well-designed building fronting directly onto the street helps to form another distinct corner at the gateway. The additional supply of parking provided by the new structure would replace the need for the existing surface parking lots on the west side of El Camino Real (Sites 4-6), and allow the construction of the new buildings around the Historic Town Center Park without requiring each to have its own dedicated parking spaces. The construction of such a shared parking facility would require the relocation of the Camino Real Playhouse (Site 8).

This development advances the planning objectives of the Successor Agency. Additionally, the property is 0.2 miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, potential for transit-oriented development is highly likely.

Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano for future development as part of the implementation of the Historic Town Center Master Plan.

Site 8. Commercial Property

Assessor's Parcel Numbers:	124-160-26
Property Address:	31776 El Camino Real
Acquisition Dates:	1988
Total Acreage:	0.38 acres
General Plan and Zoning Designation:	General Commercial/Town Center District
Acquisition Value:	$620,723
Estimated Current Value:	$620,723
Estimated Lease, Rental or Other Revenue Value:	$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	Highly likely for transit-oriented and mixed use development

Background, Including Purpose of Acquisition, Rental Income and Potential for Development

This parcel, located on the El Camino Real next to the Historic Town Center Park was acquired for redevelopment as part of the Historic Town Center development. The existing building on the property is currently in use as a community theater occupied and operated by the South Orange County Community Theatre pending the development of the Historic Town Center Master Plan. The rental income from this use is $100 annually under the license agreement dated October 7, 2008.

The Town Center Gateway area of the Historic Town Center Master Plan (Section 2.2.1) identifies this property as a key component of creating a downtown gateway (See Appendix D). The Historic Town Center Master Plan includes the construction of a major new municipal parking structure at the southwest corner of the new Ortega Highway/Del Obispo intersection which includes this property and is identified as integral to the success of the overall vision of the Town Center.

The new municipal parking structure would be lined on all sides with retail shops and other uses to screen the parking structure from public view. Replacing the existing surface parking lots (See pages 10-11) and drive-through restaurants (on adjacent privately-owned parcels) on this corner with a well-designed building fronting directly onto the street helps to form another distinct corner at the gateway. The additional supply of parking provided by the new structure would replace the need for the existing surface parking lots on the west side of El Camino Real (Properties #4-#6), and allow the construction of the new buildings around the Historic Town Center Park (See pages 5-10 of this document) without requiring each to have its own dedicated parking spaces. The construction of such a shared parking facility would require the relocation of the Camino Real Playhouse.

The development of the Town Center Gateway advances the planning objectives of the Successor Agency. Additionally, the property is 0.2 miles from the Historic Capistrano Depot which provides Metrolink and Amtrak service with several daily stops. Therefore, potential for transit-oriented development is highly likely.

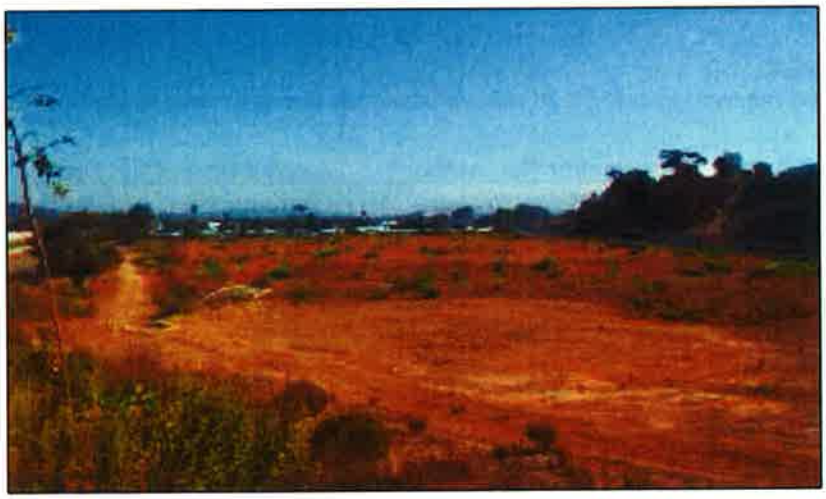
Estimated Value

The Successor Agency and the City have no recent appraisal or market value information on this property; therefore, the book value is used as its estimated current value.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano for future development as part of the implementation of the Historic Town Center Master Plan.

Site 9. Vacant Land



Assessor's Parcel Numbers:	121-240-76; 121-240-039; 121-240-73; 121-253-13; and 121-253-14
Property Address:	Stonehill Drive, between railroad tracks and San Juan Creek
Acquisition Dates:	1988 through 2006
Total Acreage:	21.76 acres
General Plan and Zoning Designation:	Quasi-Industrial (Commercial/Manufacturing
Acquisition Value:	$6,510,120
Estimated Current Value:	$7,760,000
Estimated Lease, Rental or Other Revenue Value:	$0
Environmental History:	None
Transit-Oriented/Other Potential Development:	None/Retail or Mixed Use Development

Background, Including Purpose of Acquisition and Potential for Development

The property was originally acquired to relocate the local solid waste hauler from the Los Rios Historic District (See pages 1-2 of this document). The property is currently vacant. Until recently, the adjacent auto dealerships used the front portion of the property for temporary car storage pending the completion of their dealership facilities under a month-to-month license agreement. Although the dealerships have indicated there may be a need for seasonal storage from time to time, currently there are no dealerships using the property.

The City prepared a Request for Proposal for development of the property in July 2011, which has been on hold pending the approval of this Long Range Property Management Plan. The City intends to proceed with this process.

There is no potential for transit-oriented development since there are no regular transit stops located near the site. However, the property can be developed for retail or mixed use development.

Estimated Value

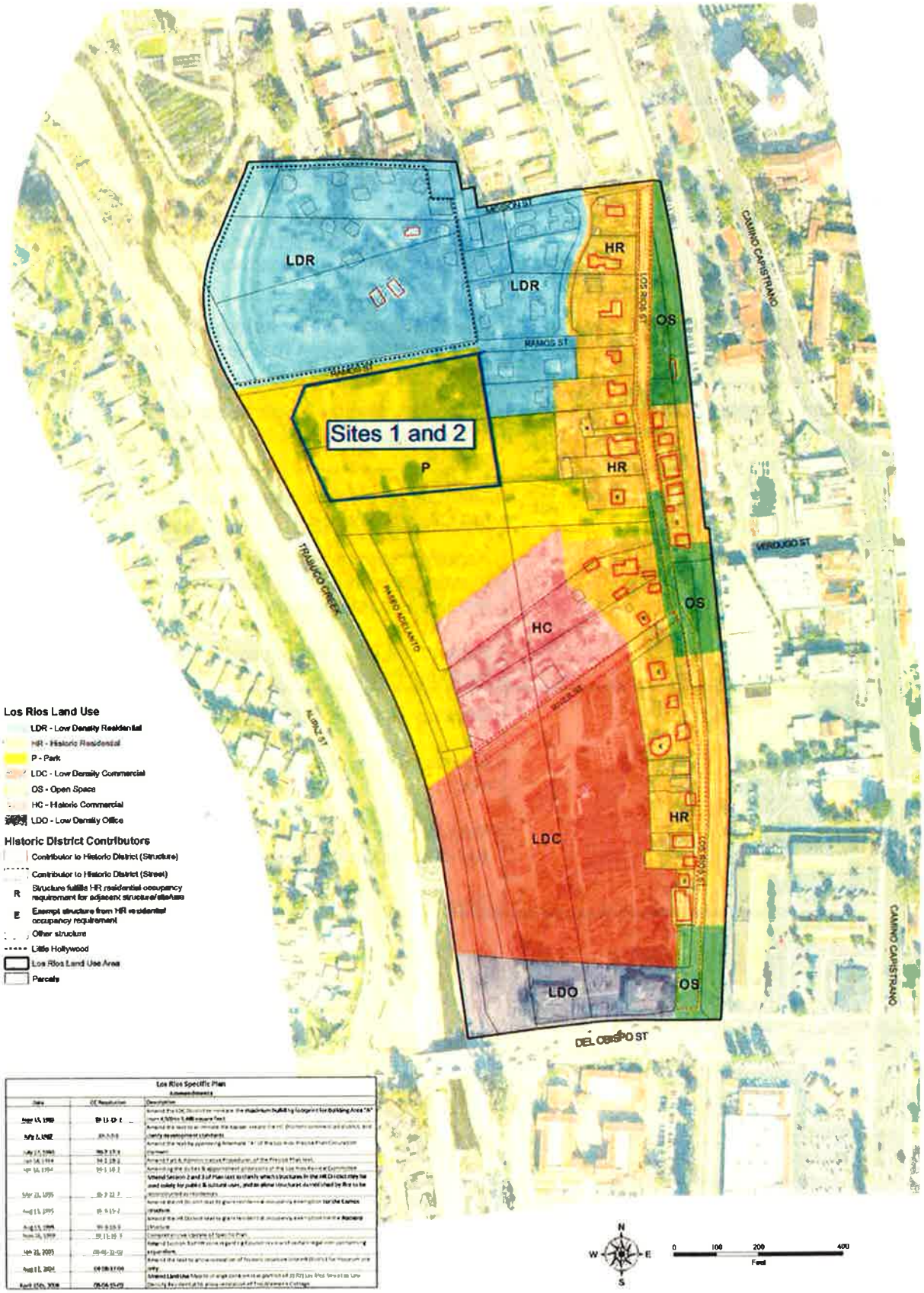
The estimated market value is $7.76 million based on the most recent appraisal dated July 2011.

Long Range Property Management Plan Authorized/Directed Disposition Action

Upon approval of this Long Range Property Management Plan, the Successor Agency shall transfer the property to the City of San Juan Capistrano for future development as part of the implementation of the Historic Town Center Master Plan.

Los Rios Specific Plan
Official Land Use Map

Adopted by Resolution No. 78-2-15-6, February 15th, 1978, as amended.



APPENDIX A

Table 2-1. Open Space Land Use and Facilities Concept	
Los Rios Park	Develop a detail plan for park use to include passive uses, picnicking, multi-purpose center, and open area for community functions.
La Novia Park	Develop this area as part of the C. Russell Cook Park Master Plan, with hard court recreation facilities, picnic area, restroom, day care center and parking.
Lacouague Park	Develop this area as a neighborhood park with hard court recreation facilities, picnic area, restroom and parking.
Las Ramblas Park	Develop a plan for a park at this location to include active sports fields, restroom, and parking.
Passive Open Space Sites	Maintain as passive open areas and connect to the City's trail system.
Trails System	Acquire necessary easements and improve trails to establish a network of trails and connection to the regional trail system. Expand the trails system to create Cross Country Running Trails.
Kinoshita Farm	Develop as a Community Park and Farm. Balance the recreational use with the agricultural use. Restore and incorporate the Joel Congdon house and other historical structures into the park. Develop a Community Center and Sports Park.

Table 2-1. Open Space Land Use and Facilities Concept	
Northwestern Park Site	Acquire land to create a rural Community Park. Integrate the recreational facilities with agricultural uses. Retain Avocado and Citrus Orchards and Christmas Tree Farm. Create community facilities and picnic areas within a natural setting of a meadow. Develop an equestrian complex that enables Fran Joswick Therapeutic Riding Center and Mission Trails to relocate. Create a Nature Center. Preserve and restore the Swanner Farm buildings to serve as a museum/interpretive center and create a Bed and Breakfast to provide revenues.

These improvements work together with uses and facilities proposed for the two major community parks and lands designated for acquisition in Measure D. Together, these establish an overall City-wide park strategy.

2.2 Community Park and Recreation Concept

The community parks and facilities proposed for the lands designated in Measure D are referred to here as the Kinoshita Farm and the Northwest Park Site. The Kinoshita Farm is a 56 acre site and is to be a community park in the southern portion of the City. The northern community park is anticipated to encompass approximately 120 acres at the northwest boundary of the City.

Kinoshita Farm Site

The Kinoshita Farm is proposed as a community park and farm. Its central location within the southern area of the City and its adjacency to the Marco Forster Junior High provide great opportunity for making recreational facilities available to the community. Its historic use as a farm is also important to the cultural identity of the City. The Open Space Plan seeks to accommodate both interests in a fashion that integrates the two.

The site contains approximately 56 acres. Of that amount, 46 acres are currently available for open space use. The City has been able to acquire the entire 56 acres of the Kinoshita Farm through Measure D and Redevelopment Agency funding. Ten acres of the 56 acres were acquired through Redevelopment Agency funding. The remaining 46 acres were purchased through Measure D funding.

The plan for the park/farm evolved through a series of alternative concept plans which were reviewed and evaluated within public workshops. From this process, a preferred plan was selected. The plan is referred to here as Alternate 6B.

Each of the alternatives incorporated similar features and land use program but, have slight variations in agricultural acreage and different locations of facilities and layouts. Overall development costs were similar to one another.

Alternative Plan - 6B

The concept of this plan is to cluster all new development to the west and retain agricultural use to the east. This concept minimizes the visual impact of the change from agriculture to park and recreational use. The new park and recreation facilities are to be related to and coordinated with further development and expansion of the existing Marco Forster school. Agricultural use is to be continued on the eastern portion of the site, thereby retaining a significant area for this use.

Plan 6B was prepared in conjunction with plans of the Capistrano Unified School District for conversion of Marco Forster Junior High School to a Middle School. Conversion of the Junior High School to a Middle School will require additional classrooms, parking, and additional play ground area. Plan 6B seeks to coordinate development of both the Park and Middle School, and use of active sports fields (refer to *Figure 2 - Kinoshita Farm - Alternative 6B*).

Initial discussions with the School District determined need for a 100 car parking area and additional classrooms and improvement to the school's vehicular access. This plan illustrates additional area for hard courts and relocation of the school's tennis courts, handball courts, and track to the north end of the school property.

With a coordinated plan, the existing number of ball fields are retained and development of an additional lighted baseball field and two lighted softball/little league fields and three lighted soccer fields is possible. These lighted fields are located away as far away from adjacent residential areas as possible. The plan also allows for phased, future development of two unlighted softball/little league fields and three practise soccer fields adjacent to Camino Del Aviòn. The latter area is to be developed for these recreational uses as needs and funding occurs, and therefore will be an agricultural use in the interim.

The Plan also features a major Community Center near the center of the park and adjacent to the sports fields. The Community Center is to be a multi-purpose facility of approximately 32,000 sq. ft. The Community Center will be able to serve a variety of

recreational and community service needs, and contain a gymnasium, senior center, kitchen facilities, crafts, and multi-purpose game/meeting rooms.

Adjacent to the Community Center, is a proposed community swimming pool, picnic area, and tot lot. Parking area for the Community Center will be shared with the adjacent Sports Park parking area to maximize parking efficiency. The parking area is to accommodate 230 cars spread along three parking areas surrounding this complex.

All these facilities will require a widened vehicular entry from Camino Del Avion that is to be coordinated with the entry into the school. The plan separates the farm area from the Community Center facilities and Sports Park area with an access road that links Camino Del Avion with Del Obispo. The road serves to facilitate access and egress from either street and provides a barrier and buffer between the agricultural use and the park use.

The Agricultural Preserve will encompass 31 acres of the 56 acre site. In addition, there is to be an area of 6.2 acres that is to remain in agricultural use in the interim along Camino Del Avion and to be utilized for recreational use when needed.

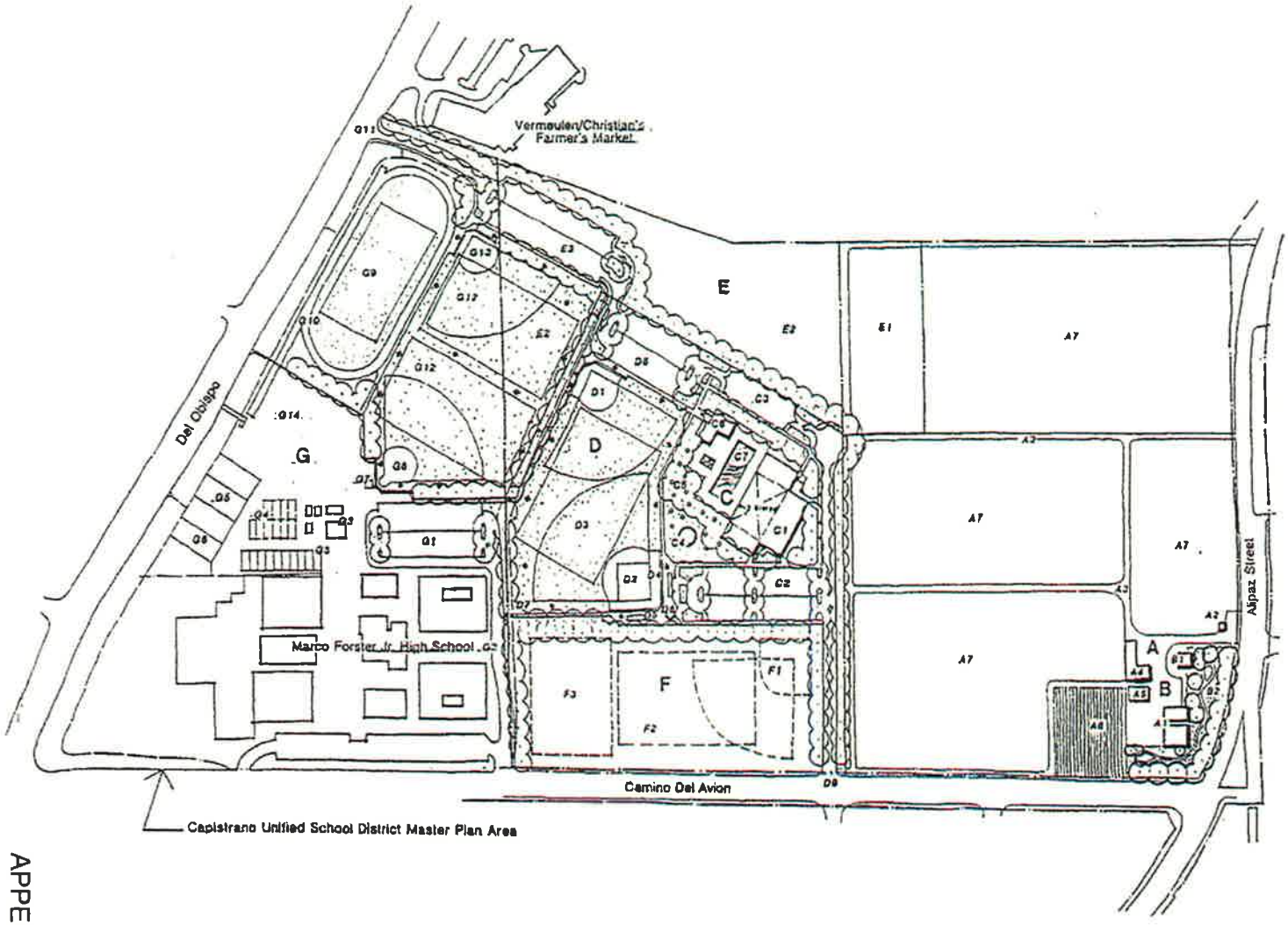
The agricultural portion of this plan includes the 31 acre agricultural preserve, which incorporates Demonstration Garden, a Farmer's Market, a roadside vegetable and fruit stand, farm equipment and storage buildings. The farm is expected to be able to grow a variety of row crops, berries, pumpkins, melons, and the like. The farm is also to be a community attraction as well, and its farmer's market and roadside stand are to be designed to bring the public to the farm and enjoy the farm's fresh fruits and vegetables. An area has also been set aside for restoration and a support garden for the historic, Joel Congdon house and its related support buildings. The Joel Congdon house is to be restored and rehabilitated to serve as a museum. There will also be an adjacent outdoor garden to display historic farm equipment and crops. Visitors will be able to learn, and gain a first hand understanding of the history of farming in the Capistrano Valley from these elements.

The use of the ten acres acquired by the City Redevelopment Agency has yet to be determined. These ten acres are subject to further study of use and site layout. In the interim, the lands are anticipated to continue to be utilized for agriculture and function as part of the existing farm.

This Plan has designated a area at the north central portion of the site as lands of the Redevelopment Agency. This location allows for a separate use while maintaining the integrity and efficiency of the agricultural use and community service and recreation uses. Should it be determined that this site is suitable to meet the Capistrano School District requirements for Adult Education programs, an opportunity for joint use of parking and additional recreation facility use may be able to be provided on this site.

KINOSHITA FARM - SOUTH SIT

ALTERNATIVE



Legend

A. Agricultural Preserve (25.35 acres)

B. Historical Preservation (1.15 acres)

C. Community Center (5.9 acres)

D. Sports Park (6.3 acres)

E. City of San Juan Capistrano Redevel Agency (SJCRA)

F. Interim Agriculture (6.5 acres)

G. Marco Forster Jr. High School

0 100 200 400

SAN JUAN CAPISTRANO OPEN SPACE PLAN

Figure 2 Kinoshita Farm Alternative 6

2.2.5 El Camino Real and the Historic Town Center Park

In most of California's mission towns, El Camino Real was originally and remained one of the most important streets in town. In San Juan Capistrano, it was superseded fairly early by Camino Capistrano, which became State Highway 101, connecting San Diego to Los Angeles and San Francisco.

However, El Camino Real remains a centrally located street that connects the Historic Town Center to the Mission, the Mission Basilica, the San Juan Capistrano Library, and the fine neighborhoods north of downtown. South of Ortega Highway it is currently characterized by a lack of sidewalks, frontages without buildings, parking lots on the west and a large open park area on the east. Hoping to draw people to this area, the City in recent years has organized a number of special events that are staged in the parking lots and the park that line El Camino Real, and those events have become important to the community despite the rather bleak setting. A key goal of the Plan is to improve the quality of the setting for existing as well as new community events.

The 1995 Town Center Master Plan recognized the opportunity to revive El Camino Real as an important place within the downtown, but conceived it to be a small pedestrian mall. To enable the block-making strategy recommended by this Plan, it is important that El Camino Real be both a first-class pedestrian environment and a street that connects the Mission to the rest of the Downtown, providing on-street parking to help support the construction of new buildings and the success of new businesses along this key central street.

This Plan envisions El Camino Real as a full-fledged downtown street, with wide, comfortable sidewalks, street trees, curbside parallel parking, and new mixed-use buildings fronting the Historic Town Center, park with ground floor shops and restaurants and offices above along its west side where the parking lots are now located. On the east side, the existing park would be significantly improved, with new tree groves, open play areas, comfortable seating area, and other amenities typical of a downtown park. Among such amenities should be design elements or displays that present and interpret the historic resources – including Mission era building foundations and trash pits from a number of eras – that lie below the surface within this park. This park was created in this location to honor those historic resources, and this Plan recommends adding a range of above-ground design elements that, in addition to making it a significant civic space and a pleasant town center park, can also make visitors aware of the presence, nature, and historic meaning of these buried treasures.

Along the east edge of the Park – currently an undeveloped area between the lawn and parking lots – a new City Hall is proposed, a public-serving use that would bring approximately 100 City workers and 100 daily visitors into the center of town, and spur a demand for adjacent office and retail space. The location of the new City Hall will also give the Park a strong civic presence similar to many of the great central parks and squares of towns all over the country and the world. This three-story structure would not impact the current size of the existing lawn.

Santa Barbara town square with civic building

Interior view of live-work loft

Forster Street Extension

While the new segment of Yorba Street connecting El Camino Real to Del Obispo Street will bound the north edge of the Park, the eastward extension of Forster will bound its south edge.

Ironically this street – named after one of the founders of San Juan Capistrano, a former owner of the Mission and at one time the largest landowner in the State of California – is the shortest street in town, with no properties using it as their address. This Plan proposes to extend Forster Street through to Del Obispo to the east, creating a very useful cross-street connecting Del Obispo, El Camino Real and Camino Capistrano, and providing an additional very convenient right turn from southbound Del Obispo into the middle of the Downtown core.

Along the north side of this new segment would be the renovated City Park, and the new City Hall. On the south side, existing commercial property that currently has no visible street address will now have a prominent downtown address, facing the Park and City Hall, with convenient access to Del Obispo Street.

At Del Obispo, a new traffic signal is recommended, as the Forster extension and the existing major driveway to the shopping center east of Del Obispo are aligned (with any curb adjustments necessary to made in the design phase). This will then function as a safe and convenient intersection for automobiles and pedestrians entering the Downtown Core or shopping center from Del Obispo, as well as for pedestrians seeking to move from one side of Del Obispo to the other in the course of their visit to the Town Center District. The addition of this traffic signal would not impede on the flow of traffic if it is synchronized with adjacent signals to move cars at a pedestrian-friendly speed.

This new cross-connectivity for pedestrians will allow Downtown visitors to shop and dine at eastside establishments while remaining pedestrians, which can increase total sales on both sides of Del Obispo. It will also enable potential parking sharing arrangements between blocks and businesses on both sides of Del Obispo Street, and over time will encourage owners of east-side properties to update their facilities to share in the growing success of the Downtown District.

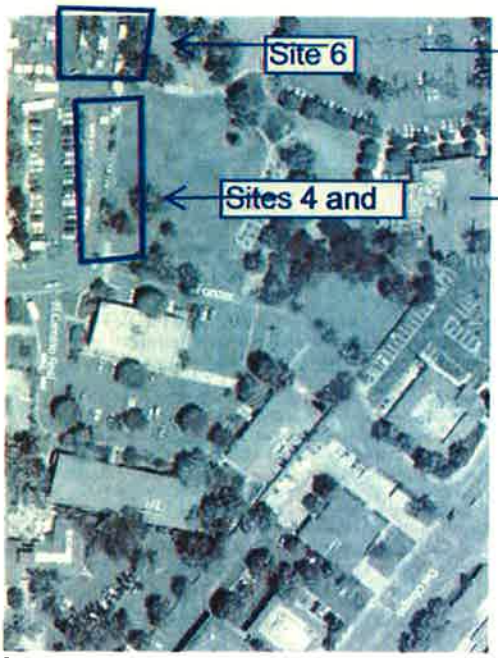
The new cross connections that Yorba and Forster will provide through the Downtown core will enable periodic closures of Ortega Highway or El Camino Real for special events. The block between Yorba and Forster in particular – in front of the renovated park, could be closed to traffic for weekly or less frequent events, expanding the space of the park to accommodate larger crowds. This could become the new home of the weekly farmers' market, which is currently staged on Yorba Street and in the adjacent parking lots. For major events, both Ortega Highway and El Camino Real north of Forster could be closed to traffic, with access to the new parking structure preserved via the Yorba extension, and traffic between Del Obispo and Camino Capistrano accommodated by Forster Street.

El Camino Real Extension

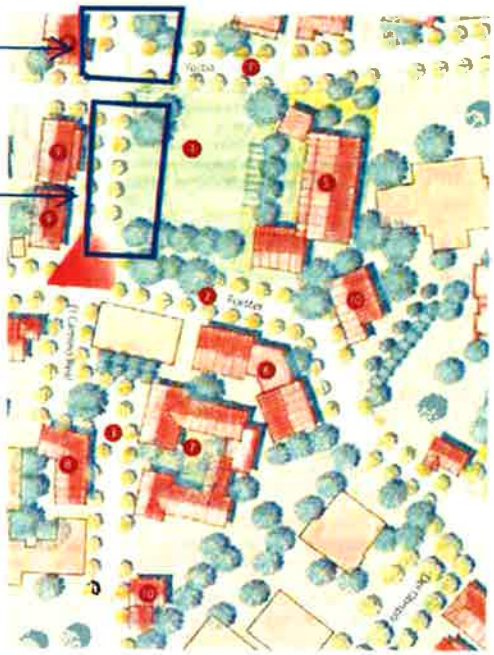
It is also recommended that El Camino Real be extended southward to connect to Del Obispo Street. As with the Forster and Yorba extensions, this will require the acquisition of new right of way from private property owners. But unlike the proposed Yorba and Forster extensions, the El Camino Real extension will also require the removal of an existing building and some challenging grading design, and thus may require a longer period of time to realize than the other two extensions.

This extension should provide significant value to the owners of the currently landlocked property south of the park, to the owners of the commercial centers south of Del Obispo who will thus be connected directly to the Downtown core and the Mission, and to the District as a whole. That value will come at some cost in time, effort and money. This small segment of street has the potential to provide great addresses for high-quality residential, office or live-work buildings, which may take advantage of the grade change in that property to insert lower level parking facilities at a reasonable cost.

Illustrative view of retail along El Camino Real facing Historic Town Center Park and City Hall



Existing conditions



Proposed improvements

Illustrative view looking southeast toward Historic Town Center Park

KEYNOTES

1. Yorba Street extension
2. Forster Street extension
3. El Camino Real extension
4. Historic Town Center Park
5. Potential City Hall
6. Office
7. Courtyard housing
8. Row houses
9. Mixed-use buildings
10. Live-work lofts

2.2 Revitalization - Historic Town Center

2.2.1 Town Center Gateway

One of the primary entries into the Town Center is via Interstate 5 and Ortega Highway. This interchange, along with the related Ortega Highway/Del Obispo intersection, is planned to undergo reconstruction that will shift the directionality of approaching vehicles away from Ortega Highway and towards Del Obispo. As the community has suggested, this may negatively affect wayfinding for the Mission, and for the downtown in general. Therefore extending the downtown east to Del Obispo and establishing a gateway to downtown at this intersection is critical. This can be accomplished by bringing buildings and activity close to the street, maintaining a continuous streetscape and view corridor down Ortega, and introducing an iconic element at the intersection.

A primary component of the gateway is the proposed Plaza Banderas, which includes a 124-room hotel fronting Ortega Highway along with two small retail and restaurant buildings fronting Ortega Highway and El Camino Real. In order to improve traffic flow generated by the proposed hotel, a new dedicated right turn lane is required for westbound traffic on Ortega when turning on to El Camino Real.

Although Plaza Banderas will likely be completed before the new interchange is in place, it will ultimately find itself set back a great distance from the intersection of Ortega Highway and Del Obispo, separated from the street by a large residual property resulting from the realignment. While the ownership of this parcel is yet to be determined, it is suggested that its future not be limited to a large ambiguous landscaped area, but instead contribute to the downtown environment by its use as a development site. The Master Plan proposes that the Plaza Banderas be supplemented by an additional retail or restaurant building on the newly created and highly visible parcel, establishing a distinct edge to the north side of Ortega and creating a landmark for those entering downtown. An appropriately-sized plaza with an iconic element such as a fountain, statue, or other piece of public art, can also contribute to the gateway on this site while keeping the proposed retail building a comfortable distance from the busy intersection.

The second key component of creating a downtown gateway is construction of a major new municipal parking structure at the southwest corner of the new Ortega Highway/Del Obispo intersection, lined on all sides with retail shops and other uses to screen the parking structure from public view. Replacing the existing surface parking lots and drive-through restaurants on this corner with a well-designed building fronting directly onto the street helps form another distinct corner at the gateway.

Pedestrian circulation from this parking facility will be convenient to the Mission, Camino Capistrano, and adjacent mixed-use, office, and civic buildings. The additional supply of parking provided by the new structure would replace the need for the existing surface parking lots on the west and east side of El Camino Real, and allow the construction of the new buildings around the Historic Town Center Park without requiring each to have its own dedicated parking spaces. Curbside parking along El Camino Real would be managed, and generally be reserved for short-term visitor parking.

The construction of such a shared parking facility – integral to the success of the overall vision for the Town Center, as described in more detail in Section 4 – would require the relocation of the Camino Real Playhouse. Retaining and supporting that institution is clearly a community priority, but the structure in which they are currently operating is a very undistinguished windowless former telephone equipment building not well suited to the Playhouse's needs, nor any other downtown use. Because it is a publicly funded institution, the most feasible new location for the Playhouse would be in an existing building and/or on public property, such as the Hot Springs Dance Hall, a potentially relocated historic barn building in Los Rios Park, or an underperforming retail center near the downtown. Alternatively, the Playhouse might share a larger facility with another local institution, such as the new performing arts center planned for the nearby St. Margaret's Episcopal School.

Community theater located within an old barn structure in San Diego

Parking structure lined with ground floor retail and offices above

Three-level mixed use building of appropriate scale for parking liner

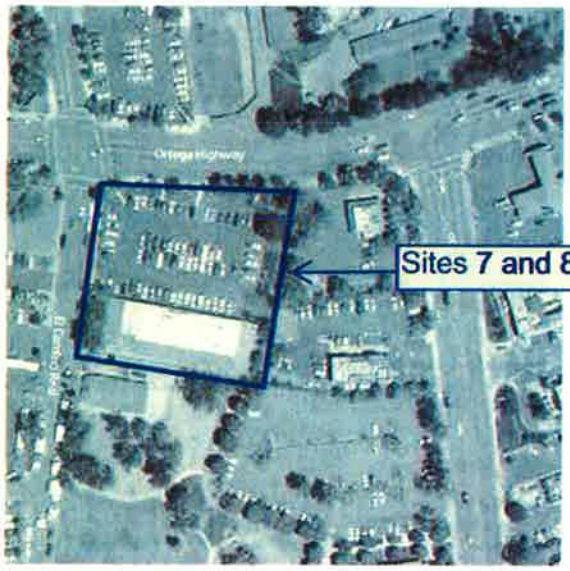
Yorba Street Extension

Extending the existing Yorba Street across the Town Center offers a key opportunity to improve access, complete a simple street network, and create valuable new addresses. This Plan recommends that a new segment of Yorba connect El Camino Real to Del Obispo Street, running just to the south of the Blas Aguilar Adobe. Along with providing vehicular access to the new parking structure described above, this new street will be a prominent address for small new mixed-use buildings next to the Blas Aguilar Adobe and facing the Historic Town Center Park.

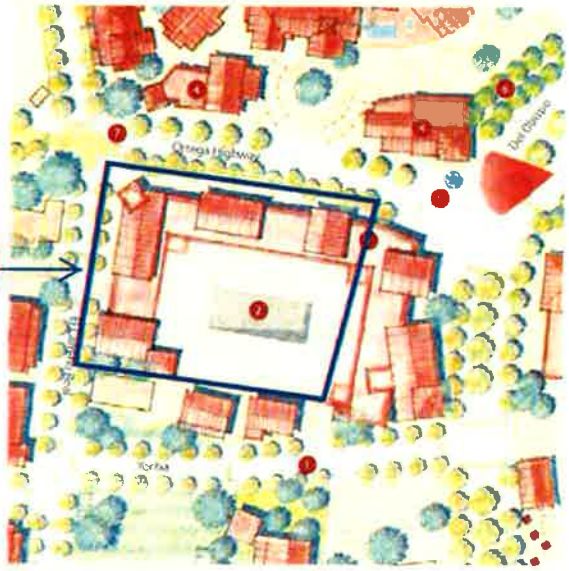
The Plan illustrates the new segment of Yorba to be slightly offset from the existing block of Yorba. This positioning simplifies the geometry of the blocks, does not disturb old foundation walls, and preserves more of the Park than would be the case if the new segment aligned directly with the existing street. It also allows traffic to go through without encouraging excessive speeds, and allows a future building on the west side of El Camino Real to terminate the view of a person entering town from the east.

This new intersection of Yorba at Del Obispo may or may not be signalized depending on its ultimate proximity to the intersection of Ortega Highway and Del Obispo, and is illustrated here at a conceptual level only. Similarly, allowable turning movements between this street and Del Obispo will need to be determined by traffic engineers during later design phases.

Illustrative view of intersection of Del Obispo and Ortega Highway with lined parking structure



Existing conditions



Proposed improvements

Illustrative view looking southeast towards new I-5/Ortega Highway interchange and proposed park-once structure

KEYNOTES

1. Yorba Street extension
2. Multi-level (400 stall) parking structure
3. Retail and office liner buildings
4. New retail building
5. Plaza with fountain
6. Orange grove
7. Dedicated right-turn lane

As discussed in the Housing Component of this Implementation Plan, the Agency will meet its affordable housing obligations by assisting the private sector in the construction and preservation of affordable housing throughout the City.

Based on current projections, the Agency will work toward the initiation of the projects summarized above and listed below during the Implementation Plan period (January 2010-December 2014).

Table 1: Summary of Planned Redevelopment Programs and Projects

Program/Project Description	*Project No.*	*Anticipated Budget*
Auto Dealership Assistance	--	$4,000,000
Business Recruitment/Economic Development Program	09907	$650,000
Hotel Recruitment	--	Unknown
Downtown Redevelopment/Library	--	Unknown
Capital Improvement Program		
Del Obispo Bridge Utility Undergrounding	09910	$722,000
Junipero Serra/Rancho Viego Road	09906	$1,100,000
Replacement of Old Freeway Signs	10904	$20,000
Landscape Median (Camino Capistrano South)	10901	$225,000
Developer Assistance and Property Disposition:		
Disposition of Agency-owned Property	--	Unknown
Lower Rosan Ranch Site Disposition	07901	Unknown
Lower Rosan Ranch Driveway	09903	$130,000
Paseo De Verdugo Retail/Office Dev	09908	$950,000
Distrito La Novia Assistance	--	Unknown
Façade Improvement Program		
Mission Village Center Façade	11901	$115,000
El Adobe Plaza/Union Bank Enhancements	09913	$50,000
Annual On-going Program	07904	$75,000
Open Space/Recreation Development Program	09914	Unknown
Continuing Life Communities	--	Unknown
Studies and Long Range Planning:		
Downtown Master Plan Amendment	09911	$600,000
Redevelopment Plan Amendment	09912	$350,000
TOTAL REDEVELOPMENT EXPENDITURES		**$8,987,000**

Successor Agency: San Juan Capistrano
County: Orange

LONG RANGE PROPERTY MANAGEMENT PLAN:PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)
No.	**Property Type**	**Permissable Use**	**Permissable Use Detail**	**Acquisition Date**	**Value at Time of Purchase**	**Estimated Current Value**	**Value Basis**	**Date of Estimated Current Value**	**Proposed Sale Value**	**Proposed Sale Date**	**Purpose for which property was acquired**
1	Vacant Lot/Land	Governmental Use	Passive Park Uses	1984	$167,947	$79,715	Market	November-13	N/A	N/A	Los Rios Park - Property purchased by the City with State park grants funds (Los Rios Park Acquisition #06-100839), and transferred to the former redevelopment agency to assemble for the implementation of Los Rios Park)
2	Vacant Lot/Land	Governmental Use	Passive Park Uses	2001	$1,200,000	$68,825	Market	November-13	N/A	N/A	Los Rios Park
3	Park, Public Building, Roadway/Walkway	Governmental Use	Active Recreation, Public Facilities	1991	$686,163	$176,418	Market	November-13	N/A	N/A	Park and recreation; open space; and school purposes.
4	Parking Lot/Structure	Future Development	Small scale retail and serivce uses	1986	$152,262	$152,262	Book	June-13	To be determined at time at time of development.	To be determined upon identification of a developer for the sites	Implementation of Historic Town Center Master Plan
5	Parking Lot/Structure	Future Development	Small scale retail and serivce uses	1986	$126,655	$126,655	Book	June-13			Implementation of Historic Town Center Master Plan
6	Parking Lot/Structure	Future Development	Small scale retail and serivce uses	1988	$348,788	$348,788	Book	June-13			Implementation of Historic Town Center Master Plan
7	Parking Lot/Structure	Future Development	Retail, office, and service oriented business	1987	$1,027,862	$1,027,862	Book	June-13			Implementation of Historic Town Center Master Plan
8	Commercial	Future Development	Retail, office, and service oriented business	1988	$620,723	$620,723	Book	June-13			Implementation of Historic Town Center Master Plan
9	Vacant Lot/Land	Future Development	Research and development, light manufacturing, auto sales, office, warehouse, storage	2008 2006 2006 1988 1988	$6,510,120	$7,760,000	Appraised	July-11	7,760,000	To be determined upon identification of a developer for the site	Implementation of the Los Rios Precise Plan - To relocate the local trash hauler from the Los Rios Historic District to a commercial/industrial area
10											

Successor Agency: San Juan Capistrano
County: Orange

LONG RANGE PROPERTY MANAGEMENT PLAN:PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)
No.	**Property Type**	**Permissable Use**	**Permissable Use Detail**	**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**
1	Vacant Lot/Land	Governmental Use	Passive Park Uses	31747 Los Rios St.	121-143-19	1.58 acres	Specific Plan/Precise Plan (Los Rios Precise Plan)	$ 79,715	$ -	None	N/A
2	Vacant Lot/Land	Governmental Use	Passive Park Uses	31747 Los Rios St.	121-143-09; 121-143-18	1.83 acres	Specific Plan/Precise Plan (Los Rios Precise Plan)	$ 68,825	$ -	None	Site Remediation from prior use completed
3	Park, Public Building, Roadway/Walkway	Governmental Use	Active Recreation, Public Facilities	25925 Camino Del Avion	121-190-57 (undivided interest in parcel)	approximately 4.05 Acres	Community Park	$ 176,418	$ 20,000	None	N/A
4	Parking Lot/Structure	Future Development	Small scale retail and serivce uses	31852 El Camino Real	124-160-18 (portion)	0.18 acres	Town Center District	$ 152,262	$ -	None	N/A
5	Parking Lot/Structure	Future Development	Small scale retail and serivce uses	31852 El Camino Real	124-160-16	0.15 acres	Town Center District	$ 126,655	$ -	None	N/A
6	Parking Lot/Structure	Future Development	Small scale retail and serivce uses	31811 El Camino Real	124-160-19	0.46 acres	Town Center District	$ 348,788	$ -	None	N/A
7	Parking Lot/Structure	Future Development	Retail, office, and service oriented business	26874 Ortega Highway	124-160-31	0.81 acres	Town Center District	$ 1,027,862	$ -	None	N/A
8	Commercial	Future Development	Retail, office, and service oriented business	31776 El Camino Real	124-160-55	0.38 acres	Town Center District	$ 620,723	$ -	None	N/A
9	Vacant Lot/Land	Future Development	Research and development, light manufacturing, auto sales, office, warehouse, storage	Stonehill Drive (north side) between railroad tracks and San Juan Creek	121-240-76 121-240-39 121-240-73 121-253-13 121-253-14	16.45 acres	Quasi-Industrial/ Commerical Manufacturing	$ 7,760,000	$ -	None	N/A
10											

Successor Agency: San Juan Capistrano
County: Orange

LONG RANGE PROPERTY MANAGEMENT PLAN:PROPERTY INVENTORY DATA

		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)H)
No.	**Property Type**	**Permissable Use**	**Permissable Use Detail**	**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	Vacant Lot/Land	Governmental Use	Passive Park Uses	None	Implementation of the Los Rios Specific Plan	Los Rios Park - Phase II
2	Vacant Lot/Land	Governmental Use	Passive Park Uses	None	Implementation of the Los Rios Specific Plan	Los Rios Park - Phase II
3	Park, Public Building, Roadway/Walkway	Governmental Use	Active Recreation, Public Facilities	None	Implementation of the Open Space Master Plan	The property has been developed as a public street; sports park; community center and gymnasiun; community garden; and Boys & Girls Club and teen center facility.
4	Parking Lot/Structure	Future Development	Small scale retail and serivce uses	High potential for transit oriented development due to proximity to the train station	Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
5	Parking Lot/Structure	Future Development	Small scale retail and serivce uses		Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
6	Parking Lot/Structure	Future Development	Small scale retail and serivce uses		Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
7	Parking Lot/Structure	Future Development	Retail, office, and service oriented business		Implementation of the Historic Town Center Master Plan	Current Use - Public parking lot
8	Commercial	Future Development	Retail, office, and service oriented business		Implementation of the Historic Town Center Master Plan	Current Use - Community Theater
9	Vacant Lot/Land	Future Development	Research and development, light manufacturing, auto sales, office, warehouse, storage	None	Five Year Implementation Plan	Previous Temporary Use - Unimproved vehicle storage area for local auto dealers. Previously proposed development - Big Box Retail
10						