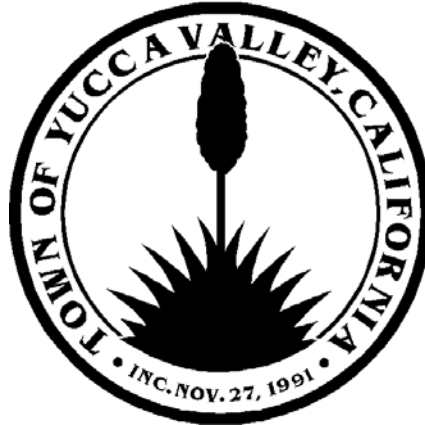


TOWN OF YUCCA VALLEY  
ACTING AS SUCCESSOR AGENCY  
TO THE YUCCA VALLEY RDA



*The Mission of the Town of Yucca Valley is to  
provide a government that is responsive to its citizens  
to ensure a safe and secure environment  
while maintaining the highest quality of life.*

**TUESDAY, SEPTEMBER 3, 2013, 6:00 p.m.  
YUCCA VALLEY COMMUNITY CENTER  
YUCCA ROOM  
57090 - 29 PALMS HIGHWAY  
YUCCA VALLEY, CALIFORNIA 92284**

\* \* \* \*

**TOWN COUNCIL AS SUCCESSOR AGENCY**  
*Merl Abel, Mayor  
Robert Lombardo, Mayor Pro Tem  
George Huntington, Council Member  
Dawn Rowe, Council Member  
Robert Leone, Council Member*

\* \* \* \*

**TOWN ADMINISTRATIVE OFFICE:  
760-369-7207**

[www.yucca-valley.org](http://www.yucca-valley.org)

**AGENDA  
MEETING OF THE  
TOWN OF YUCCA VALLEY ACTING AS SUCCESSOR AGENCY TO THE RDA  
TUESDAY, SEPTEMBER 3, 2013**

*The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at 369-7209 at least 48 hours prior to the meeting.*

*If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Town Clerk. The Mayor/Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.*

**(WHERE APPROPRIATE OR DEEMED NECESSARY, ACTION MAY BE TAKEN ON ANY ITEM LISTED IN THE AGENDA)**

**OPENING CEREMONIES**

**CALL TO ORDER**

**ROLL CALL:** Members Huntington, Leone, Lombardo, Rowe, and Chair Abel.

**APPROVAL OF AGENDA**

Action: Move \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Vote \_\_\_\_\_

**CONSENT AGENDA**

1. Waive further reading of all ordinances (if any in the agenda) and read by title only.

**Recommendation: Waive further reading of all ordinances and read by title only.**

- 1-2 2. Successor Agency to the Yucca Valley RDA Meeting Minutes of June 18, 2013

**Recommendation: Approve the minutes of the Successor Agency to the Yucca Valley RDA meeting of June 18, 2013**

- 3 3. Successor Agency Representative to the Oversight Board

**Recommendation: Receive and file the update regarding the Successor Agency representative to the Oversight Board for the employees of the former Agency**

**Recommendation:** Ratify the Warrant Register total of \$2,597,565.39 for disbursements dated November 21, 2012 to June 26, 2013

*All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Town Council instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Town Council or Town Staff requests discussion on specific consent calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Town Clerk/Deputy Town Clerk before the consent calendar is called.*

**Recommendation:** Adopt Consent Agenda (items 1-4)

Action: Move \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Vote \_\_\_\_\_

**DEPARTMENT REPORTS**

- 7-27 5. Consideration of the Long Range Property Management Plan (LRPMP) for the Successor Agency to the Dissolved Yucca Valley Redevelopment Agency

Staff Report

**Recommendation:** Approve the Long Range Property Management Plan (LRPMP) to submit for consideration and approval by the Oversight Board to the Dissolved Town of Yucca Valley Redevelopment Agency and the State of California Department of Finance

Action: Move \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ Vote \_\_\_\_\_.

**PUBLIC COMMENTS**

*In order to assist in the orderly and timely conduct of the meeting, the Council takes this time to consider your comments on items of concern which are on the Closed Session or not on the agenda. When you are called to speak, please state your name and community of residence. Notify the Mayor if you wish to be on or off the camera. Please limit your comments to three (3) minutes or less. Inappropriate behavior which disrupts, disturbs or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Town Council is prohibited by State law from taking action or discussing items not included on the printed agenda.*

**ADJOURNMENT**

**TOWN OF YUCCA VALLEY  
ACTING AS SUCCESSOR AGENCY TO THE RDA  
MEETING MINUTES  
JUNE 18, 2013**

**OPENING CEREMONIES**

Agency Chair Abel called the meeting to order at 9:45 p.m.

Members Present: Huntington, Leone, Lombardo, Rowe and Chair Abel.

Staff Present: Town Manager Nuaimi, Deputy Town Manager Stueckle, Administrative Services Director Yakimow, Police Captain Boswell, and Deputy Town Clerk Copeland

**DEPARTMENT REPORTS**

**13. FY 2013-14 Budget**

Administrative Services Director Yakimow presented the staff report and began by explaining the Successor Agency budget contains three basic funds, Fund 630 contains back funds yet to be expended, Funds 631 residual funds expected to be transferred out by the end of this fiscal year, and Fund 633 is the ongoing fund, the Redevelopment Property Tax Trust Fund.

Yakimow continued by explaining a Property Management Plan will be brought to the Successor Agency for review and approval in the near future.

Margo Sturges, Yucca Valley, spoke in opposition of the information reported in the proposed budget.

Ron Cohen, Yucca Valley, commented on bond figures and suggested retiring the bonds.

Administrative Services Director Yakimow explained the RDA dissolution process, where bonds cannot be called any sooner than 2018-19. If the bonds were called, all taxing entities would receive a share, resulting in less coming back to the Town.

Mayor Abel asked for an explanation on the process of liquidating the assets.

Agency Member Rowe moved to adopt Resolution 13-02 approving the fiscal year 2013-14 budget and designating those officials authorized to make requisitions for encumbering against appropriations. Agency Member Huntington seconded. Motion carried 5-0 on a voice vote.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

There being no further business the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Lesley Copeland, CMC  
Deputy Town Clerk

**SUCCESSOR AGENCY TO THE  
YUCCA VALLEY RDA REPORT**

**To:** Honorable Chair & Agency Members of the Successor Agency to the Yucca Valley Redevelopment Agency

**From:** Curtis Yakimow, Director of Administrative Services

**Date:** August 30, 2013

**Agency Meeting:** September 3, 2013

**Subject:** Successor Agency Representative to the Oversight Board

**Recommendation:** That the Agency receive and file the update regarding the Successor Agency representative to the Oversight Board for the employees of the former Agency.

**Order of Procedure:**

- Staff Report
- Public Comment
- Questions of Staff
- Agency Discussion
- Motion/Second
- Discussion on Motion
- Call the Question (Roll Call Vote, Consent Agenda)

**Discussion:** The Successor Agency adopted Resolution No. SA-12-06 on February 27, 2012 in which the Agency identified the Town Manager to serve as the representative to the Oversight Board for the employees of the former Agency. Effective on that date, Town Manager Mark Nuaimi served in that capacity until his service with the Town concluded in August 2013.

By operation of the Town Code, Deputy Town Manager Shane Stueckle became Acting Town Manager in the absence of the Town Manager. As such, it is appropriate that Acting Town Manager Shane Stueckle serve as the representative to the Oversight Board for the employees of the former Agency, effective immediately, pursuant to the resolution.

**Alternatives:** None recommended.


**Fiscal impact:** None with this item.

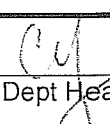
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Reviewed By:

  
\_\_\_\_\_  
Town Manager

\_\_\_\_\_  
Town Attorney

  
\_\_\_\_\_  
Mgmt Services

  
\_\_\_\_\_  
Dept Head

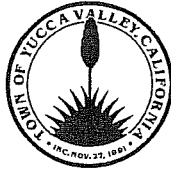
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Department Report  
 Consent

Ordinance Action  
 Minute Action

Resolution Action  
 Receive and File

Public Hearing  
 Study Session



## SUCCESSOR AGENCY STAFF REPORT

**To:** Honorable Mayor & Town Council  
**From:** Curtis Yakimow, Administrative Services Director  
Sharon Cisneros, Senior Accountant  
**Date:** August 26, 2013  
**Council Meeting:** September 3, 2013  
**Subject:** Warrant Register

### Recommendation:

Ratify the Warrant Register total of \$2,597,565.39 for disbursements dated November 21, 2012 to June 26, 2013.

### Order of Procedure:

Department Report  
Request Staff Report  
Request Public Comment  
Council Discussion  
Motion/Second  
Discussion on Motion  
Call the Question (Roll Call)

### Attachments:


Warrant Register No. 1 dated July 25, 2013 total of \$2,597,565.39


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Reviewed By:

  
Town Manager

\_\_\_\_\_  
Town Attorney

  
Admin. Services

  
Finance

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Department Report  
 Consent

Ordinance Action  
 Minute Action


Resolution Action  
 Receive and File


Public Hearing  
 Study Item

Town of Yucca Valley as Successor Agency  
Warrant Register #1  
July 25, 2013

Disbursements Dated  
November 21, 2012 to June 26, 2013

Debt Service Fund-#631	\$1,734,422.89
RORF Fund- #633	\$863,142.50
<b>Total</b>	<b><u><u>\$2,597,565.39</u></u></b>

Prepared by Sharon Cisneros, Senior Accountant 

Approved by Curtis Yakimow, Administrative Services Director 



*Town of Yucca Valley as Successor Agency*

**Warrant Register**

**November 21, 2012 to June 26, 2013**

<b>Fund</b>	<b>Check #</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
631		Debt Service Fund		
	001	San Bernardino County	Low Mod Housing Fund Demand	\$576,353.00
	Wire	Town of Yucca Valley	Reimbursements due to Town	81,069.89
	Wire	Town of Yucca Valley	Low Mod Housing Bond Funds	<u>1,077,000.00</u>
<b>Total 631</b>		<b>Debt Service Fund</b>		<b>\$1,734,422.89</b>
633		RORF Fund		
	Wire	The Bank of New York Mellon	Bond Interest Payment	274,071.25
	Wire	Town of Yucca Valley	Administrative Services	125,000.00
	Wire	The Bank of New York Mellon	Bond Principal & Interest Payment	<u>464,071.25</u>
<b>Total 633</b>		<b>RORF Fund</b>		<b>\$863,142.50</b>
<b>***</b>		<b>Report Total</b>		<b><u>\$2,597,565.39</u></b>

**SUCCESSOR AGENCY TO THE  
YUCCA VALLEY RDA REPORT**

**To:** Honorable Chair & Agency Members of the Successor Agency to the Yucca Valley Redevelopment Agency  
**From:** Curtis Yakimow, Director of Administrative Services  
**Date:** August 28, 2013  
**For Agency Meeting:** September 3, 2013

**Subject:** Consideration of the Long Range Property Management Plan (LRPMP) for the Successor Agency to the Dissolved Yucca Valley Redevelopment Agency

**Prior Agency Review:** None.

**Recommendation:** Approve the Long Range Property Management Plan (LRPMP) to submit for consideration and approval by the Oversight Board to the Dissolved Town of Yucca Valley Redevelopment Agency and the State of California Department of Finance.

**Executive Summary/Discussion:** Health and Safety Code Section 34191.5, added by AB 1484 (signed into law on June 27, 2012), requires each successor agency to prepare and approve a long range property management plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency. Once approved by the Successor Agency, the LRPMP will be submitted to the Oversight Board for its consideration and approval. Following approval by the Oversight Board, the LRPMP will be submitted to the State of California Department of Finance for approval.


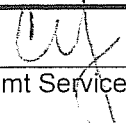
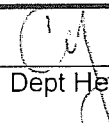
**Order of Procedure:**

- Staff Report
- Public Comment
- Questions of Staff
- Agency Discussion
- Motion/Second
- Discussion on Motion
- Roll Call Vote

**Discussion:**

State Assembly Bill X1 26 requires successor agencies to dispose of real property assets owned by former redevelopment agencies as part of their dissolution process. Clarification on the disposal of assets was addressed in AB 1484, which directed successor agencies to prepare a Long Range Property Management Plan (LRPMP) to be submitted to the Oversight Board and the State Department of Finance within six months of receiving a Finding of Completion.

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Reviewed By:	 _____	_____	 _____
	Town Manager	Town Attorney	Mgmt Services
			 _____
			Dept Head

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<input checked="" type="checkbox"/> Department Report	<input type="checkbox"/> Ordinance Action	<input checked="" type="checkbox"/> Resolution Action	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Consent	<input type="checkbox"/> Minute Action	<input type="checkbox"/> Receive and File	<input type="checkbox"/> Study Session

The Successor Agency to the former Yucca Valley Redevelopment Agency (RDA) received its Finding of Completion on March 14, 2013, which sets a deadline for the submittal of an approved LRPMP in September 2013.

The plan, included as an attachment to this report, represents the Long Range Property Management Plan. After Successor Agency review on September 3, 2013, the Plan will be submitted with an authorizing resolution to the Oversight Board the second week of September.

AB 1484 stipulates that the LRPMP must 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. AB 1484 allows for four permissible uses of the properties, including:

1. The retention of the property for governmental use.
2. The retention of the property for future development.
3. The use of the property to fulfill an enforceable obligation (either through sale of the property or revenue received from license agreements or rents).
4. Sale of the property

#### Successor Agency Properties

The Agency currently holds 15 parcels under prior Yucca Valley Redevelopment Agency title. These properties were purchased in accordance with the prior RDA's approved Five-Year Implementation Plan, as part of three programmatic areas focusing on:

1. Realignment of SR-62 around Old Town.
2. Future relocation of the Hi Desert Nature Museum and the Yucca Valley Branch of the San Bernardino County Library.
3. Future public facilities.

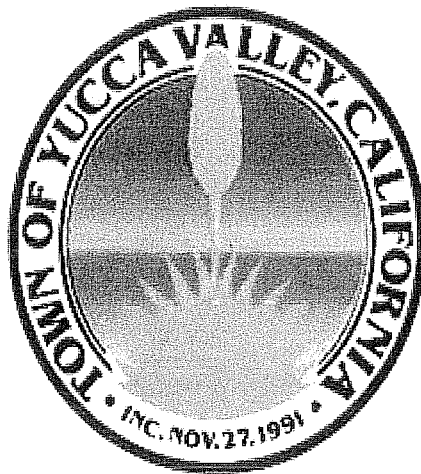
Due to the specific purpose of each of the parcels in these programmatic focus areas, and their inclusion in an approved project area plan, Agency staff believes that the recommended disposition of the parcels be to "Retain for Government Use pursuant to Subdivision (a) of Section 34181." While this is the current recommendation, the final determination of the use is subject to both the Oversight Board and the State Department of Finance. Either entity may require a different treatment of the properties than that being proposed by Agency staff.

**Alternatives:** None recommended.

**Fiscal impact:** None at this time. If approved by the Oversight Board and the State Department of Finance, the identified parcels will be transferred to the Town.

**Attachments:** Yucca Valley Successor Agency LRPMP

**Town of Yucca Valley  
Successor Agency**



**Long Range Property Management Plan**

**September 3, 2013**

September 3, 2013

**Subject: Long Range Property Management Plan (LRPMP)**

Honorable Chair and Members of the Successor Agency:

The California Legislature introduced and the Governor signed Assembly Bill 1484 (“AB 1484”) into law on June 27, 2012 to address issues and ambiguities arising from the implementation of Assembly Bill x1 26 (“ABx1 26”). AB 1484 not only provides clarification but also imposes several new obligations on both successor agencies and oversight boards.

AB 1484 also added Section 34191.5 to the Health and Safety Code which requires a Successor Agency to prepare a long-range property management plan that identifies all Successor Agency real estate assets along with their proposed disposition. Specifically, AB 1484 requires the report contain information for each parcel:

1. The date of acquisition of the parcel, the value of the property at the time of acquisition, and the purpose for which the property was acquired;
2. Parcel data including address, lot size and current zoning;
3. An estimate of the current value of the property (including any appraisal information, if available);
4. An estimate of any lease, rental or other revenue generated by the property along with a description of the contract terms;
5. A history of any environmental contamination (including designation as a Brownfield site), any related environmental studies, and history of any remedial actions taken;
6. A description of the property’s potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency;
7. A description of previous development proposals, including rental or lease property.

In addition to the information required by AB 1484, we have included staff’s recommendations regarding the disposition of each property (i.e.: retain, sell, etc.).

Attached is the Town of Yucca Valley’s Long Range Property Management Plan listing all Agency properties, which is being transmitted for the Oversight Board’s review and approval, along with this letter.

Sincerely,

Curtis Yakimow  
Director of Administrative Services



# Town of Yucca Valley Successor Agency Long Range Property Management Plan

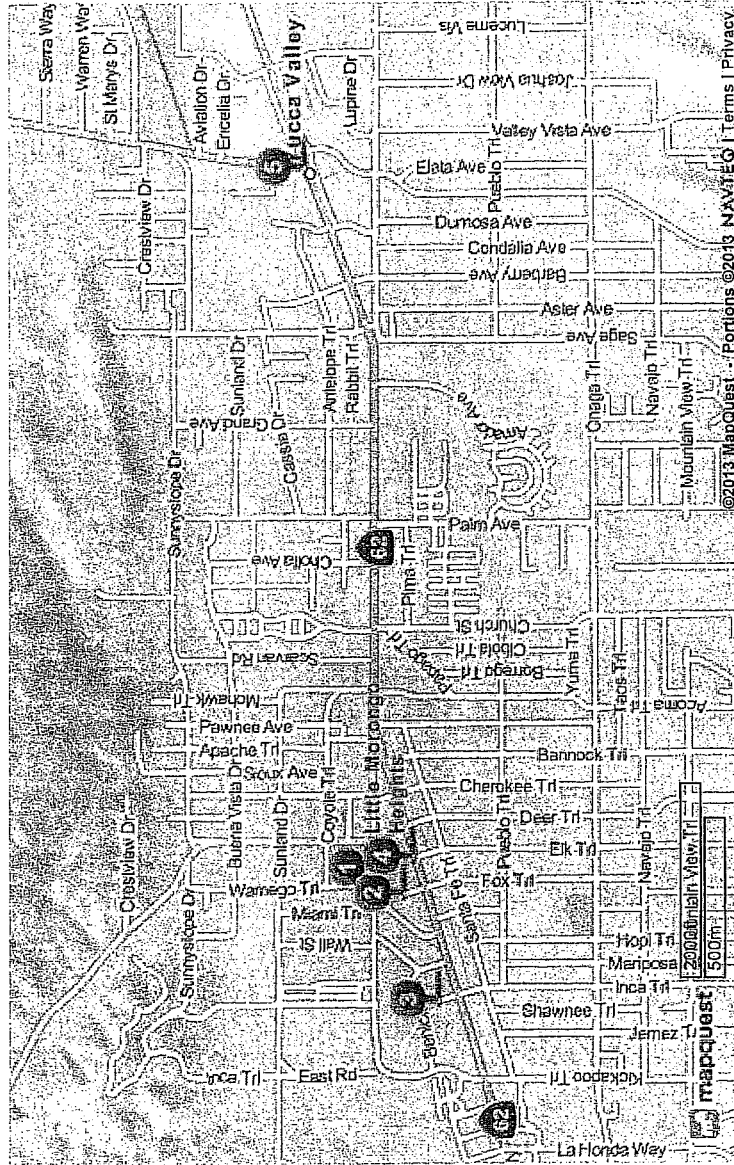
## VICINITY MAP INDEX AND SUMMARY OF RECOMMENDATIONS

Map Ref	Assessor Parcel Number	Address	Estimated Current Value	Recommended Disposition
1	0586-322-04	7313 Elk Trail	\$99,612	Retain for Government Use pursuant to Subdivision (a) of Section 34181.
	0586-322-05	7305 Elk Trail		
2	0586-321-11	7325 Fox Trail	\$286,820	Retain for Government Use pursuant to Subdivision (a) of Section 34181.
	0586-321-12	7315 Fox Trail		
	0586-321-13	7302 Fox Trail		
	0586-321-14	7312 Fox Trail		
	0586-321-15	7346 Fox Trail		
3	0586-101-08	55460 29 Palms Hwy	\$165,950	Retain for Government Use pursuant to Subdivision (a) of Section 34181.
	0586-101-09	7350 Inca Trail		
4	0586-321-01	Elk Trail @ 29 Palms Hwy	\$102,000	Retain for Government Use pursuant to Subdivision (a) of Section 34181.
	0586-321-02	Elk Trail @ 29 Palms Hwy		
	0586-321-16	55786 Elk Trail		
5	0586-321-17	7635 Elk Trail	\$450,000	Retain for Government Use pursuant to Subdivision (a) of Section 34181.
	0595-162-08	29 Palms Hwy		
	0595-162-09	57271 29 Palms Hwy.		
<b>Total Estimated Current Value</b>			<b>\$1,104,382</b>	



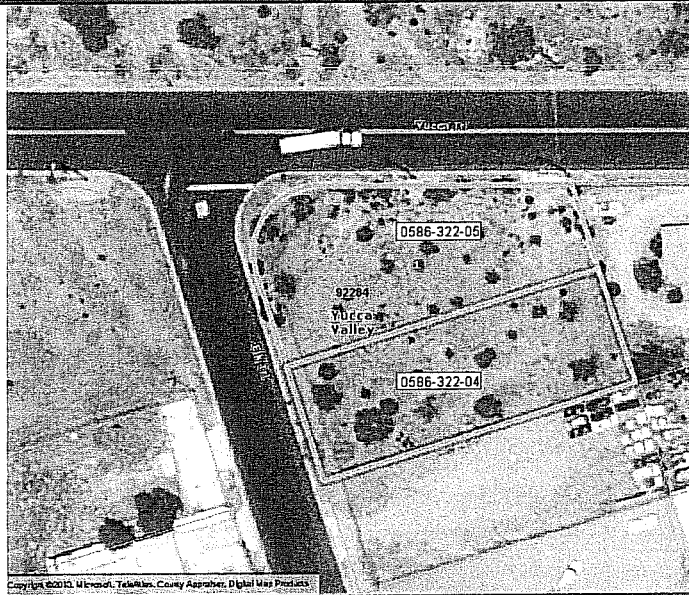
# Town of Yucca Valley Successor Agency Long Range Property Management Plan

## VICINITY MAP





# Town of Yucca Valley Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	1
• Address	7313 & 7305 Elk Trail
• Assessor Parcel Number(s)	0586-322-04 & 05
• Current Zoning	Old Town Mixed Use
• Current Use	Vacant
• Original Seller	Lester J Rooks and Ruth Marie Rooks
• Original Appraised Value	\$126,092
• Purchase Price	\$126,092
• Primary and Supplemental Funding Sources	RDA Bond Funds
• <u>Property History</u> N/A	

## Parcel Information

• Land Description	
Lot Size	.72 acres (combined)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	N/A



**Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's annual rent/lease income.	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

**Environmental**

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

**Previous Development Proposals**

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property was acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for the realignment of SR 62.
--	--

**Estimate of Current Property Value**

- **Fair Market Value Appraisal**

A market analysis was done by Capital Realty Analysts, La Quinta, and sent to the Town on August 12, 2009. The appraisal determined the value of both parcels to be \$126,092 (using the formula of 31,523 sq. ft x \$4.00 PSF = \$126,092).

Sales Comparison

N/A

Income Capitalization Analysis

N/A

- **Estimated Current Value**

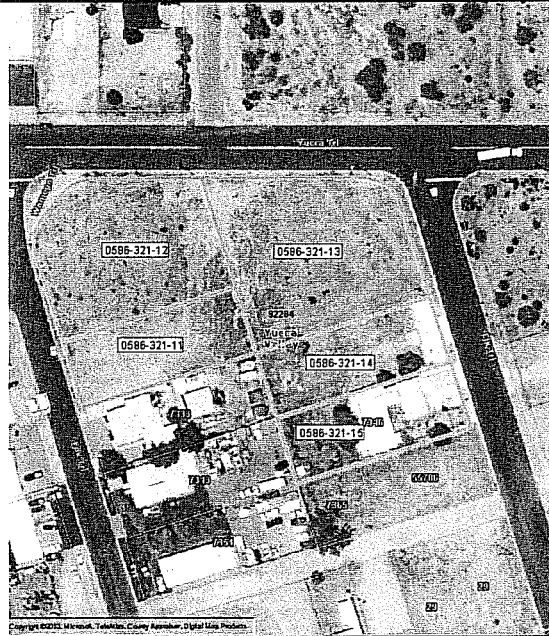
\$99,612. Value estimated utilizing the purchase price discounted by 21%, representing the change in assessed value in the Yucca Valley Redevelopment Agency Plan Area as provided by the San Bernardino County Assessor's Office, from the time of purchase until 2013.

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>• Describe the property's potential for transit-oriented development.</li> </ul>	None
<ul style="list-style-type: none"> <li>• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	Property was acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for the realignment of SR 62.
<ul style="list-style-type: none"> <li>• Recommended action:</li> </ul>	Retain for Government Use pursuant to Subdivision (a) of Section 34181.



# Town of Yucca Valley Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	2
• Address	7325, 7315, 7302, 7312, 7346 Fox Trail
• Assessor Parcel Number(s)	0586-321-11, 12, 13, 14, 15
• Current Zoning	Industrial
• Current Use	Parcels 11 - 14: Vacant Land Parcel 15: Unoccupied combined SFR & light industrial bldg (to be demolished)
• Original Seller	David Frank Grimmett
• Original Appraised Value	\$500,000
• Purchase Price	\$500,000
• Primary and Supplemental Funding Sources	RDA Bond Funds
• <u>Property History</u>	N/A

## Parcel Information

• Land Description	
Lot Size	2.45 acres (all parcels combined)
Topography	Level
Known Drainage Issues	No
Known Ground Stability Issues	No
• Building Description	
No. of Buildings	2 (on Parcel 15)
Building Area	Approx. 2,700 sf
Construction Type	SFR: wood frame Industrial Bldg: concrete block, steel sided
Year Built	Between 9/6/07 - 2/27/09
Improvement Date	N/A
Vehicle Parking	N/A

**Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?

No

If Yes, indicate amount of Agency's annual rent/lease income.

N/A

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

N/A

**Environmental**

• Have any environmental tests or assessments been performed on the property?

No

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

N/A

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

N/A

• Has the property been designated as a "Brownfield" site?

No

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

No

• Describe any remediation work performed on the property.

N/A

**Previous Development Proposals**

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.

Property was acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for the realignment of SR 62.

**Estimate of Current Property Value**

- **Fair Market Value Appraisal**  
 An appraisal was done by Capital Realty Analysts and sent to the Town on March 7, 2009. The appraisal established a fair market value of \$458,000 for the five parcels.

Sales Comparison

N/A

Income Capitalization Analysis

N/A

- **Estimated Current Value**

\$286,820. Value estimated utilizing the purchase price discounted by 21%, representing the change in assessed value in the Yucca Valley Redevelopment Agency Plan Area as provided by the San Bernardino County Assessor's Office from the time of purchase to 2013. An additional \$75,000 reduction in value is associated with the anticipated costs of demolition necessary for the existing structures on site.

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>• Describe the property's potential for transit-oriented development.</li> </ul>	None
<ul style="list-style-type: none"> <li>• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	Property was acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for the realignment of SR 62.
<ul style="list-style-type: none"> <li>• Recommended action:</li> </ul>	Retain for Government Use pursuant to Subdivision (a) of Section 34181.



# Town of Yucca Valley Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	3
• Address	Parcel 08: 55460 29 Palms Hwy Parcel 09: 7350 Inca Trail
• Assessor Parcel Number(s)	0586-101-08, 09
• Current Zoning	Old Town Highway
• Current Use	Vacant
• Original Seller	Yucca Valley Commercial Building, LLC
• Original Appraised Value	\$305,000
• Purchase Price	\$305,000
• Primary and Supplemental Funding Sources	RDA Bond Funds
• <u>Property History</u>	N/A

## Parcel Information

• Land Description	
Lot Size	20,915 sq ft (combined)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	2
Building Area	1) 3,843 sq ft vacant commercial auto service building 2) 1,212 sq ft storage building
Construction Type	1) Wood frame, concrete block 2) Metal storage building
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	YP. 1 9.0 parking spaces

**Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's annual rent/lease income.	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

**Environmental**

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

**Previous Development Proposals**

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project One Five-Year Implementation Plan. Property was purchased to assist in the future relocation of the Hi Desert Nature Museum and the Yucca Valley Branch of the San Bernardino County Library.
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**Estimate of Current Property Value**

• **Fair Market Value Appraisal**

A market analysis was done by Capital Realty Analysts, La Quinta, and sent to the Town on September 18, 2009. The appraisal determined the value of both parcels to be \$305,000.

Sales Comparison

N/A

Income Capitalization Analysis

N/A

• **Estimated Current Value**

\$165,950. Value estimated utilizing the purchase price discounted by 21%, representing the change in assessed value in the Yucca Valley Redevelopment Agency Plan Area as provided by the San Bernardino County Assessor's Office, from the time of purchase until 2013. An additional reduction in value of \$75,000 is associated with the anticipated demotion costs necessary for the existing structures on the site.

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	<p>None</p>
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>Property acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project One Five-Year Implementation Plan. Property was purchased to assist in the future relocation of the Hi Desert Nature Museum and the Yucca Valley Branch of the San Bernardino County Library. In accordance with the Plan, the development of these public facilities will assist in creating a focal point for the area.</p>
<ul style="list-style-type: none"> <li>Recommended action:</li> </ul>	<p>Retain for Government Use pursuant to Subdivision (a) of Section 34181.</p>





# Town of Yucca Valley Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	4
• Address	Parcels 01 & 02: Elk Trail @ 29 Palms Hwy Parcel 16: 55786 Elk Trail Parcel 17: 7635 Elk Trail
• Assessor Parcel Number(s)	0586-321-01, 02, 16, 17
• Current Zoning	Old Town Mixed Use
• Current Use	Parcels 01 & 02: Vacant Land Parcel 16 & 17: Unoccupied combined SFR & light industrial bldg
• Original Seller	High Desert Homes, INC
• Original Appraised Value	\$201,000
• Purchase Price	\$201,000
• Primary and Supplemental Funding Sources	RDA Bond Funds
• <u>Property History</u>	N/A

## Parcel Information

• Land Description	
Lot Size	32,160 sq ft (all parcels combined)
Topography	Level
Known Drainage Issues	No
Known Ground Stability Issues	No
• Building Description	
No. of Buildings	2 (on Parcels 16 & 17)
Building Area	Approx. 1,430 sf (combined)
Construction Type	Wood frame
Year Built	Unknown
Improvement Date	N/A
Vehicle Parking	IP.22

**Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's annual rent/lease income.	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

**Environmental**

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

**Previous Development Proposals**

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project One Five-Year Implementation Plan. Property was purchased to assist in the future relocation of the Hi Desert Nature Museum and the Yucca Valley Branch of the San Bernardino County Library.
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**Estimate of Current Property Value**

- **Fair Market Value Appraisal**  
 An appraisal was done by Capital Realty Analysts and sent to the Town on January 10, 2006. The appraisal established a fair market value of \$200,000 for the four parcels.

Sales Comparison

N/A

Income Capitalization Analysis

N/A

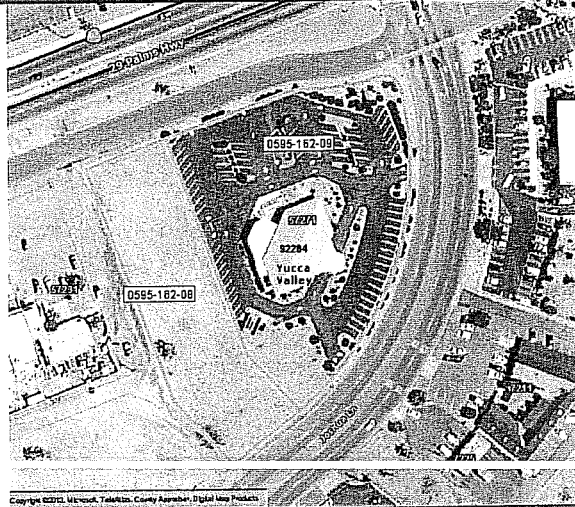
- **Estimated Current Value**  
 \$102,000. Value estimated utilizing the purchase price discounted by 49%, representing the change in assessed value in the Yucca Valley Redevelopment Agency Plan Area as provided by the San Bernardino County Assessor's Office, from the time of purchase until 2013.

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>• Describe the property's potential for transit-oriented development.</li> </ul>	<p>None</p>
<ul style="list-style-type: none"> <li>• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>Property acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project One Five-Year Implementation Plan. Property was purchased to assist in the future relocation of the Hi Desert Nature Museum and the Yucca Valley Branch of the San Bernardino County Library. In accordance with the Plan, the development of these public facilities will assist in creating a focal point for the area.</p>
<ul style="list-style-type: none"> <li>• Recommended action:</li> </ul>	<p>Retain for Government Use pursuant to Subdivision (a) of Section 34181.</p>



# Town of Yucca Valley Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	5
• Address	57271 Twentynine Palms Hwy.
• Assessor Parcel Number(s)	0595-162-08, 09
• Current Zoning	General Commercial
• Current Use	Parcel 08: 37,600 sq ft vacant land Parcel 09: 7,322 sq ft. vacant bank building Building currently used as an ancillary storage facility for municipal purposes. Property utilized as a venue for occasional public events as requested.
• Original Seller	PFF Bank and Trust Properties
• Original Appraised Value	\$1,630,000
• Purchase Price	\$1,630,000
• Primary and Supplemental Funding Sources	Fund 930 (RDA Capital Projects)
• <u>Property History</u>	Property was initially constructed and used as a regional bank.

## Parcel Information

• Land Description	
Lot Size	113,394 sq ft (combined)
Topography	Sloping above street grade
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	7,322 sq ft single bank building
Construction Type	Wood frame, stucco exterior, metal roof
Year Built	1970
Improvement Date	Multiple dates
Vehicle Parking	70 parking spaces

**Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's annual rent/lease income.	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

**Environmental**

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

**Previous Development Proposals**

• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property was acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for the realignment of SR 62.
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**Estimate of Current Property Value**

- **Fair Market Value Appraisal**

A market analysis was done by Capital Realty Analysts, La Quinta, and sent to the Town on July 17, 2009. The appraisal determined the value of both parcels to be \$1,600,000.

Sales Comparison

N/A

Income Capitalization Analysis

N/A

- **Estimated Current Value**

\$450,000. Value estimated utilizing the purchase price discounted by 21%, representing the change in assessed value in the Yucca Valley Redevelopment Agency Plan Area as provided by the San Bernardino County Assessor's Office, from the time of purchase until 2013. Estimated current value also reduced by an additional \$750,000 representing the cost associated with necessary ADA compliance issues.

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>• Describe the property's potential for transit-oriented development.</li> </ul>	<p>None</p>
<ul style="list-style-type: none"> <li>• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>Property was acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for the realignment of SR 62.</p>
<ul style="list-style-type: none"> <li>• Recommended action:</li> </ul>	<p>Retain for Government Use pursuant to Subdivision (a) of Section 34181.</p>

