

**AGENDA
MEETING OF THE
OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
TO THE DISSOLVED YUCCA VALLEY REDEVELOPMENT AGENCY
THURSDAY, SEPTEMBER 12, 2013, 8:30 A.M.
MESQUITE ROOM, YUCCA VALLEY COMMUNITY CENTER**

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 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

OATH OF OFFICE

Shane Stueckle, Deputy Town Manager, Employees of the Former Agency
Representative

ROLL CALL: Board Members Cooper, Dunn, Price, Rogers, Stueckle and Rowe.
(San Bernardino County Fire District- Vacant)

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Move _____ 2nd _____ Voice Vote _____

MINUTES

1. Minutes of the meeting of January 15, 2013

Recommendation: Approve the minutes as presented

Action: Move _____ 2nd _____ Voice Vote _____

DEPARTMENT REPORTS

2. Dissolution Update and FY 2013-14 Budget Authorization

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED YUCCA VALLY REDEVELOPMENT AGENCY APPROVING THE SUCCESSOR AGENCY'S ADMINISTRATIVE BUDGET FOR FISCAL YEAR 2013-14

Staff Report

Recommendation: Receive and File the verbal update from staff and approve the Resolution approving the administrative budget for the Successor Agency for the 2013-14 fiscal year.

Action: Move _____ 2nd _____ Voice Vote _____.

3. Recognized Obligation Payment Schedule

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED YUCCA VALLEY REDEVELOPMENT OBLIGATION PAYMENT SCHEDULE ("ROPS") PURSUANT TO THE HEALTH AND SAFETY CODE SECTION 34176 AND TRANSMITTING THE ROPS TO THE NECESSARY AGENCIES

Staff Report

Recommendation: Approve the Resolution adopting the Recognized Obligation Payment Schedule ("ROPS") for the period from January 1, 2014 through June 30, 2014

Action: Move _____ 2nd _____ Voice Vote _____.

4. Approval of the Long Range Property Management Plan (LRPMP) for the Successor Agency to the Dissolved Yucca Valley Redevelopment Agency

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED YUCCA VALLEY REDEVELOPMENT MANAGEMENT PLAN

Staff Report

Recommendation: Approve the Long Range Property Management Plan (LRPMP) and direct Agency staff to submit the plan to the State of California Department of Finance

Action: Move _____ 2nd _____ Voice Vote _____.

FUTURE AGENDA ITEMS

PUBLIC COMMENTS

In order to assist in the orderly and timely conduct of the meeting, the Oversight Board 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. 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 Oversight Board is prohibited by State law from taking action or discussing items not included on the printed agenda.

STAFF REPORTS AND COMMENTS

BOARD MEMBER REPORTS AND COMMENTS

- Board Member Cooper
- Board Member Dunn
- Board Member Price
- Board Member Rogers
- Board Member Rowe
- Board Member Stueckle
- Board Member San Bernardino County Fire (vacant)

ANNOUNCEMENTS

Time, date and place for the next Oversight Board meeting.

ADJOURNMENT

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY
OF THE DISSOLVED YUCCA VALLEY REDEVELOPMENT AGENCY
MEETING MINUTES
JANUARY 15, 2013**

Chair Rowe called the meeting to order at 10:02 a.m.

ROLL CALL

Members Present: Cooper, Dunn, Nuaimi, Rogers, Salvate, and Chair Rowe. Member Price was absent.

Staff Present: Deputy Town Manager Stueckle, Administrative Services Director Yakimow, Senior Accountant Cisneros, and Town Clerk Anderson

PLEDGE OF ALLEGIANCE

Led by Chair Rowe

APPROVAL OF AGENDA

Member Dunn moved to approve the agenda. Member Rogers seconded. As there was no objection, the motion stands approved.

MINUTES

1. Minutes of the meetings of January 8, 2013.

Upon motion by Member Rogers second by Member Dunn, and unanimous vote in favor, the minutes stand approved.

DEPARTMENT REPORTS

2. Adoption of a Resolution Approving the Other Funds Due Diligence Review Pursuant to AB 1484

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE DISSOLVED YUCCA VALLEY REDEVELOPMENT AGENCY APPROVING THE DUE DILIGENCE REVIEW OF THE AMOUNT TRANSFERRED FROM THE YUCCA VALLEY REDEVELOPMENT AGENCY TO THE YUCCA VALLEY SUCCESSOR AGENCY AND AUTHORIZING STAFF TO TRANSMIT THE REVIEW AS REQUIRED BY SECTION 34179.6 OF THE CALIFORNIA HEALTH AND SAFETY CODE

Administrative Services Director Yakimow advised this item is a follow up to last

OVERSIGHT BOARD MINUTES

JANUARY 15, 2013

meeting related to the due diligence review. It was noted that no public comment was received at that meeting. Staff's recommendation is to adopt the Resolution approving the other funds due diligence review. The authorizing Resolution and due diligence review will be transmitted to the Dept. of Finance. Upon completion of the process we will be eligible to receive a Finding of Completion which is necessary to move forward with the next steps including a property disposition plan.

Member Dunn questioned if there is any idea of the timeframe needed for property disposition. Administrative Services Director Yakimow advised the Agency must have a plan within 6 months of receiving certification of completion.

Member Rogers moved to adopt Resolution No. OB-13-01 reviewing, approving and transmitting the Other Funds Due Diligence Review pursuant to AB 1484. Member Cooper seconded. Motion carried unanimously

Administrative Services Director Yakimow advised the next item to come to the Oversight Board will be the next ROPS for July 1, 2013 through December 31, 2013, at the meeting of February 21, 2013.

PUBLIC COMMENTS

None

BOARD MEMBERS COMMENTS

None

ADJOURNMENT

There being no further business, Chair Rowe adjourned the meeting at 10:13 a.m.

Respectfully submitted,

Jamie Anderson
Town Clerk

Changes

The current ROPS schedule includes two primary line items:

1. Debt Service Payments
2. Administrative Allowance
3. Legal Costs associated with the Property Management Plan

Additionally, the current ROPS schedule identifies planned expenditures of prior bond resources. These expenditures were not allowed to move forward until the Successor Agency obtained a Finding of Completion. The finding was issued to the Successor Agency on March 13, 2013. With the finding, the guiding legislation allows for bond expenditures to proceed in accordance with the requirements of the original bond issue. The proposed bond expenditures are included, or will be included, in the amended FY 2013-14 Successor Agency budget.

Finally, a similar ROPS will be prepared for each six month period, from January 1 through June 30 and from July 1 through December 31, until all of the Agency's enforceable obligations have been paid in full.

Alternatives: None recommended

Fiscal impact: Under AB 26, the Successor Agency may only pay the enforceable obligations of the former Agency listed on the ROPS. The intent of the ROPS 2013-14B schedule is to identify all enforceable obligations payable between January and June 2014.

Attachments: Resolution with ROPS.

RESOLUTION NO. OB-

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED YUCCA VALLEY REDEVELOPMENT AGENCY APPROVING AND ADOPTING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (“ROPS”) PURSUANT TO HEALTH AND SAFETY CODE § 34176 AND TRANSMITTING THE ROPS TO THE NECESSARY AGENCIES

WHEREAS, the Yucca Valley Redevelopment Agency (“Redevelopment Agency”) is a public body, corporate and politic, organized and existing under the California Community Redevelopment Law (Health & Safety Code §§ 33000 *et seq.*); and

WHEREAS, the Town of Yucca Valley is a municipal corporation and a general law city organized and existing under the Constitution of the State of California (“City”); and

WHEREAS, on December 29, 2011, the California Supreme Court issued its opinion in the case *California Redevelopment Association, et al. v. Ana Matosantos, etc., et al.*, Case No. S196861, and upheld the validity of Assembly Bill x1 26 (“ABx1 26”) and invalidated Assembly Bill x1 27; and

WHEREAS, the Court’s decision results in the implementation of ABx1 26 which dissolves all the redevelopment agencies in the State of California as of February 1, 2012; and

WHEREAS, the Town is, by operation of law, the Successor Agency to the Redevelopment Agency for purposes of winding-down the Redevelopment Agency under ABx1 26; and

WHEREAS, pursuant to a provision of ABx1 26, codified as Health and Safety Code Section 34177, the Town as Successor Agency is required to adopt the Recognized Obligations Payment Schedule; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Oversight Board to the Successor Agency to the Dissolved Yucca Valley Redevelopment Agency, resolves as follows:

Section 1. The foregoing Recitals are true and correct and are incorporated herein.

Section 2. The initial ROPS, attached hereto and incorporated herein by reference as Exhibit “A”, is hereby received and adopted pursuant to Health & Safety Code Section 34177.

Section 3. The Town Manager/Executive Director, Director of Administrative Service or his designee is hereby directed to post this Resolution and the ROPS on the Successor Agency's website and to provide notice of adoption of the ROPS by the Oversight Board of the Successor Agency to the County auditor-controller, the State Controller and the State Department of Finance. A notification providing the website location of the posted schedules and notifications of any amendments shall suffice to meet this requirement.

PASSED, APPROVED, AND ADOPTED this 12th day of September, 2013.

CHAIR

ATTEST:

SECRETARY

EXHIBIT A

RECOGNIZED OBLIGATION PAYMENT SCHEDULE
JANUARY – JUNE 2014

[Attached behind this page]

Recognized Obligation Payment Schedule (ROPS 13-14B) - Summary

Filed for the January 1, 2014 through June 30, 2014 Period

Name of Successor Agency: Yucca Valley
 Name of County: San Bernardino

Current Period Requested Funding for Outstanding Debt or Obligation Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding	Six-Month Total
A Sources (B+C+D):	\$ 1,300,000
B Bond Proceeds Funding (ROPS Detail)	1,300,000
C Reserve Balance Funding (ROPS Detail)	-
D Other Funding (ROPS Detail)	-
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 600,000
F Non-Administrative Costs (ROPS Detail)	475,000
G Administrative Costs (ROPS Detail)	125,000
H Current Period Enforceable Obligations (A+E):	\$ 1,900,000

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	600,000
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column U)	-
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 600,000

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	600,000
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AB)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	600,000

Certification of Oversight Board Chairman:
 Pursuant to Section 34177(m) of the Health and Safety code, I
 hereby certify that the above is a true and accurate Recognized
 Obligation Payment Schedule for the above named agency.

 Name Title
 /s/_____
 Signature Date

**OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE
DISSOLVED YUCCA VALLEY REDEVELOPMENT AGENCY
STAFF REPORT**

To: Honorable Chair & Board Members
From: Curtis Yakimow, Director of Administrative Services
Date: September 6, 2013
For Board Meeting: September 12, 2013

Subject: Approval 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) and direct Agency staff to submit the plan to 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 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.


Reviewed By:

Town Manager

Town Attorney



Mgmt Services



Dept Head

Department Report
 Consent

Ordinance Action
 Minute Action

Resolution Action
 Receive and File

Public Hearing
 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. The Successor Agency reviewed and approved this Plan on September 3, 2013.

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.

Impact on Other Taxing Entities

To ensure that there is equity in the proposed plan for all of the taxing entities, Agency staff reviewed the other alternatives to determine if there was a preferred approach that would provide additional benefit to the remaining taxing entities. After reviewing the financial impact of the proposed action, it was determined that the recommended alternative is advantageous for the following reasons:

- *The fiscal impact on all entities is relatively immaterial.*
- *The proposed plan provides for clarity regarding ownership and liability, and recognizes the limitations of the marketability of the properties based on potential easement needs, demolition and remediation costs, and potential rehabilitation costs required to obtain maximum value.*

- *The proposed alternative provides flexibility for the entities to jointly develop assets that are most beneficial to the taxpayers region-wide.*
- *The proposed plan will provide options for the continuation of current or future public facilities to serve taxpayers not only in the prior RDA project area, but in the broader community basin wide.*
- *Potential uses may assist the entities in meeting their individual Agency missions, and will provide a path for future deliberations with a single point of contact.*

Alternatives: Direct Agency staff to consider other alternatives.

Fiscal impact: Potential loss of future minimal property tax if transferred to a property tax paying owner. Estimates of the potential loss of property tax value are included as an attachment to this report. If approved by the Oversight Board and the State Department of Finance, the identified parcels will be transferred to the Town.

Attachments: Resolution
Schedule of Potential Property Tax
Yucca Valley Successor Agency LRPMP

RESOLUTION NO. OB _____

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED YUCCA VALLEY REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Oversight Board to the Successor Agency to the dissolved Yucca Valley Redevelopment Agency (the "Oversight Board") has been appointed pursuant to the provisions of Health & Safety Code Section 34179 to direct the Town of Yucca Valley, in its capacity as "Successor Agency," to take certain actions to wind down the affairs of the former Yucca Valley Redevelopment Agency in accordance with the requirements of Assembly Bill 26, also known as Chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and 1.85 of Division 24 of the California Health and Safety Code ("ABX1 26"); and

WHEREAS, pursuant to Assembly Bill 1484 and California Health & Safety Code section 34191.5, each Successor Agency shall have completed a Long Range Property Management Plan (LRPMP) governing the disposition and use of the former Agency owned properties; and

WHEREAS, California Health and Safety Code Section 34191.5(b) states that the "successor agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of finance for approval no later than six months following the issuance to the successor agency of the finding of completion." ; and

WHEREAS, the Successor Agency to the former Yucca Valley Redevelopment Agency (Successor Agency) received it's Finding of Completion on March 13, 2013.

NOW THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED YUCCA VALLEY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE, AS FOLLOWS:

SECTION 1. The Oversight Board reviewed and allowed for public comment on the Long Range Property Management Plan at its meeting on September 12, 2013.

SECTION 2. The Oversight Board approved the Long Range Property Management Plan at its meeting on September 12, 2013.

SECTION 3. The Oversight Board directs that the Long Range Property Management Plan be forwarded to the California Department of Finance.

APPROVED AND ADOPTED this 12th day of September, 2013

CHAIR, OVERSIGHT BOARD

ATTEST:

SECRETARY, OVERSIGHT BOARD

Yucca Valley Successor Agency

Long Range Property Management Plan Property Tax Analysis

Estimated Assessed Value per LRPMP \$ 1,104,000
Annual Prop 13 Tax \$ 11,040

Agency	Property Tax Share %	Annual Dollar Value
Town of Yucca Valley	0.16533	\$ 1,825
Copper Mountain		
Community College	0.03990	440
County Free Library	0.01037	114
County General Fund	0.10710	1,182
County Superintendent	0.00729	80
ERAF	0.16220	1,791
Flood Control Admin	0.00065	7
Flood Control Zone 6	0.00845	93
Hi-Desert County Water	0.06930	765
Hi-Desert Hospital District	0.01345	148
Mojave Desert RCD	0.00009	1
Mojave Water Agency	0.00393	43
Morongo USD	0.19410	2,143
Yucca Valley Fire	0.21780	2,404
Total Prop 13 rate	<u>1.0000</u>	<u>\$ 11,039</u>

**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

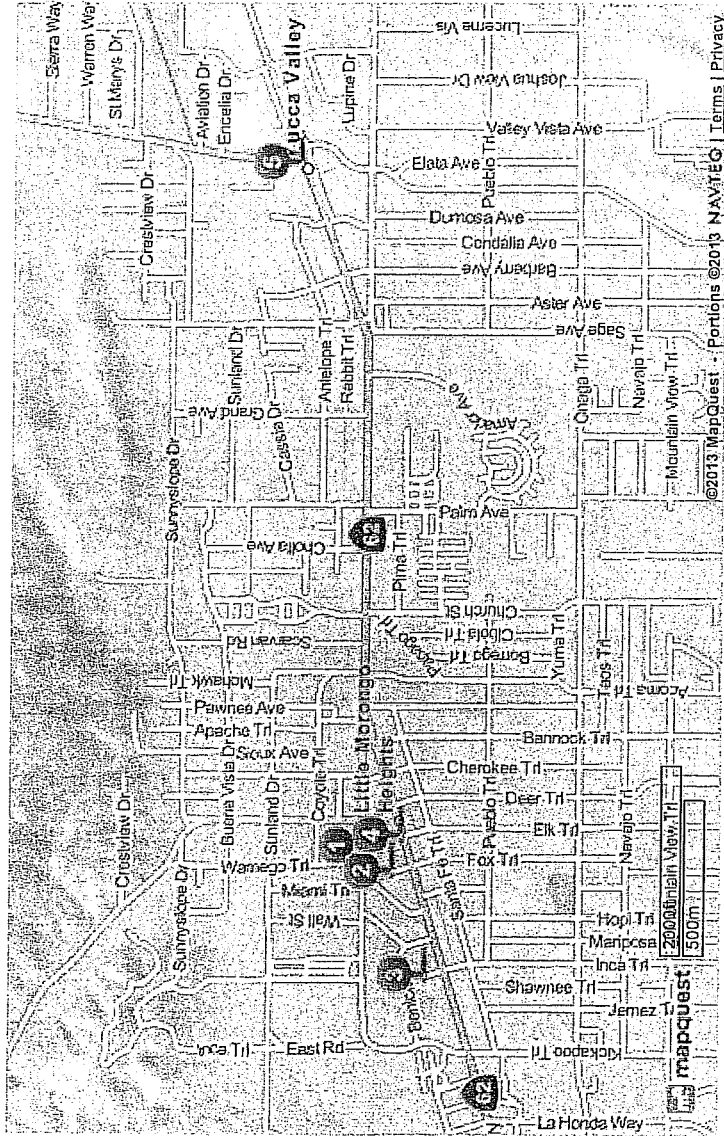
VICINITY MAP INDEX AND SUMMARY OF RECOMMENDATIONS

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.		
Total Estimated Current Value			\$1,104,382	



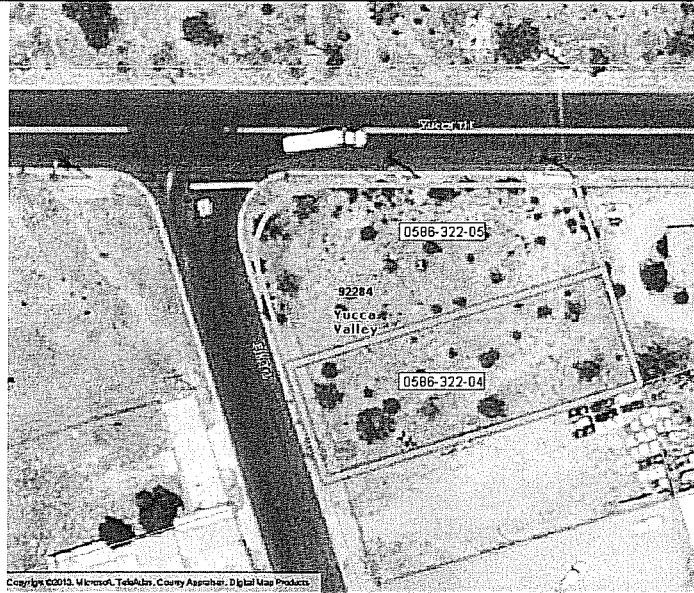
Town of Yucca Valley Successor Agency Long Range Property Management Plan

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

• Property History
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.
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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 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.

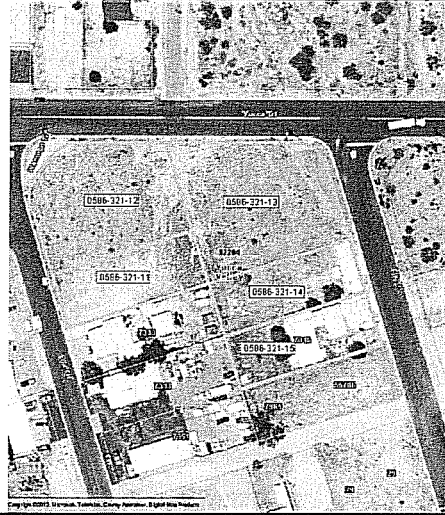
Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	None
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	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"> • Recommended action: 	Retain for Government Use pursuant to Subdivision (a) of Section 34181.



Town of Yucca Valley Successor Agency Long Range Property Management Plan

Page 1 of 3



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

<ul style="list-style-type: none"> Have any environmental tests or assessments been performed on the property? 	No
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e.: Phase 1, Phase 2, borings, etc.) 	N/A
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site. 	N/A
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	No
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	No
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A

Previous Development Proposals

<ul style="list-style-type: none"> Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. 	<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>
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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 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"> • Describe the property's potential for transit-oriented development. 	<p>None</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<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"> • Recommended action: 	<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	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
• Property History	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	Yes, 10 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

<ul style="list-style-type: none"> Have any environmental tests or assessments been performed on the property? 	Yes
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e.: Phase 1, Phase 2, borings, etc.) 	Phase 1
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site. 	Phase 1 - Cleared
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	No
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	No
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	

Previous Development Proposals

<ul style="list-style-type: none"> 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"> • Describe the property's potential for transit-oriented development. 	<p>None</p>
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	<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"> • Recommended action: 	<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	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

<ul style="list-style-type: none"> Have any environmental tests or assessments been performed on the property? 	No
<ul style="list-style-type: none"> If Yes, describe the work performed and dates (i.e.: Phase 1, Phase 2, borings, etc.) 	N/A
<ul style="list-style-type: none"> If Yes, describe the current environmental condition of the site. 	N/A
<ul style="list-style-type: none"> Has the property been designated as a "Brownfield" site? 	No
<ul style="list-style-type: none"> If No, would the property qualify for such a Brownfield designation? 	No
<ul style="list-style-type: none"> Describe any remediation work performed on the property. 	N/A

Previous Development Proposals

<ul style="list-style-type: none"> Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements. 	<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.</p>
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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

- Describe the property's potential for transit-oriented development.

None

- Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.

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.

- Recommended action:

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	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 municipal purposes facility. 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	Yes, 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 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 additional public and/or municipal service facilities.
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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 as well as the pending connection fees associated with the regional wastewater treatment plant scheduled for 2016, per the Colorado River Basin Water Quality Control Board's order.

Reuse Assessment and Recommended Action

<ul style="list-style-type: none"> • Describe the property's potential for transit-oriented development. 	None
<ul style="list-style-type: none"> • Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives. 	Property was acquired in support of 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 public facilities.
<ul style="list-style-type: none"> • Recommended action: 	Retain for Government Use pursuant to Subdivision (a) of Section 34181.