

RESOLUTION NO. 2015-0004

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COUNTY OF SAN BERNARDINO REDEVELOPMENT AGENCY AMENDING THE LONG RANGE PROPERTY MANAGEMENT PLAN AND ATTACHMENT

On Wednesday July 8, 2015, on motion of Board Member Aquanetta Warren, duly seconded by Board Member Patrick Cabildo and carried, the following resolution is adopted by the Oversight Board of the Successor Agency to the County of San Bernardino Redevelopment Agency, State of California.

WHEREAS, pursuant to authority granted under Community Redevelopment Law (California Health and Safety Code Section 33000 *et seq.*) ("CRL"), Section 34191.5 (b) allows a successor agency that has received a finding of completion to prepare a long range property management plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency. The LRPMP must 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;

WHEREAS, on December 5, 2013, the Successor Agency to the Redevelopment Agency of the County of San Bernardino ("Successor Agency") received its Finding of Completion under Health and Safety Code Section 34179.7 from the California Department of Finance;

WHEREAS, on June 4, 2014, the Oversight Board of the Successor Agency to the County of San Bernardino Redevelopment Agency adopted the LRPMP and staff submitted it to the California Department of Finance (DOF);

WHEREAS, on September 25, 2014, the Oversight Board of the Successor Agency to the County of San Bernardino Redevelopment Agency amended the LRPMP at a request of California Department of Finance (DOF) and staff submitted the Amended Plan;

WHEREAS, the DOF requests additional amendments to the LRPMP Attachments to provide specified information and the Oversight Board is requested to approve the amendments by resolution;

WHEREAS, the Successor Agency has several properties identified in the LRPMP that fall into one of three disposition categories, namely retention of property for government use, retention of property for future development and liquidation of property to sell at auction;

WHEREAS, the LRPMP is consistent with the Health and Safety Code Section 34191.5 *et seq.* that outlines the contents and documentation required for the submittal of a LRPMP; and

WHEREAS, the LRPMP is subject to the review and approval of the Oversight Board and the California Department of Finance.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board of the Successor Agency to the County of San Bernardino Redevelopment Agency:

1. The facts stated in the foregoing Recitals are hereby acknowledged and affirmed.
2. The Long Range Property Management Plan Attachments are amended and approved, and the Successor Agency is authorized to take such further actions as may be necessary to carry out the intent of this Resolution, including any submittals to the Department of Finance.

Section 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Oversight Board of the Successor Agency to the County of San Bernardino, State of California, by the following vote:

AYES: OVERSIGHT BOARD MEMBER: Cabildo, Cox, Mayclin, Roberts, Smith, Warren

NOES: OVERSIGHT BOARD MEMBER: None

ABSENT: OVERSIGHT BOARD MEMBER: DeMartz

STATE OF CALIFORNIA)
)
COUNTY OF SAN BERNARDINO) ss.

I, **LAURA WELCH**, Secretary to the Oversight Board for the Successor Agency to the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Oversight Board, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of July 8, 2015.

LAURA WELCH
Secretary to the Oversight Board

By  _____



ITEM FOR THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE COUNTY OF SAN BERNARDINO REDEVELOPMENT AGENCY

July 8, 2015

SUBJECT: Amendment of the Long Range Property Management Plan Attachments

RECOMMENDATION(S)

Adopt Resolution No. 2015-0004 approving the Amended Successor Agency Long Range Property Management Plan Attachment and worksheet developed by the Department of Finance. (Presenter: Gary Hallen, Deputy Director of Community Development and Housing)

BACKGROUND INFORMATION

California Health & Safety Code Section (H&S Code) 34191.5 requires the Oversight Board to approve and ratify the Long Range Property Management Plan (LRPMP) within six months after the successor agency received its Finding of Completion, which was obtained on December 5, 2013.

On June 4, 2014, the Oversight Board approved the LRPMP, which was then submitted to California Department of Finance (DOF). DOF had several questions regarding the LRPMP which have been addressed by the Successor Agency. DOF requested additional changes; a Plan Amendment was brought to the Oversight Board on September 25, 2014.

After resubmitting the amended Plan in September 2014, staff did not receive a response from DOF until after the last ROPS review cycle in May 2015. In June 2015, DOF requested additional information on four (4) Cedar Glen properties to be inserted and noted on the LRPMP attached worksheet.

Below is a listing of the 4 properties' additional information identified in the worksheet. The LRPMP itself doesn't contain this detailed information, only the attached worksheet. Attached is the DOF created worksheet which is incorporated as Attachment "A", describing each property in further detail.

Property No.	Address	City, State, Zip	APN
109	Eucalyptus Rd.	Cedar Glen, CA 92321	0330-124-01
110	Eucalyptus Rd.	Cedar Glen, CA 92321	0330-124-02
123	Pine Dr.	Cedar Glen, CA 92321	0330-171-22
124	Pine Dr.	Cedar Glen, CA 92321	0330-171-23

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Record of Action of the Oversight Board of the Successor Agency

Action: **APPROVED**

MOTION:	Aye Smith	Absent DeMartz	Moved Warren	Aye Cox	Aye Roberts	Aye Mayclyn	Second Cabildo
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BY

DATED: 7/8/15 Item #2

It is recommended the Oversight Board approve the amended LRPMP worksheet. A copy of the LRPMP worksheet and resolution will be sent to DOF, County Auditor and the County Administrative Office upon the Oversight Board approval. DOF has no deadline on the approval of the LRPMP, or any amendments to the Plan itself or any attachments.

Following DOF approval, the Successor Agency may take action to execute the LRPMP. However, the actual transfer or sale of each property must be brought back to the Oversight Board for approval, and again submitted to DOF. Staff is not certain of the timing of the implementation of the disposal of the properties.

ATTACHMENTS

Attachment "A" – LRPMP Worksheet



LRPMP WORKSHEET - ATTACHMENT "A"

Successor Agency: County of San Bernardino
County: San Bernardino

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)		HSC 34191.5 (c)(1)(C)				HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type	Permissible Use	Permissible 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	Address	City, State, ZIP	APN #	Lot Size (Acres)	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	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	Manufacturing, Storage, Warehousing, Truck Storage and Repair, Related Uses	2/10/2006	\$0	\$0	Market	January 2014	\$0	N/A - Govt. Use	Donated for location of a future fire station	No Address San Bernardino Ave	Fontana, CA 92335	023803129	2.36	RC-SP - Kaiser Commerce Center Specific Plan	\$0	\$0	None	None known	None	public safety objectives	Yes
2	Vacant Lot/Land	Future Development	Industrial	9/5/2006	\$335,961	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14047 Iris Dr	Fontana, CA 92335	023404101	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
3	Vacant Lot/Land	Future Development	Industrial	9/27/2006	\$381,931	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14039 Iris Dr	Fontana, CA 92335	023404102	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
4	Vacant Lot/Land	Future Development	Industrial	6/1/2007	\$332,070	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14031 Iris Dr	Fontana, CA 92335	023404103	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
5	Vacant Lot/Land	Future Development	Industrial	6/2/2006	\$351,871	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14021 Iris Dr	Fontana, CA 92335	023404104	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
6	Vacant Lot/Land	Future Development	Industrial	8/8/2006	\$312,319	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14011 Iris Dr	Fontana, CA 92335	023404105	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
7	Vacant Lot/Land	Future Development	Industrial	6/5/2007	\$366,877	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14001 Iris Dr	Fontana, CA 92335	023404106	0.18	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
8	Vacant Lot/Land	Future Development	Industrial	8/3/2007	\$366,565	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13991 Iris Dr	Fontana, CA 92335	023404107	0.18	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
9	Vacant Lot/Land	Future Development	Industrial	3/24/2007	\$342,099	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13983 Iris Dr	Fontana, CA 92335	023404108	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
10	Vacant Lot/Land	Future Development	Industrial	5/25/2006	\$332,246	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13975 Iris Dr	Fontana, CA 92335	023404109	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
11	Vacant Lot/Land	Future Development	Industrial	9/13/2007	\$351,836	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13967 Iris Dr	Fontana, CA 92335	023404110	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
12	Vacant Lot/Land	Future Development	Industrial	7/20/2007	\$354,342	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13957 Iris Dr	Fontana, CA 92335	023404111	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
13	Vacant Lot/Land	Future Development	Industrial	9/25/2006	\$356,042	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13931 Iris Dr	Fontana, CA 92335	023404114	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
14	Vacant Lot/Land	Future Development	Industrial	11/29/2007	\$316,833	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13921 Iris Dr	Fontana, CA 92335	023404115	0.18	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
15	Vacant Lot/Land	Future Development	Industrial	6/3/2008	\$296,710	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13932 Iris Dr	Fontana, CA 92335	023404119	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
16	Vacant Lot/Land	Future Development	Industrial	11/15/2007	\$326,725	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13940 Iris Dr	Fontana, CA 92335	023404120	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
17	Vacant Lot/Land	Future Development	Industrial	9/18/2008	\$201,606	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13948 Iris Dr	Fontana, CA 92335	023404121	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
18	Vacant Lot/Land	Future Development	Industrial	11/28/2007	\$371,817	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13958 Iris Dr	Fontana, CA 92335	023404122	0.18	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
19	Vacant Lot/Land	Future Development	Industrial	1/10/2006	\$246,671	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13968 Iris Dr	Fontana, CA 92335	023404123	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
20	Vacant Lot/Land	Future Development	Industrial	6/5/2007	\$248,680	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13976 Iris Dr	Fontana, CA 92335	023404124	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
21	Vacant Lot/Land	Future Development	Industrial	9/25/2006	\$316,818	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13984 Iris Dr	Fontana, CA 92335	023404125	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
22	Vacant Lot/Land	Future Development	Industrial	9/21/2007	\$372,680	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13996 Iris Dr	Fontana, CA 92335	023404126	0.18	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
23	Vacant Lot/Land	Future Development	Industrial	9/27/2006	\$340,839	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14006 Iris Dr	Fontana, CA 92335	023404128	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
24	Vacant Lot/Land	Future Development	Industrial	1/22/2007	\$349,790	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14018 Iris Dr	Fontana, CA 92335	023404129	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
25	Vacant Lot/Land	Future Development	Industrial	7/20/2006	\$319,054	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14030 Iris Dr	Fontana, CA 92335	023404130	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
26	Vacant Lot/Land	Future Development	Industrial	10/12/2006	\$351,107	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14040 Iris Dr	Fontana, CA 92335	023404131	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
27	Vacant Lot/Land	Future Development	Industrial	8/31/2006	\$371,410	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14050 Iris Dr	Fontana, CA 92335	023404132	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
28	Vacant Lot/Land	Future Development	Industrial	5/15/2006	\$256,788	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14047 Rosemary Dr	Fontana, CA 92335	023404134	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
29	Vacant Lot/Land	Future Development	Industrial	6/22/2009	\$156,544	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14015 Rosemary Dr	Fontana, CA 92335	023404137	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
30	Vacant Lot/Land	Future Development	Industrial	10/5/2006	\$366,907	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13997 Rosemary Dr	Fontana, CA 92335	023404139	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
31	Vacant Lot/Land	Future Development	Industrial	10/2/2006	\$362,078	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13991 Rosemary Dr	Fontana, CA 92335	023404140	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
32	Vacant Lot/Land	Future Development	Industrial	5/29/2009	\$95,025	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13987 Rosemary Dr	Fontana, CA 92335	023404141	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
33	Vacant Lot/Land	Future Development	Industrial	8/16/2010	\$90,818	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13989 Rosemary Dr	Fontana, CA 92335	023404143	0.18	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
34	Vacant Lot/Land	Future Development	Industrial	7/1/2009	\$84,345	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13955 Rosemary Dr	Fontana, CA 92335	023404144	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
35	Vacant Lot/Land	Future Development	Industrial	5/26/2006	\$301,790	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13949 Rosemary Dr	Fontana, CA 92335	023404145	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
36	Vacant Lot/Land	Future Development	Industrial	2/25/2009	\$156,431	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13939 Rosemary Dr	Fontana, CA 92335	023404146	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
37	Vacant Lot/Land	Future Development	Industrial	1/28/2009	\$130,486	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13921 Rosemary Dr	Fontana, CA 92335	023404148	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
38	Vacant Lot/Land	Future Development	Industrial	9/14/2005	\$254,910	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	9935 Calabash Ave	Fontana, CA 92335	023404149	0.24	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
39	Vacant Lot/Land	Future Development	Industrial	1/22/2007	\$326,748	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	9911 Calabash Ave	Fontana, CA 92335	023404150	0.24	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
40	Vacant Lot/Land	Future Development	Industrial	9/1/2005	\$236,983	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13920 Rosemary Dr	Fontana, CA 92335	023404151	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
41	Vacant Lot/Land	Future Development	Industrial	8/31/2006	\$316,773	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13928 Rosemary Dr	Fontana, CA 92335	023404152	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
42	Vacant Lot/Land	Future Development	Industrial	12/19/2008	\$156,349	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13940 Rosemary Dr	Fontana, CA 92335	023404153	0.18	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
43	Vacant Lot/Land	Future Development	Industrial	10/5/2006	\$308,815	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13948 Rosemary Dr	Fontana, CA 92335	023404154	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
44	Vacant Lot/Land	Future Development	Industrial	8/27/2009	\$50,891	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13956 Rosemary Dr	Fontana, CA 92335	023404155	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
45	Vacant Lot/Land	Future Development	Industrial	4/24/2009	\$171,544	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	13976 Rosemary Dr	Fontana, CA 92335	023404157	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Site Name		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)			
No.	Property Type	Permissible Use	Permissible 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	Address	City, State, ZIP	APN #	Lot Size (Acres)	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	Description of property's potential for transit-oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
46	Vacant Lot/Land	Future Development	Industrial	9/21/2006	\$316,000	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14010 Rosemary Dr	Fontana, CA 92335	023404160	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
47	Vacant Lot/Land	Future Development	Industrial	3/12/2008	\$113,108	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14028 Rosemary Dr	Fontana, CA 92335	023404163	0.18	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
48	Vacant Lot/Land	Future Development	Industrial	7/24/2009	\$55,256	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14040 Rosemary Dr	Fontana, CA 92335	023404164	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
49	Vacant Lot/Land	Future Development	Industrial	3/31/2009	\$131,224	\$35,200	Market	August 2014	\$35,200	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14048 Rosemary Dr	Fontana, CA 92335	023404165	0.19	IC - Community Industrial	\$35,200	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
50	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	6/30/2011	\$426,686	\$3.3M-\$5.1M	Market	January 2014	\$3.3M-\$5.1M	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	No Address Randall Ave	Fontana, CA 92335	023102124	0.21	SD-COM - Special Development with commercial focus	\$3.3M-\$5.1M	\$0	No	Phase I Environmental Site Assessment (ESA) recommended asbestos and lead-based paint (LBP) analysis. Such an analysis was later performed and showed no detectable quantities of asbestos and negative/low lead readings. The ESA found evidence for three other recognized environmental conditions (septic system, pesticide use, and former underground storage tank and hazardous waste) and recommended further investigation.	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
51	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	6/30/2011	Included in Item 50	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	14624 Randall Ave	Fontana, CA 92335	023102132	0.44	SD-COM - Special Development with commercial focus	See Item 50	\$0	No	Phase I Environmental Site Assessment (ESA) recommended asbestos and lead-based paint (LBP) analysis. Such an analysis was later performed and showed no detectable quantities of asbestos and negative/low lead readings. The ESA found evidence for three other recognized environmental conditions (septic system, pesticide use, and former underground storage tank and hazardous waste) and recommended further investigation.	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
52	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	6/30/2011	Included in Item 50	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	No Address	Fontana, CA 92335	023102154	0.48	SD-COM - Special Development with commercial focus	See Item 50	\$0	No	Phase I Environmental Site Assessment (ESA) recommended asbestos and lead-based paint (LBP) analysis. Such an analysis was later performed and showed no detectable quantities of asbestos and negative/low lead readings. The ESA found evidence for three other recognized environmental conditions (septic system, pesticide use, and former underground storage tank and hazardous waste) and recommended further investigation.	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
53	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	6/30/2011	Included in Item 50	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	No Address	Fontana, CA 92335	023102155	0.48	SD-COM - Special Development with commercial focus	See Item 50	\$0	No	Phase I Environmental Site Assessment (ESA) recommended asbestos and lead-based paint (LBP) analysis. Such an analysis was later performed and showed no detectable quantities of asbestos and negative/low lead readings. The ESA found evidence for three other recognized environmental conditions (septic system, pesticide use, and former underground storage tank and hazardous waste) and recommended further investigation.	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
54	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	9/3/2009	\$3,289,700	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development (purchased with Tax-Exempt Bond Proceeds)	14544 Randall Ave	Fontana, CA 92335	023102128	0.19	SD-COM - Special Development with commercial focus	See Item 50	\$0	Note use of tax exempt bond proceeds. Proceeds may be restricted.	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
55	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	9/3/2009	Included in Item 54	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development (purchased with Tax-Exempt Bond Proceeds)	No Address Cherry Ave	Fontana, CA 92335	023102181	3.73	SD-COM - Special Development with commercial focus	See Item 50	\$0	Note use of tax exempt bond proceeds. Proceeds may be restricted.	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
56	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	9/3/2009	Included in Item 54	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development (purchased with Tax-Exempt Bond Proceeds)	9295 Cherry Ave	Fontana, CA 92335	023102183	0.79	SD-COM - Special Development with commercial focus	See Item 50	\$0	Note use of tax exempt bond proceeds. Proceeds may be restricted.	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
57	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	7/28/2011	\$113,282	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	14616 Randall Ave	Fontana, CA 92335	023102125	0.27	SD-COM - Special Development with commercial focus	See Item 50	\$0	None	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
58	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	3/16/2009	\$1,043,003	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	No Address Randall Ave	Fontana, CA 92335	023102148	2.26	SD-COM - Special Development with commercial focus	See Item 50	\$0	None	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
59	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	7/14/2008	\$351,603	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	14600 Randall Ave	Fontana, CA 92335	023102176	0.44	SD-COM - Special Development with commercial focus	See Item 50	\$0	None	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
60	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	9/3/2009	\$1,575,663	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	9235 Cherry Ave	Fontana, CA 92335	023102182	2.14	SD-COM - Special Development with commercial focus	See Item 50	\$0	None	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
61	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	5/1/2012	\$898,400	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development (purchased with Tax-Exempt Bond Proceeds)	14636 Randall Ave	Fontana, CA 92335	023102157	2.90	SD-COM - Special Development with commercial focus	See Item 50	\$0	Note use of tax exempt bond proceeds. Proceeds may be restricted.	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
62	Commercial	Sale of Property	Industrial	5/16/2008	\$2,279,181	1.35M	Market	January 2014	1.35M	Following approval of PMP	Land for relocation of business	8588 Beech Ave	Fontana, CA 92335	023212157	3.72	IC - Community Industrial	1.35M	\$0	None	A Phase I Environmental Site Assessment found no significant environmental concerns or impairments, but recommended a Phase II assessment due to environmental concerns or issues revealed in local databases.	None	N/A - Agency not retaining the property	Planned destination of business relocation
63	Vacant Lot/Land	Sale of Property	Multi-Family Residential	4/1/2005	\$141,350	\$225,000	Market	January 2014	\$225,000	Following approval of PMP	Land assembly for potential housing development	No Address Carob Ave	Fontana, CA 92335	023505211	0.75	RM - Multiple Residential	\$225,000	\$0	None	None known	None	N/A - Agency not retaining the property	No
64	Vacant Lot/Land	Sale of Property	Multi-Family Residential	4/1/2005	Combined with Item 63	See Item 63	Market	January 2014	Combined with Item 63	Following approval of PMP	Land assembly for potential housing development	15017 San Bernardino Ave	Fontana, CA 92335	023505212	0.19	RM - Multiple Residential	Combined with Item 63	\$0	None	None known	None	N/A - Agency not retaining the property	No
65	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$3,100	Market	January 2014	\$3,100	Following approval of PMP	Emergency relief and infrastructure development	Blackwood Dr	Cedar Glen, CA 92321	033002202	0.07	RS - Single Residential	\$3,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
66	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$10,400	Market	January 2014	\$10,400	Following approval of PMP	Emergency relief and infrastructure development	Blackwood Dr	Cedar Glen, CA 92321	033002207	0.18	RS - Single Residential	\$10,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
67	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$5,700	Market	January 2014	\$5,700	Following approval of PMP	Emergency relief and infrastructure development	Blackwood Dr	Cedar Glen, CA 92321	033002210	0.11	RS - Single Residential	\$5,700	\$0	None	None known	None	N/A - Agency not retaining the property	No
68	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,150	\$10,200	Market	January 2014	\$10,200	Following approval of PMP	Emergency relief and infrastructure development	Blackwood Dr	Cedar Glen, CA 92321	033002231	0.13	RS - Single Residential	\$10,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
69	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$4,100	Market	January 2014	\$4,100	Following approval of PMP	Emergency relief and infrastructure development	875 Iron Bark Dr	Cedar Glen, CA 92321	033002548	0.07	RS - Single Residential	\$4,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
70	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,400	\$7,600	Market	January 2014	\$7,600	Following approval of PMP	Emergency relief and infrastructure development	Elder Dr	Cedar Glen, CA 92321	033003304	0.14	RS - Single Residential	\$7,600	\$0	None	None known	None	N/A - Agency not retaining the property	No
71	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$13,300	Market	January 2014	\$13,300	Following approval of PMP	Emergency relief and infrastructure development	Bay Tree Dr	Cedar Glen, CA 92321	033003317	0.23	RS - Single Residential	\$13,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
72	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,950	\$6,200	Market	January 2014	\$6,200	Following approval of PMP	Emergency relief and infrastructure development	Bay Tree Dr	Cedar Glen, CA 92321	033003322	0.12	RS - Single Residential	\$6,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
73	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$4,200	\$6,700	Market	January 2014	\$6,700	Following approval of PMP	Emergency relief and infrastructure development	Bay Tree Dr	Cedar Glen, CA 92321	033003323	0.13	RS - Single Residential	\$6,700	\$0	None	None known	None	N/A - Agency not retaining the property	No
74	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,650	\$2,900	Market	January 2014	\$2,900	Following approval of PMP	Emergency relief and infrastructure development	Dogwood Dr	Cedar Glen, CA 92321	033003330	0.05	RS - Single Residential	\$2,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
75	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$2,600	Market	January 2014	\$2,600	Following approval of PMP	Emergency relief and infrastructure development	767 Elder Dr	Cedar Glen, CA 92321	033003519	0.05	RS - Single Residential	\$2,600	\$0	None	None known	None	N/A - Agency not retaining the property	No
76	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,650	\$3,300	Market	January 2014	\$3,300	Following approval of PMP	Emergency relief and infrastructure development	696 Acacia Dr	Cedar Glen, CA 92321	033004207	0.07	RS - Single Residential	\$3,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
77	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,750	\$3,100	Market	January 2014	\$3,100	Following approval of PMP	Emergency relief and infrastructure development	Elder Dr	Cedar Glen, CA 92321	033004230	0.06	RS - Single Residential	\$3,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
78	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,700	\$4,400	Market	January 2014	\$4,400	Following approval of PMP	Emergency relief and infrastructure development	29655 Linden Ln	Cedar Glen, CA 92321	033005538	0.09	RS - Single Residential	\$4,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
79	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$4,500	\$4,500	Market	January 2014	\$4,500	Following approval of PMP	Emergency relief and infrastructure development	29655 Linden Ln	Cedar Glen, CA 92321	033005538	0.09	RS - Single Residential	\$4,500	\$0	None	None known	None	N/A - Agency not retaining the property	No
80	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,950	\$3,900	Market	January 2014	\$3,900	Following approval of PMP	Emergency relief and infrastructure development	826 ELDER DR	Cedar Glen, CA 92321	033006245	0.08	RS - Single Residential	\$3,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
81	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,200	\$2,900	Market	January 2014	\$2,900	Following approval of PMP	Emergency relief and infrastructure development	Elder Dr	Cedar Glen, CA 92321	033006403	0.05	RS - Single Residential	\$2,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
82	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$4,700	\$2,300	Market	January 2014	\$2,300	Following approval of PMP	Emergency relief and infrastructure development	Elder Dr	Cedar Glen, CA 92321	033006415	0.04	RS - Single Residential	\$2,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
83	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$2,300	Market	January 2014	\$2,300	Following approval of PMP	Emergency relief and infrastructure development	Blue Spruce Dr	Cedar Glen, CA 92321	033006422	0.06	RS - Single Residential	\$2,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
84	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,600	\$2,300	Market	January 2014	\$2,300	Following approval of PMP	Emergency relief and infrastructure development	Birch	Cedar Glen, CA 92321	033006554	0.05	RS - Single Residential	\$2,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
85	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,050	\$2,700	Market	January 2014	\$2,700	Following approval of PMP	Emergency relief and infrastructure development	Cypress Rd	Cedar Glen, CA 92321	033006124	0.06	RS - Single Residential	\$2,700	\$0	None	None known	None	N/A - Agency not retaining the property	No
86	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,650	\$3,100	Market	January 2014	\$3,100	Following approval of PMP	Emergency relief and infrastructure development	Cypress Rd	Cedar Glen, CA 92321	033006125	0.07	RS - Single Residential	\$3,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
87	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,100	\$3,400	Market	January 2014	\$3,400	Following approval of PMP	Emergency relief and infrastructure development	Eucalyptus Rd	Cedar Glen, CA 92321	033006126	0.08	RS - Single Residential	\$3,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
88	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$3,400	Market	January 2014	\$3,400	Following approval of PMP	Emergency relief and infrastructure development	Tamarack	Cedar Glen, CA 92321	033009220	0.06	RS - Single Residential	\$3,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
89	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,800	\$3,400	Market	January 2014	\$3,400	Following approval of PMP	Emergency relief and infrastructure development	Tamarack	Cedar Glen, CA 92321	033009221	0.06	RS - Single Residential	\$3,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
90	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$3,400	Market	January 2014	\$3,400	Following approval of PMP	Emergency relief and infrastructure development	Tamarack	Cedar Glen, CA 92321	033009222	0.06	RS - Single Residential	\$3,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
91	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,400	\$3,300	Market	January 2014	\$3,300	Following approval of PMP	Emergency relief and infrastructure development	Walnut Dr	Cedar Glen, CA 92321	033009408	0.06	RS - Single Residential	\$3,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
92	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$3,400	Market	January 2014	\$3,400	Following approval of PMP	Emergency relief and infrastructure development	Eucalyptus Rd	Cedar Glen, CA 92321	033009618	0.07	RS - Single Residential	\$3,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
93	Vacant Lot/Land	Sale of Property																					

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

San Severn Cedar Glen		HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY			HSC 34191.5 (c)(1)(B)			HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
No.	Property Type	Permissible Use	Permissible 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	Address	City, State, ZIP	APN #	Lot Size (Acre)	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	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
132	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$4,200	Market	January 2014	\$4,200	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033020350	0.09	RS - Single Residential	\$4,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
133	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$3,100	Market	January 2014	\$3,100	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033020410	0.06	RS - Single Residential	\$3,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
134	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,100	\$3,100	Market	January 2014	\$3,100	Following approval of PMP	Emergency relief and infrastructure development	239 Pine Dr	Cedar Glen, CA 92321	033020414	0.08	RS - Single Residential	\$3,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
135	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,350	\$2,900	Market	January 2014	\$2,900	Following approval of PMP	Emergency relief and infrastructure development	235 Pine Dr	Cedar Glen, CA 92321	033020416	0.06	RS - Single Residential	\$2,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
136	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,050	\$3,800	Market	January 2014	\$3,800	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033020419	0.08	RS - Single Residential	\$3,800	\$0	None	None known	None	N/A - Agency not retaining the property	No
137	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$3,000	Market	January 2014	\$3,000	Following approval of PMP	Emergency relief and infrastructure development	Hook Creek Rd	Cedar Glen, CA 92321	033020432	0.06	RS - Single Residential	\$3,000	\$0	None	None known	None	N/A - Agency not retaining the property	No
138	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,350	\$2,900	Market	January 2014	\$2,900	Following approval of PMP	Emergency relief and infrastructure development	Creek Rd	Cedar Glen, CA 92321	033020548	0.07	RS - Single Residential	\$2,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
139	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,000	\$3,200	Market	January 2014	\$3,200	Following approval of PMP	Emergency relief and infrastructure development	Alder Ln	Cedar Glen, CA 92321	033020608	0.06	RS - Single Residential	\$3,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
140	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$3,000	Market	January 2014	\$3,000	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033021107	0.05	RS - Single Residential	\$3,000	\$0	None	None known	None	N/A - Agency not retaining the property	No
141	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,400	\$4,300	Market	January 2014	\$4,300	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033021108	0.08	RS - Single Residential	\$4,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
142	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,700	\$3,300	Market	January 2014	\$3,300	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033021311	0.05	RS - Single Residential	\$3,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
143	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,450	\$2,700	Market	January 2014	\$2,700	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033021321	0.06	RS - Single Residential	\$2,700	\$0	None	None known	None	N/A - Agency not retaining the property	No
144	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,100	\$3,800	Market	January 2014	\$3,800	Following approval of PMP	Emergency relief and infrastructure development	Bridge Rd	Cedar Glen, CA 92321	033021457	0.08	RS - Single Residential	\$3,800	\$0	None	None known	None	N/A - Agency not retaining the property	No
145	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$4,200	Market	January 2014	\$4,200	Following approval of PMP	Emergency relief and infrastructure development	Coulter Dr	Cedar Glen, CA 92321	033022127	0.10	RS - Single Residential	\$4,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
146	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$3,500	Market	January 2014	\$3,500	Following approval of PMP	Emergency relief and infrastructure development	Coulter Dr	Cedar Glen, CA 92321	033022129	0.08	RS - Single Residential	\$3,500	\$0	None	None known	None	N/A - Agency not retaining the property	No
147	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,350	\$3,700	Market	January 2014	\$3,700	Following approval of PMP	Emergency relief and infrastructure development	Coulter Dr	Cedar Glen, CA 92321	033022214	0.06	RS - Single Residential	\$3,700	\$0	None	None known	None	N/A - Agency not retaining the property	No
148	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$4,550	\$4,900	Market	January 2014	\$4,900	Following approval of PMP	Emergency relief and infrastructure development	Coulter Dr	Cedar Glen, CA 92321	033022249	0.09	RS - Single Residential	\$4,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
149	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$4,550	\$5,500	Market	January 2014	\$5,500	Following approval of PMP	Emergency relief and infrastructure development	Coulter Dr	Cedar Glen, CA 92321	033022250	0.10	RS - Single Residential	\$5,500	\$0	None	None known	None	N/A - Agency not retaining the property	No
150	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$3,200	Market	January 2014	\$3,200	Following approval of PMP	Emergency relief and infrastructure development	204 Glen Avon Dr	Cedar Glen, CA 92321	033114413	0.06	RS - Single Residential	\$3,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
151	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$2,800	Market	January 2014	\$2,800	Following approval of PMP	Emergency relief and infrastructure development	Balsam Dr	Cedar Glen, CA 92321	033115336	0.05	RS - Single Residential	\$2,800	\$0	None	None known	None	N/A - Agency not retaining the property	No
152	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,400	\$2,500	Market	January 2014	\$2,500	Following approval of PMP	Emergency relief and infrastructure development	Craghill Dr	Cedar Glen, CA 92321	033115702	0.05	RS - Single Residential	\$2,500	\$0	None	None known	None	N/A - Agency not retaining the property	No
153	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,400	\$2,500	Market	January 2014	\$2,500	Following approval of PMP	Emergency relief and infrastructure development	Craghill Dr	Cedar Glen, CA 92321	033115703	0.05	RS - Single Residential	\$2,500	\$0	None	None known	None	N/A - Agency not retaining the property	No
154	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$6,576	\$2,900	Market	January 2014	\$2,900	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033115842	0.06	RS - Single Residential	\$2,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
155	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,450	\$3,600	Market	January 2014	\$3,600	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033115918	0.08	RS - Single Residential	\$3,600	\$0	None	None known	None	N/A - Agency not retaining the property	No
156	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,350	\$2,800	Market	January 2014	\$2,800	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033115919	0.06	RS - Single Residential	\$2,800	\$0	None	None known	None	N/A - Agency not retaining the property	No

RESOLUTION NO. 2014-0006

**RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY TO THE COUNTY OF SAN BERNARDINO REDEVELOPMENT
AGENCY ADOPTING THE LONG RANGE PROPERTY MANAGEMENT
PLAN**

On Wednesday June 4, 2014, on motion of Board Member Nick DeMartz, duly seconded by Board Member John Roberts and carried, the following resolution is adopted by the Oversight Board of the Successor Agency to the County of San Bernardino Redevelopment Agency, State of California.

WHEREAS, pursuant to authority granted under Community Redevelopment Law (California Health and Safety Code Section 33000 *et seq.*) ("CRL"), Section 34191.5 (b) allows a successor agency that has received a finding of completion to prepare a long range property management plan (LRPMP) that addresses the disposition and use of the real properties of the former redevelopment agency. The LRPMP 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;

WHEREAS, on December 5, 2013, the Successor Agency to the Redevelopment Agency of the County of San Bernardino ("Successor Agency") received its Finding of Completion under Health and Safety Code Section 34179.7 from the California Department of Finance;

WHEREAS, the Successor Agency has several properties identified in the LRPMP that fall into one of three disposition categories, namely retention of property for government use, retention of property for future development and liquidation of property to sell at auction;

WHEREAS, the LRPMP is consistent with the Health and Safety Code Section 34191.5 *et seq.* that outlines the contents and documentation required for the submittal of a LRPMP; and

WHEREAS, the LRPMP is subject to the review and approval of the Oversight Board and the California Department of Finance.

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board of the Successor Agency to the County of San Bernardino Redevelopment Agency:

1. The facts stated in the foregoing Recitals are hereby acknowledged and affirmed.
2. The Long Range Property Management Plan is approved, and the Successor Agency is authorized to take such further actions as may be necessary to carry out the intent of this Resolution.

Section 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Oversight Board of the Successor Agency to the County of San Bernardino, State of California, by the following vote:

AYES: OVERSIGHT BOARD MEMBER: Cabildo, Cox, DeMartz, Mayclin, Roberts, Smith


NOES: OVERSIGHT BOARD MEMBER: None

ABSENT: OVERSIGHT BOARD MEMBER: Warren

STATE OF CALIFORNIA)
)
COUNTY OF SAN BERNARDINO) ss.

I, **LAURA WELCH**, Secretary to the Oversight Board for the Successor Agency to the County of San Bernardino, State of California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by the Oversight Board, by vote of the members present, as the same appears in the Official Minutes of said Board at its meeting of June 4, 2014..

LAURA WELCH
Secretary to the Oversight Board

By 
Deputy



LONG RANGE PROPERTY MANAGEMENT PLAN



Successor Agency to the San
Bernardino County Redevelopment
Agency

385 North Arrowhead Ave, 3rd Floor
San Bernardino, CA 92415

May 27, 2014

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INTRODUCTION AND BACKGROUND

Assembly Bill 1484 (“AB 1484”) enacted in June of 2012 requires successor agencies to former redevelopment agencies that owned property at the time of redevelopment dissolution to prepare a Long Range Property Management Plan (“PMP”). The PMP governs the disposition and use of property held by the former redevelopment agency pursuant to legal requirements of the Health and Safety Code, Division 24, Parts 1.8 and 1.85 (“Dissolution Act”) as detailed in the next section.¹ The PMP is comprised of two parts, this narrative description of properties and the proposed disposition of them, and a spreadsheet created by the Department of Finance (“DOF”) that is structured around the information required by the Dissolution Act.

The former San Bernardino County Redevelopment Agency (“Former RDA”) operated two redevelopment project areas in unincorporated San Bernardino County, the San Sevaine Project Area (“San Sevaine”), and the Cedar Glen Disaster Recovery Project Area (“Cedar Glen”). Under redevelopment law, property investment by redevelopment agencies was commonplace, particularly for land assembly projects, public purpose projects, and affordable housing projects. The Former RDA pursued all of these objectives, but was unable to execute some of them before redevelopment dissolution; and is therefore still the owner of record on the title for 156 parcels in unincorporated San Bernardino County, located in the two project areas. All but one property are vacant.

San Sevaine Project Area

The San Sevaine Redevelopment Plan was approved in 1995, and governs activities in a contiguous 3,426 acres surrounded by the City of Fontana to the north, east, and south and by the Cities of Rancho Cucamonga and Ontario to the west. A traditional project area, San Sevaine is urbanized and dominated by industrial land uses, though commercial, residential, and vacant land uses are also included. Generally, this area is not served by municipal sewer lines, which acts as an impediment to many developments.

Five properties in San Sevaine, comprised of 64 total parcels², that are a mix of vacant industrial and former single-family-residential lots, must be disposed of through this PMP. Nearly all are currently zoned for industrial use or for “special development.” One property is a vacant multi-family property (consisting of two parcels).

Cedar Glen Project Area

The Cedar Glen Redevelopment Plan was adopted in 2004, following the “Old Fire” that destroyed much of the area in 2003. Cedar Glen is comprised of a contiguous 837-acre area about five miles east of the community of Lake Arrowhead in the San Bernardino Mountains. As a disaster recovery project area, Cedar Glen is quite rural and undeveloped compared to San Sevaine. Most of the area is not served by paved roads, nor utilities. The dominate land use is

¹ All statutory references are to the Dissolution Act, unless otherwise stated.

² For clarity, this PMP refers to groups of parcels that represent specific sites and which will be disposed of in the same manner and for the same purpose as “properties”, as opposed to discussing each parcel individually. For individual parcel data, please refer to Attachment 1.

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Long Range Property Management Plan

single family residential, and many of the developed homes are vacation houses/second homes. There is a small commercial area in Cedar Glen, but the Former RDA only owned residential parcels.

The 92 Cedar Glen parcels are rustic, small, vacant lots, zoned for single family residential uses. Most are less than a twelfth of an acre, and some are sloped. For the purposes of this PMP, these parcels are generally addressed as a single property; the parcels share similar characteristics, and are proposed to be disposed of in the same manner.

DISPOSITION AT A GLANCE

Property	Disposition	Purpose	Proceeds	Notes
Fire Station Property	Transfer to County	Government Use	None	Site donated by developer
Rosemary/Iris Property	Transfer to County	Future Development	Subject to negotiation with taxing agencies after PMP approval, but before sale of property	Transfer pursuant to Implementation Plan
Speedway Property	Transfer to County	Future Development	Subject to negotiation with taxing agencies after PMP approval, but before sale of property	Transfer pursuant to Implementation Plan
Industrial Facility Property	Sale of Property	Liquidate Successor Agency assets	Remitted to Auditor Controller, net of disposition costs	Auction may be required for disposition
Multi-Family Property	Sale of Property	Liquidate Successor Agency assets	Remitted to Auditor Controller, net of disposition costs	Auction may be required for disposition
Cedar Glen Property	Sale of Property	Liquidate Successor Agency assets	Remitted to Auditor Controller, net of disposition costs	Extremely challenged properties, auction or other disposal means may be required

PROPERTY VALUATION ESTIMATES AND LIMITATIONS

The Dissolution Act requires that a PMP include an estimate of the value of each property to provide the Oversight Board, DOF, and other interested parties information on the properties involved. DOF has officially stated that they do not expect successor agencies to obtain appraisals on properties if none currently exist, so no new appraisals have been prepared for this PMP.

In the PMP, property values have been based upon comparative sales analyses, and a limited amount of consideration for specific circumstances, short of what would normally be conducted for an appraisal – but useful for providing some information on what is often difficult to assess property values given the unique deficiencies (size, access, location, etc.) of former redevelopment properties. Coming out of a serious real estate recession, it can be challenging to identify comparable properties for a variety of reasons. Specifically, sales volumes have been limited, and a significant sampling of comparable properties were generally not available.

The limitations of this methodology aside, the value estimates themselves (or even appraisal values) are not necessarily representative of what the properties could be worth when offered for sale on the open market by the Successor Agency. Not just in San Bernardino, but elsewhere, many redevelopment agencies have a number of blighted properties in their inventory that were not yet restored to a marketable condition at the time of dissolution. In fact, most of the properties in this PMP have either been marketed or even put to auction before, but were not sold.

It is also important to note that though the Successor Agency intends to sell most of its properties, the real estate market in the region is still challenging. For example, CBRE's 2013 3rd Quarter MarketView Report for the Inland Empire indicates that overall industrial vacancy is down to 5.2%, a good sign. However, nearly 40% of the vacant buildings are under 100,000 square feet. Two of the industrial properties in this PMP, if developed, would fall into that category. Therefore, while the market for industrial has been improving, market demand for smaller parcels is not as great.

The Successor Agency will be developing a plan to solicit viable purchase offers on properties designated for sale, following DOF approval of this PMP. Once purchase offers are provided, the Successor Agency will have a much more precise determination of value than what is included in this PMP. The unique nature of many of the parcels included in this PMP may require that disposition be performed through several mechanisms, including requests for proposals, negotiation with interested investors or adjacent property owners, or even auction. The reader is encouraged to understand this context when reviewing the PMP estimated values contained herein.

DISPOSITION AND NEXT STEPS

The purpose of the PMP is to act as a planning document for disposition of the Former RDA's properties. The original Assembly Bill that dissolved redevelopment agencies, ABx1 26, called for the immediate disposition of property in a manner that maximized value, which may have resulting in a haphazard "fire sale" of assets for many former agencies. AB 1484 revised this

requirement to allow successor agencies to think and act more strategically about disposition, through the development of a PMP.

Upon completion, the PMP must be approved by the Oversight Board and the DOF before the Successor Agency to the San Bernardino Redevelopment Agency ("Successor Agency") can execute it. Once approved, the Successor Agency can proceed with preliminary steps to dispose of properties, but each property transaction must be approved by the Oversight Board by resolution, and each resolution must be submitted for review by the DOF. Therefore, approval of this PMP means only that Oversight Board agrees with the intent of the Successor Agency to dispose of properties in the manner described.

This document, in combination with Attachment 1, the DOF Property Tracking Worksheet, serves as the PMP for the Successor Agency. The remainder of this document describes the properties in more detail, as well as the proposed method of disposition for each, while Attachment 1 incorporates the specific data points required by law.

STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code (HSC) section 34191.5 (part of AB 1484), each successor agency that holds property from a former redevelopment agency is required to submit an LRPMP to DOF within six months after receiving a Finding of Completion. In general, the LRPMP addresses the disposition and use of the real properties of the former redevelopment agency. AB 1484, as provided in HSC section 34191.5 (c), requires that the LRPMP complete all of the following components:

1. Include an inventory of all properties in the Community Redevelopment Property Trust Fund ("Trust Fund"), established to serve as the repository of the former redevelopment agency's real properties. This inventory shall consist of all of the following information:
 - a. The **date of acquisition** of the property, the value of the property at that time, and an estimate of the current value of the property.
 - b. The **purpose** for which the property was acquired.
 - c. The **parcel data**, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.
 - d. An **estimate of the current value** of the parcel including, if available, any appraisal information.
 - e. An **estimate of any lease, rental, or any other revenues** generated by the property, and a description of the contractual requirements for the disposition of those funds.
 - f. The **history of environmental contamination**, including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.

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- g. A description of the **property's potential for transit-oriented development and the advancement of the planning objectives** of the successor agency
 - h. A brief history of **previous development proposals** and activity, including the rental or lease of property.
2. Address the use or disposition of all the properties in the Trust Fund. Permissible uses include:
- a. **Retention for governmental use** pursuant to subdivision (a) of Section 34181;
 - b. **Retention for future development;**
 - c. **Sale** of the property; or
 - d. **Use of property to fulfill an enforceable obligation.**
3. Separately identify and list properties in the Trust Fund dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:
- a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.
 - b. 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 subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
 - c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the PMP has been approved by the oversight board and DOF.

Please note that the Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities are not required in connection with the disposition of successor agency properties to their sponsoring jurisdiction for future development. However, pursuant to California Department of Finance direction, the County of San Bernardino ("County") will enter into an agreement or agreements with the affected taxing entities prior to the disposition of any of the parcels to be conveyed to the County for future development pursuant to this Plan.

Properties to be Transferred for Government Use

The property listed below is proposed to be transferred to the County of San Bernardino pursuant to Section 34181 (a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

FIRE STATION PROPERTY

Property Worksheet Parcel 1

Address: N/A San Bernardino Ave.
Lot Size: 2.36 acres
Property Type: Vacant Lot/Land
Current Zoning: KC-SP, Kaiser Commerce Center Specific Plan

The property is located on the south side of San Bernardino Avenue, just east of Commerce Drive, and part of the Kaiser Commerce Center Specific Plan, an area once part of the massive Kaiser steel production campus. This property was donated by the Catellus Commercial Group to the Former RDA (see Attachment 2) for the purposes of building a new fire station and county safety office to serve local area residents.

The Successor Agency proposes to transfer this property as a government use pursuant to Section 34181 (a), as it was designated for a fire station and public safety office. Furthermore, neither tax increment nor bond proceeds secured by tax increment were used to acquire the site, as it was donated. As a government use site, the property has a market value of \$0.



Properties to be Retained for Development

The properties described in this section are to be retained for development, as allowed by Health and Safety Code Section 34191.5(c)(2)(A)(i) and (ii). A description of the properties, including aerial maps and photographs of each property, are presented in this section.

IRIS & ROSEMARY PROPERTY

Property Worksheet Parcels 2-49

Address: 9911 and 9935 Calabash Ave., 13921 – 14050 Iris Dr., & 13920 – 14048 Rosemary Dr.
Lot Size: 9.14 acres total
Property Type: Vacant Lot/Land
Current Zoning: IC, Community Industrial

The Iris and Rosemary neighborhood is a single family residential pocket located between San Bernardino Avenue and Valley Boulevard, surrounded by industrial uses. The Former RDA began purchasing these properties as part of a Voluntary Purchase Program initiated after a community meeting in which residents expressed a desire to sell their homes due to the surrounding heavy industrial uses.

The program, described in the Former RDA's San Sevine Area 2010-2015 Five year Implementation Plan (Attachment 3) was to be completed by 2015, but was cut short by dissolution. All of the 48 properties owned by the Former RDA have been cleared. However, there are 16 properties that remain privately owned with residential improvements. The "checkerboard" ownership of property will significantly reduce sale and redevelopment opportunities without assistance.

As the entire neighborhood is not under control of the Successor Agency, and therefore cannot be sold in entirety for industrial development, its fate is tenuous. A buyer could potentially be enticed to purchase these properties with the hope of consolidating them with the remaining privately held properties over time, but this uncertainty would significantly reduce the value of the property in an area where there are other available sites of similar size.



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As such, the Successor Agency proposes to retain this property for development, given the substantive land assembly challenges facing the area. This project was identified in the Former RDA's San Sevaire Area 2010-2015 Five year Implementation Plan, and pursuant to Health and Safety Code Section 34191.5(c)(2)(A)(i) and (ii), these parcels may transfer to the County for development.

SPEEDWAY PROPERTY

Property Worksheet Parcels 50 - 61

Address: 14544 – 14636 Randall Ave. & 9235 – 9295 Cherry Ave.³
Lot Size: 14.33 acres total
Property Type: Vacant Lot/Land
Current Zoning: SD-COM, Special Development with commercial focus

The “Speedway Property” is the largest of the Former RDA’s properties at 14.3 acres, and located directly east of the Auto Club Speedway. The Former RDA acquired the twelve (12) parcels between 2008 and 2012 as part of a strategic acquisition program to facilitate development opportunities, particularly for retail uses that might complement the speedway and the tourists it attracts. The acquisition of properties to facilitate commercial development and economic growth is documented in the San Sevine Area 2010-2015 Five year Implementation Plan (Attachment 3).



Though it once had some developed buildings, the property is now vacant. The property does not have a sewer connection, thus a future owner need to make this improvement in order to develop the property to a highest and best use capacity. Additionally, limited contamination issues were identified by an environmental site assessment, related to use of a septic system on the property at an earlier date.



The current zoning designation allows development of offices, parks, and parking lots by right, and a wide variety of other commercial uses through a minor use or conditional use permit. Given the challenges faced by this property, particularly the lack of onsite sewer, and Implementation Plan goals that guided the purchase of the property, the Successor Agency intends to retain the property for development to ensure the highest and best use for the benefit of all taxing agencies, and to uphold the goals of the Former RDA’s Implementation Plan.

³ Note the mailing address for all San Sevine sites is for neighboring city, Fontana, though the property is unincorporated San Bernardino County.

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It is important to note that for this property, certain restrictions related to the use of tax exempt bond proceeds apply. The use of tax exempt bond proceeds is closely monitored to ensure the exempt status may be maintained for the issuance, under Federal law. Though tax exempt proceeds are typically used for public improvements, a certain amount of the proceeds may be used for “private payment” purposes. The amount allowable is based upon a nexus test, which determines whether or not the private use is related to the purpose of the bond issue. As noted in Attachment 1, four of the parcels, making up half of the land area contained in this Property, were purchased using tax exempt bond proceeds. If the parcels can be retained for development as proposed by the Successor Agency to further the purpose of the bonds, a higher amount of the bond issue may be used for private purposes allowing for a higher sales price to be achieved. If the property were to be sold for the sake of providing funds to taxing agencies, then the nexus is lost and the amount allowable for private uses is significantly lower. This means that ultimately, retention for development will literally result in a higher achievable sales value for the Property.

The Successor Agency interprets Health and Safety Code Section 34191.5 to mean that agreements with taxing entities are not required in connection with the disposition of successor agency properties to their sponsoring jurisdiction for governmental use or for future development. However, pursuant to California Department of Finance direction, the County will enter into an agreement or agreements with the affected taxing entities prior to the ultimate disposition of the Speedway Property.

Properties to be Sold

All properties described in the following pages are proposed to be offered for sale. A description of the properties, including aerial maps and photographs of each property, are presented in this section.

INDUSTRIAL FACILITY PROPERTY

Property Worksheet Parcel 62

Address: 8588 Beech Avenue
Lot Size: 3.72 acres
Property Type: Commercial
Current Zoning: IC, Community Industrial

The Former RDA acquired this industrial property to relocate a business, however, the transaction was unsuccessful. It is located on Beech Avenue just south of Arrow Route, is approximately 3.7 acres in size, and is the only Successor Agency property with existing structures.

However, based on discussions with real estate professionals, the building is outdated by modern industrial standards, and would likely be demolished by a future user. Like other properties in the area, the parcel does not have a sewer connection. Wastewater treatment would be dependent upon the ultimate use of the property. A Phase I Environmental Site Assessment was performed and found no significant environmental concerns or impairments, but nevertheless recommended a Phase II assessment due to environmental concerns or issues revealed in local databases. Additionally, there is an access easement running from Beech Avenue through the center of the property. These conditions will ultimately impact the sales value of the property. It is also worth noting that this property was previously listed for sale by the Former RDA; and an adjacent site listed for sale by a private party. The site did not generate interest while on the market previously.



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As the existing structure is outdated and generally run down, the comparable sales values were compiled only for land sales, as a new owner may need to demolish the existing improvements. Based on industrial land sales in the area over the last two years for parcels of similar size, the estimated sales prices is approximately \$9.80 per square foot, or \$1.6 million for the parcel as shown in Figure 3. However, the lack of sewer connection is expected to result in a discounted sales price, reducing the anticipated value to \$1.4 million, though it may be lower if the ultimate user needs to provide onsite wastewater treatment beyond traditional septic disposal.

Comparative Sales - Industrial Facility Property					Figure 3
Site	Sales Date	Total Sale Price	Land Type	Acres	\$/SF
14780-14788 Boyle Ave, Fontana	11/20/2013	\$350,000	Ind. Land	1.3	\$6.18
15566 Valley Blvd, Fontana	10/18/2013	\$450,000	Ind. Land	1.03	\$10.03
Buffalo Ave & Mission Par Dr, Rancho Cucamonga	8/27/2013	\$4,420,500	Ind. Land	6.58	\$15.41
15594 Valley Blvd, Fontana	8/9/2013	\$725,000	Ind. Land	2.49	\$6.68
14356 Whittram Ave, Fontana	8/5/2013	\$411,000	Ind. Land	0.79	\$11.94
Adler Ave @ Walnut, Rialto	12/17/2012	\$1,225,000	Ind. Land	5.00	\$5.62
14193 Valley Blvd, Fontana	11/30/2012	\$1,695,000	Ind. Land	2.83	\$13.73
14683 Slover Ave, Fontana	5/18/2012	\$1,190,000	Ind. Land	3.08	\$8.87
<u>Average Price/Square Foot Industrial Uses</u>					\$9.81
Industrial Facility Property Value @ 162,043 SF					\$1,589,239
Discounted for Lack of Sewer Access (15%)					-\$238,386
Resulting Industrial Facility Property Value @ 162,043 SF					\$1,350,853

Source: CoStar

Given the many complications associated with the property, and the lack of buyer interest previously, the Successor Agency intends to take this property to auction in order to dispose of it. All net proceeds will be remitted to the County Auditor Controller for distribution.

MULTI-FAMILY PROPERTY

Property Worksheet Parcels 63-64

Address: N/A Carob Ave. and 15217 San Bernardino Ave.
Lot Size: 0.94 acres total
Property Type: Vacant Lot/Land
Current Zoning: RM, Multiple Residential

The Former RDA purchased this property about ten years ago to facilitate the development of an affordable multi-family housing project. However, over time, it became apparent the site was not large enough to achieve the goals of the Former RDA for inclusionary unit development. The property was offered at auction in 2008, but received no bids.

Just under an acre, on San Bernardino Avenue just west of Beech Avenue, the property is currently vacant, and generally surrounded by single family residential units. A small, multi-family development⁴ could be feasible on the site. However, at just under an acre in size, the property is most likely to attract a local investor, and not a national or regional developer.

Because of the small size and current zoning standards that would now preclude the RM designation for this property, comparative sales were very limited. Only one property close in size, location, and zoning has been sold in the last two years, with a sales value of \$5.62 per square foot. At this price, the value of the land would be approximately \$230,000. Given the limited amount of comparable sales, a residual land value analysis was also performed, see Figure 4. This analysis assumed construction of ten garden-style apartments on the property. The resulting maximum value was \$225,000, in line with the comparable sales value.



⁴ Under current zoning standards, the RM zoning designation requires a minimum of 10 acres.

Successor Agency to the San Bernardino County Redevelopment Agency

Long Range Property Management Plan

Financial Pro Forma

Figure 4

Ten 1-Story Garden Apartments, Assume 1,000 SF Each, 2 Parking Spaces Per Unit

Project Scope					
Proposed Project	SF	Units			
Residential Building Area	10,000	10			
Landscaping	10,079				
Surface Parking	6,300	20			
Project Revenue					
Residential Property Lease Revenue	\$ Per SF/Mo	Units	Total Revenue		
Residential Property Lease Revenue	993.55	10	\$119,225		
(Less): Vacancy	5.0%		(\$5,961)		
(Less): Sales and Marketing	2.0%		(\$2,385)		
Net Operating Income			\$110,880		
Capitalization Rate			6.5%		
Capitalized Value			\$1,705,841		
Total Project Value			\$1,705,841		
Project Costs					
Acquisition Cost					
Land Acquisition				0.00	
Total Land Acquisition		Total		\$0	
Construction Costs	Quantity	Cost Per Unit	Total Cost		
Residential Building	10,000 bldg sf	\$86.87 / bldg sf	\$868,659		
Landscaping	10,079 sf	\$6.12 / sf	\$61,687		
Surface Parking	20 space	\$1,374.61 / space	\$27,492		
Direct Cost Subtotal			\$957,838		
Miscellaneous Constrction Costs	% of Construction		Total Cost		
General Conditions	4.0%	of directs	\$38,314		
Wrap Insurance	2.0%	of directs	\$19,157		
Construction Contingency	8.0%	of directs	\$76,627		
Contractor Fee	6.0%	of construc.	\$65,516		
Miscellaneous Construction Cost Subtotal			\$199,614		
Total Construction			\$1,157,452		
Fees & Permits	% of Construction		Total Cost		
Public Permits and Fees	5.0%	of construc.	\$57,873		
Other Soft Costs	% of Construction		Total Cost		
Architect & Engineering Fees	3.5%	of construc.	\$40,511		
Processing, Holding, Warranty	1.1%	of construc.	\$12,732		
Taxes	1.2%	of construc.	\$13,889		
Builder G&A / Mgmt.	3.0%	of construc.	\$34,724		
Developer Fee	8.0%	of construc.	\$92,596		
Soft Contingency	4.0%	of total soft	\$10,093		
Other Soft Cost Total			\$204,545		
Total Soft Costs			\$262,418		
Construction and Soft Costs			\$1,419,869		
Financing	% of Financing Rate		Term (Mos.)	Outstanding	Total Cost
Construction Loan Interest	80%	6.00%	12	60%	\$40,892
Equity Return During Construction	20%	7.00%	12	100%	\$19,878
Total Financing			\$60,770		
Total Project Costs			\$1,480,640		
Net Profit (Loss)			\$225,201		

Sources: Marshall & Swift Valuation Service, CBRE, RSG

Successor Agency to the San Bernardino County Redevelopment Agency

Long Range Property Management Plan

The Successor Agency proposes to reach out to local real estate professionals to generate interest in the property for sale. If unsuccessful, the Successor Agency will take any and all means necessary to facilitate the sale of the property, including auction. Net proceeds will be remitted to the County Auditor Controller for distribution.

CEDAR GLEN PROPERTY

Property Worksheet Parcels 65-156

Address: (See Property Tracking Worksheet in Attachment 1)
Lot Size: 7.14 acres total
Property Type: Vacant Lot/Land
Current Zoning: RS, Single Residential

The Cedar Glen properties are all located in the disaster recovery area in the San Bernardino Mountains, just southeast of Lake Arrowhead. These properties were acquired in 2006 after the devastating October 2003 “Old Fire” which destroyed approximately 300 homes in the area. The properties are spread throughout the area, interspersed by privately owned parcels. The Former RDA purchased the properties in order to eliminate or alleviate disaster conditions, add road turnouts and turn-arounds, improve water storage and distribution infrastructure, develop affordable housing units, and consolidate lots (via sale to adjacent private property owners).

These lots are very rural in nature; none of them are developed at this time, the roads are generally unpaved, and many parcels lack clear access of any kind. Utilities would need to be brought in for new development, which could prove challenging given the topography of the area. Most of the privately owned, developed parcels in the neighborhood appear to be used as second homes or vacation homes.



Successor Agency to the San Bernardino County Redevelopment Agency Long Range Property Management Plan



The Former RDA commissioned an appraisal of the properties in 2008, and land values were found to be between \$0.75 and \$0.90 per square foot (Attachment 4), resulting in the average lot being appraised at about \$3,700. Over the last two years, 80 comparable parcels in the greater Cedar Glen have sold. Sloped properties sold at an average of \$1.03 per square foot, while level properties sold for an average of \$1.22 per square foot. The average parcel size of those owned by the Successor Agency is 4,150 square feet, which would result in an average sales value of approximately \$4,300 for a sloped parcel, and \$5,000 for a level parcel. However, as the Successor Agency owns nearly 100 of these properties, putting them all on the market will serve to decrease the value due to the glut of lots available. The 2008 appraisal (see Attachment 3) also noted that if the Former RDA wished to sell the lots in an expeditious manner, it should reduce asking value by 25 to 50 percent. Note in fact that 30 percent of the lots that that changed hands over the last two years sold below \$2,000. Please see Figure 5.

The value of these parcels is minimal, given the logistical challenges to development, lack of demand, and large volume of available properties. It is important to note that previous efforts to sell the properties were generally unsuccessful for these reasons. At this time, the Successor Agency intends to take a multi-pronged approach to property sales. Where an adjoining parcel is occupied, the Successor Agency may approach the owner to assess willingness to purchase the Successor Agency-owned lots for consolidation. Where the adjacent parcel is not occupied,

Successor Agency to the San Bernardino County Redevelopment Agency
Long Range Property Management Plan

or the site is undevelopable, the Successor Agency proposed to dispose of the parcel through auction or any other available means, which may ultimately result in donation of certain parcels. Net revenues are expected to be minimal, if any exist at all due to the cost associated with selling a property including real estate professionals and recording fees. Any net proceeds will be remitted to the County Auditor Controller for distribution.

Comparable Sales - Cedar Glen SF Res Lots				Figure 5	Comparable Sales - Cedar Glen SF Res Lots				Figure 5
Lot SF	Sales Price	Sale Date	Price/SF	Lot SF	Sales Price	Sale Date	Price/SF		
7,770	\$419	09/19/2012	\$0.05	15,000	\$13,000	10/25/2012	\$0.87		
3,477	\$302	09/19/2012	\$0.09	3,196	\$2,900	07/24/2013	\$0.91		
3,388	\$302	09/19/2012	\$0.09	3,310	\$3,100	01/05/2012	\$0.94		
2,430	\$301	09/19/2012	\$0.12	5,909	\$6,200	09/19/2012	\$1.05		
3,400	\$701	02/12/2013	\$0.21	2,100	\$2,250	07/19/2012	\$1.07		
7,228	\$1,500	12/19/2013	\$0.21	5,100	\$5,500	09/09/2013	\$1.08		
14,408	\$3,000	10/17/2013	\$0.21	2,208	\$2,500	02/12/2013	\$1.13		
10,306	\$3,000	06/14/2013	\$0.29	6,103	\$7,000	11/26/2012	\$1.15		
6,310	\$2,000	06/22/2012	\$0.32	2,820	\$3,400	03/08/2012	\$1.21		
6,246	\$2,000	06/28/2013	\$0.32	2,897	\$3,500	07/18/2012	\$1.21		
8,625	\$3,000	03/26/2012	\$0.35	2,800	\$3,450	07/24/2013	\$1.23		
7,773	\$3,013	07/10/2012	\$0.39	2,300	\$3,000	03/05/2012	\$1.30		
2,690	\$1,100	10/17/2013	\$0.41	3,130	\$4,500	12/17/2012	\$1.44		
2,343	\$1,000	10/17/2013	\$0.43	2,571	\$4,000	04/08/2013	\$1.56		
2,800	\$1,200	09/19/2012	\$0.43	2,333	\$3,900	10/25/2013	\$1.67		
2,800	\$1,200	09/19/2012	\$0.43	2,329	\$4,000	02/12/2013	\$1.72		
3,360	\$1,500	05/29/2012	\$0.45	3,280	\$6,000	11/12/2013	\$1.83		
4,300	\$2,000	06/29/2012	\$0.47	3,856	\$7,500	08/07/2013	\$1.95		
10,500	\$5,000	09/24/2012	\$0.48	4,000	\$8,000	08/21/2013	\$2.00		
3,250	\$1,600	10/17/2013	\$0.49	2,200	\$4,500	10/02/2012	\$2.05		
1,983	\$1,000	12/11/2012	\$0.50	2,275	\$5,000	04/10/2012	\$2.20		
2,950	\$1,500	12/27/2012	\$0.51	2,484	\$5,500	03/25/2013	\$2.21		
2,821	\$1,500	02/19/2013	\$0.53	11,477	\$25,600	08/02/2013	\$2.23		
2,625	\$1,401	02/12/2013	\$0.53	2,621	\$6,000	05/31/2012	\$2.29		
3,728	\$2,000	06/26/2013	\$0.54	2,100	\$5,000	07/05/2013	\$2.38		
2,755	\$1,500	10/07/2013	\$0.54	2,100	\$5,000	04/10/2012	\$2.38		
2,730	\$1,500	09/20/2013	\$0.55	2,078	\$5,000	08/31/2012	\$2.41		
2,608	\$1,500	10/16/2013	\$0.58	2,078	\$5,000	06/28/2012	\$2.41		
2,556	\$1,500	11/18/2013	\$0.59	2,065	\$5,000	04/10/2012	\$2.42		
16,621	\$10,000	11/18/2013	\$0.60	2,048	\$5,000	04/10/2012	\$2.44		
3,323	\$2,000	06/19/2012	\$0.60	7,560	\$27,500	06/12/2013	\$3.64		
2,253	\$1,500	11/29/2012	\$0.67	3,280	\$15,000	04/19/2013	\$4.57		
2,230	\$1,500	07/31/2013	\$0.67	2,250	\$11,500	08/24/2012	\$5.11		
2,971	\$2,000	05/06/2013	\$0.67	Average Price Per SF Level Sloped			\$1.22		
2,971	\$2,000	05/06/2013	\$0.67				\$1.03		
2,190	\$1,500	03/22/2013	\$0.68						
2,300	\$1,600	10/17/2013	\$0.70	Source: First American CoreLogic, Inc.					
3,569	\$2,500	11/02/2012	\$0.70						
3,392	\$2,500	12/17/2013	\$0.74						
2,720	\$2,050	07/10/2012	\$0.75						
2,600	\$2,000	10/12/2012	\$0.77						
5,820	\$4,500	09/14/2012	\$0.77						
2,550	\$2,000	04/12/2013	\$0.78						
2,550	\$2,000	03/20/2013	\$0.78						
10,741	\$8,500	07/27/2012	\$0.79						
2,400	\$2,000	07/27/2012	\$0.83						
9,320	\$8,000	04/30/2013	\$0.86						

ATTACHMENTS

- 1 – Property Tracking Worksheet**
- 2 – Board of Directors Staff Report Accepting Real Property Donation**
- 3 – San Sevaine Area 2010-2015 Five year Implementation Plan**
- 4 – 2008 Cedar Glen Appraisals**

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

Sign Severe		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)			
No.	Property Type	Permissible Use	Permissible 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	Address	City, State, ZIP	APN #	Lot Size (Acre)	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	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
47	Vacant Lot/Land	Future Development	Industrial	3/12/2008	\$113,108	\$0	Market	January 2014	\$0	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14028 Rosemary Dr	Fontana, CA 92335	023404163	0.18	IC - Community Industrial	\$0	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
48	Vacant Lot/Land	Future Development	Industrial	7/24/2009	\$55,256	\$0	Market	January 2014	\$0	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14040 Rosemary Dr	Fontana, CA 92335	023404164	0.19	IC - Community Industrial	\$0	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
49	Vacant Lot/Land	Future Development	Industrial	3/31/2009	\$131,224	\$0	Market	January 2014	\$0	Following approval of PMP and lot consolidation pursuant to 5 Yr Imp. Plan	Land assembly for potential industrial development	14048 Rosemary Dr	Fontana, CA 92335	023404165	0.19	IC - Community Industrial	\$0	\$0	None	None known	None	land assembly for industrial property use similar to surrounding area and in compliance with zoning	No
50	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	6/30/2011	\$426,686	\$0	Market	January 2014	\$0	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	No Address Randall Ave	Fontana, CA 92335	023102124	0.21	SD-COM - Special Development with commercial focus	\$0	\$0	No	Phase I Environmental Site Assessment (ESA) recommended asbestos and lead-based paint (LBP) analysis. Such an analysis was later performed and showed no detectable quantities of asbestos and negative/low lead readings. The ESA found evidence for three other recognized environmental conditions (septic system, pesticide use, and former underground storage tank and	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
51	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	6/30/2011	Included in Item 50	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	14624 Randall Ave	Fontana, CA 92335	023102132	0.44	SD-COM - Special Development with commercial focus	See Item 50	\$0	No	Phase I Environmental Site Assessment (ESA) recommended asbestos and lead-based paint (LBP) analysis. Such an analysis was later performed and showed no detectable quantities of asbestos and negative/low lead readings. The ESA found evidence for three other recognized environmental conditions (septic system, pesticide use, and former underground storage tank and	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
52	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	6/30/2011	Included in Item 50	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	No Address	Fontana, CA 92335	023102154	0.48	SD-COM - Special Development with commercial focus	See Item 50	\$0	No	Phase I Environmental Site Assessment (ESA) recommended asbestos and lead-based paint (LBP) analysis. Such an analysis was later performed and showed no detectable quantities of asbestos and negative/low lead readings. The ESA found evidence for three other recognized environmental conditions (septic system, pesticide use, and former underground storage tank and	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
53	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	6/30/2011	Included in Item 50	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	No Address	Fontana, CA 92335	023102155	0.48	SD-COM - Special Development with commercial focus	See Item 50	\$0	No	Phase I Environmental Site Assessment (ESA) recommended asbestos and lead-based paint (LBP) analysis. Such an analysis was later performed and showed no detectable quantities of asbestos and negative/low lead readings. The ESA found evidence for three other recognized environmental conditions (septic system, pesticide use, and former underground storage tank and	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
54	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	9/3/2009	\$3,289,700	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development (purchased with Tax-Exempt Bond Proceeds)	14544 Randall Ave	Fontana, CA 92335	023102128	0.19	SD-COM - Special Development with commercial focus	See Item 50	\$0	Note use of tax exempt bond proceeds. Proceeds may be restricted.	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
55	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	9/3/2009	Included in Item 54	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development (purchased with Tax-Exempt Bond Proceeds)	No Address Cherry Ave	Fontana, CA 92335	023102181	3.73	SD-COM - Special Development with commercial focus	See Item 50	\$0	Note use of tax exempt bond proceeds. Proceeds may be restricted.	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
56	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	9/3/2009	Included in Item 54	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development (purchased with Tax-Exempt Bond Proceeds)	9295 Cherry Ave	Fontana, CA 92335	023102183	0.79	SD-COM - Special Development with commercial focus	See Item 50	\$0	Note use of tax exempt bond proceeds. Proceeds may be restricted.	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
57	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	7/28/2011	\$113,282	\$0	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	14616 Randall Ave	Fontana, CA 92335	023102125	0.27	SD-COM - Special Development with commercial focus	See Item 50	\$0	None	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
58	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	3/16/2009	\$1,043,003	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	No Address Randall Ave	Fontana, CA 92335	023102148	2.26	SD-COM - Special Development with commercial focus	See Item 50	\$0	None	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
59	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	7/14/2008	\$351,603	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	14600 Randall Ave	Fontana, CA 92335	023102176	0.44	SD-COM - Special Development with commercial focus	See Item 50	\$0	None	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
60	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	9/3/2009	\$1,575,683	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development	9235 Cherry Ave	Fontana, CA 92335	023102182	2.14	SD-COM - Special Development with commercial focus	See Item 50	\$0	None	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
61	Vacant Lot/Land	Future Development	Commercial Uses, Parks, Parking Lots	5/12/2012	\$898,400	See Item 50	Market	January 2014	Combined with Item 50	Following approval of PMP and adequate development proposal upholding 5 Yr Imp. Plan goal	Land assembly for commercial/industrial development (purchased with Tax-Exempt Bond Proceeds)	14636 Randall Ave	Fontana, CA 92335	023102157	2.90	SD-COM - Special Development with commercial focus	See Item 50	\$0	Note use of tax exempt bond proceeds. Proceeds may be restricted.	None known	None	support commercial/industrial development pursuant to Goal 3 of 5-Yr Implementation Plan	Yes
62	Commercial	Sale of Property	Industrial	5/16/2008	\$2,279,181	1.35M	Market	January 2014	1.35M	Following approval of PMP	Land for relocation of business	8588 Beech Ave	Fontana, CA 92335	023212157	3.72	IC - Community Industrial	1.35M	\$0	None	A Phase I Environmental Site Assessment found no significant environmental concerns or impairments, but recommended a Phase II assessment due to environmental concerns or issues revealed in local databases.	None	N/A - Agency not retaining the property	Planned destination of business relocation
63	Vacant Lot/Land	Sale of Property	Multi-Family Residential	4/1/2005	\$141,350 Combined with Item 63	\$225,000 Combined with Item 63	Market	January 2014	\$225,000 Combined with Item 63	Following approval of PMP	Land assembly for potential housing development	No Address Carth Ave 15217 San Bernardino Ave	Fontana, CA 92335	023505211	0.75	RM - Multiple Residential	\$225,000	\$0	None	None known	None	N/A - Agency not retaining the property	No
64	Vacant Lot/Land	Sale of Property	Multi-Family Residential	4/1/2005	\$2,250 Combined with Item 63	\$3,100 Combined with Item 63	Market	January 2014	\$3,100 Combined with Item 63	Following approval of PMP	Land assembly for potential housing development	Blackwood Dr	Cedar Glen, CA 92321	033002202	0.07	RS - Single Residential	\$3,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
65	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$10,400	Market	January 2014	\$10,400	Following approval of PMP	Emergency relief and infrastructure development	Blackwood Dr	Cedar Glen, CA 92321	033002207	0.18	RS - Single Residential	\$10,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
66	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$5,700	Market	January 2014	\$5,700	Following approval of PMP	Emergency relief and infrastructure development	Blackwood Dr	Cedar Glen, CA 92321	033002210	0.11	RS - Single Residential	\$5,700	\$0	None	None known	None	N/A - Agency not retaining the property	No
67	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,150	\$10,200	Market	January 2014	\$10,200	Following approval of PMP	Emergency relief and infrastructure development	Blackwood Dr	Cedar Glen, CA 92321	033002321	0.13	RS - Single Residential	\$10,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
68	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$4,100	Market	January 2014	\$4,100	Following approval of PMP	Emergency relief and infrastructure development	875 Iron Bark Dr	Cedar Glen, CA 92321	033002548	0.07	RS - Single Residential	\$4,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
69	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$7,800	Market	January 2014	\$7,800	Following approval of PMP	Emergency relief and infrastructure development	Bay Tree Dr	Cedar Glen, CA 92321	033003304	0.14	RS - Single Residential	\$7,800	\$0	None	None known	None	N/A - Agency not retaining the property	No
70	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,100	\$13,300	Market	January 2014	\$13,300	Following approval of PMP	Emergency relief and infrastructure development	Bay Tree Dr	Cedar Glen, CA 92321	033003317	0.23	RS - Single Residential	\$13,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
71	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,950	\$6,200	Market	January 2014	\$6,200	Following approval of PMP	Emergency relief and infrastructure development	Bay Tree Dr	Cedar Glen, CA 92321	033003322	0.12	RS - Single Residential	\$6,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
72	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$4,200	\$6,700	Market	January 2014	\$6,700	Following approval of PMP	Emergency relief and infrastructure development	Bay Tree Dr	Cedar Glen, CA 92321	033003323	0.13	RS - Single Residential	\$6,700	\$0	None	None known	None	N/A - Agency not retaining the property	No
73	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,950	\$3,900	Market	January 2014	\$3,900	Following approval of PMP	Emergency relief and infrastructure development	Bay Tree Dr	Cedar Glen, CA 92321	033003330	0.06	RS - Single Residential	\$3,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
74	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$2,600	Market	January 2014	\$2,600	Following approval of PMP	Emergency relief and infrastructure development	757 Elder Dr	Cedar Glen, CA 92321	033003519	0.05	RS - Single Residential	\$2,600	\$0	None	None known	None	N/A - Agency not retaining the property	No
75	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$3,300	Market	January 2014	\$3,300	Following approval of PMP	Emergency relief and infrastructure development	757 Elder Dr	Cedar Glen, CA 92321	033004207	0.07	RS - Single Residential	\$3,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
76	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,750	\$3,100	Market	January 2014	\$3,100	Following approval of PMP	Emergency relief and infrastructure development	Elder Dr	Cedar Glen, CA 92321	033004230	0.06	RS - Single Residential	\$3,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
77	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,750	\$3,100	Market	January 2014	\$3,100	Following approval of PMP	Emergency relief and infrastructure development	Elder Dr	Cedar Glen, CA 92321	033004230	0.06	RS - Single Residential	\$3,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
78	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$4,500	Market	January 2014	\$4,500	Following approval of PMP	Emergency relief and infrastructure development	29661 Linden Ln	Cedar Glen, CA 92321	033005536	0.08	RS - Single Residential	\$4,500	\$0	None	None known	None	N/A - Agency not retaining the property	No
79	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,950	\$3,900	Market	January 2014	\$3,900	Following approval of PMP	Emergency relief and infrastructure development	826 ELDER DR	Cedar Glen, CA 92321	033006245	0.06	RS - Single Residential	\$3,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
80	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,200	\$2,900	Market	January 2014	\$2,900	Following approval of PMP	Emergency relief and infrastructure development	Elder Dr	Cedar Glen, CA 92321	033006403	0.05	RS - Single Residential	\$2,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
81	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$4,700	\$2,300	Market	January 2014	\$2,300	Following approval of PMP	Emergency relief and infrastructure development	Cypress Rd	Cedar Glen, CA 92321	033006415	0.07	RS - Single Residential	\$2,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
82	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$3,000	Market	January 2014	\$3,000	Following approval of PMP	Emergency relief and infrastructure development	Blue Spruce Dr	Cedar Glen, CA 92321	033006527	0.06	RS - Single Residential	\$3,000	\$0	None	None known	None	N/A - Agency not retaining the property	No
83	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,600	\$2,300	Market	January 2014	\$2,300	Following approval of PMP	Emergency relief and infrastructure development	Birch	Cedar Glen, CA 92321	033006554	0.05	RS - Single Residential	\$2,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
84	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,050	\$2,700	Market	January 2014	\$2,700	Following approval of PMP	Emergency relief and infrastructure development	Cypress Rd	Cedar Glen, CA 92321	033008124	0.06	RS - Single Residential	\$2,700	\$0	None	None known	None	N/A - Agency not retaining the property	No
85	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,100	\$3,100	Market	January 2014	\$3,100	Following approval of PMP	Emergency relief and infrastructure development	Cypress Rd	Cedar Glen, CA 92321	033008125	0.07	RS - Single Residential	\$3,100	\$0	None	None known	None	N/A - Agency not retaining the property	No
86	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,100	\$3,400	Market	January 2014	\$3,400	Following approval of PMP	Emergency relief and infrastructure development	Eucalyptus Rd	Cedar Glen, CA 92321	033008326	0.08	RS - Single Residential	\$3,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
87	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$3,400	Market	January 2014	\$3,400	Following approval of PMP	Emergency relief and infrastructure development	Tamarack	Cedar Glen, CA 92321	033009220	0.06	RS - Single Residential	\$3,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
88	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,800	\$3,400	Market	January 2014	\$3,400	Following approval of PMP	Emergency relief and infrastructure development	Tamarack	Cedar Glen, CA 92321	033009221	0.06	RS - Single Residential	\$3,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
89	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$3,400	Market	January 2014	\$3,400	Following approval of PMP	Emergency relief and infrastructure development	Tamarack	Cedar Glen, CA 92321	033009222	0.06	RS - Single Residential	\$3,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
90	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,400	\$3,300	Market	January 2014	\$3,300	Following approval of PMP	Emergency relief and infrastructure development	Walnut Dr	Cedar Glen, CA 92321	033009608	0.06	RS - Single Residential	\$3,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
91	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$3,400	Market	January 2014	\$3,400	Following approval of PMP	Emergency relief and infrastructure development	Eucalyptus Rd	Cedar Glen, CA 92321	033009618	0.07	RS - Single Residential	\$3,400	\$0	None	None known	None	N/A - Agency not retaining the property	No
92	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,200	\$3,800	Market	January 2014	\$3,800	Following approval of PMP	Emergency relief and infrastructure development	Maple	Cedar Glen, CA 92321	033009617	0.07	RS - Single Residential	\$3,800	\$0	None	None known	None	N/A - Agency not retaining the property	No
93	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,100	\$4,900	Market	January 2014	\$4,900	Following approval of PMP	Emergency relief and infrastructure development	29706 Redwood Dr	Cedar Glen, CA 92321	033010126	0.11	RS - Single Residential	\$4,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
94	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,100	\$7,000	Market	January 2014	\$7,000	Following approval of PMP	Emergency relief and infrastructure development	Lignum Vit											

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

San Severino Cedar Glen		HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)		SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)			
No.	Property Type	Permissible Use	Permissible 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	Address	City, State, ZIP	APN #	Lot Size (Acre)	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	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
138	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,350	\$2,900	Market	January 2014	\$2,900	Following approval of PMP	Emergency relief and infrastructure development	235 Pine Dr	Cedar Glen, CA 92321	033020416	0.06	RS - Single Residential	\$2,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
139	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,050	\$3,800	Market	January 2014	\$3,800	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033020419	0.08	RS - Single Residential	\$3,800	\$0	None	None known	None	N/A - Agency not retaining the property	No
137	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$3,000	Market	January 2014	\$3,000	Following approval of PMP	Emergency relief and infrastructure development	Hook Creek Rd	Cedar Glen, CA 92321	033020432	0.06	RS - Single Residential	\$3,000	\$0	None	None known	None	N/A - Agency not retaining the property	No
138	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,350	\$2,900	Market	January 2014	\$2,900	Following approval of PMP	Emergency relief and infrastructure development	29609 Hook Creek Rd	Cedar Glen, CA 92321	033020548	0.07	RS - Single Residential	\$2,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
139	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,000	\$3,200	Market	January 2014	\$3,200	Following approval of PMP	Emergency relief and infrastructure development	Alder Ln	Cedar Glen, CA 92321	033020608	0.06	RS - Single Residential	\$3,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
140	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$3,000	Market	January 2014	\$3,000	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033021107	0.05	RS - Single Residential	\$3,000	\$0	None	None known	None	N/A - Agency not retaining the property	No
141	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,400	\$4,300	Market	January 2014	\$4,300	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033021108	0.08	RS - Single Residential	\$4,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
142	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$1,700	\$3,300	Market	January 2014	\$3,300	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033021311	0.05	RS - Single Residential	\$3,300	\$0	None	None known	None	N/A - Agency not retaining the property	No
143	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,450	\$2,700	Market	January 2014	\$2,700	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033021321	0.06	RS - Single Residential	\$2,700	\$0	None	None known	None	N/A - Agency not retaining the property	No
144	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,100	\$3,800	Market	January 2014	\$3,800	Following approval of PMP	Emergency relief and infrastructure development	Bridge Rd	Cedar Glen, CA 92321	033021457	0.08	RS - Single Residential	\$3,800	\$0	None	None known	None	N/A - Agency not retaining the property	No
145	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$4,200	Market	January 2014	\$4,200	Following approval of PMP	Emergency relief and infrastructure development	Coulter Dr	Cedar Glen, CA 92321	033022127	0.10	RS - Single Residential	\$4,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
146	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,300	\$3,500	Market	January 2014	\$3,500	Following approval of PMP	Emergency relief and infrastructure development	Coulter Dr	Cedar Glen, CA 92321	033022129	0.08	RS - Single Residential	\$3,500	\$0	None	None known	None	N/A - Agency not retaining the property	No
147	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,350	\$3,700	Market	January 2014	\$3,700	Following approval of PMP	Emergency relief and infrastructure development	Coulter Dr	Cedar Glen, CA 92321	033022214	0.06	RS - Single Residential	\$3,700	\$0	None	None known	None	N/A - Agency not retaining the property	No
148	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$4,550	\$4,900	Market	January 2014	\$4,900	Following approval of PMP	Emergency relief and infrastructure development	Coulter Dr	Cedar Glen, CA 92321	033022249	0.09	RS - Single Residential	\$4,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
149	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$4,550	\$5,500	Market	January 2014	\$5,500	Following approval of PMP	Emergency relief and infrastructure development	Coulter Dr	Cedar Glen, CA 92321	033022250	0.10	RS - Single Residential	\$5,500	\$0	None	None known	None	N/A - Agency not retaining the property	No
150	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$3,200	Market	January 2014	\$3,200	Following approval of PMP	Emergency relief and infrastructure development	204 Glen Avon Dr	Cedar Glen, CA 92321	033114413	0.06	RS - Single Residential	\$3,200	\$0	None	None known	None	N/A - Agency not retaining the property	No
151	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,250	\$2,800	Market	January 2014	\$2,800	Following approval of PMP	Emergency relief and infrastructure development	Balsam Dr	Cedar Glen, CA 92321	033115336	0.05	RS - Single Residential	\$2,800	\$0	None	None known	None	N/A - Agency not retaining the property	No
152	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,400	\$2,500	Market	January 2014	\$2,500	Following approval of PMP	Emergency relief and infrastructure development	Craghill Dr	Cedar Glen, CA 92321	033115702	0.05	RS - Single Residential	\$2,500	\$0	None	None known	None	N/A - Agency not retaining the property	No
153	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,400	\$2,500	Market	January 2014	\$2,500	Following approval of PMP	Emergency relief and infrastructure development	Craghill Dr	Cedar Glen, CA 92321	033115703	0.05	RS - Single Residential	\$2,500	\$0	None	None known	None	N/A - Agency not retaining the property	No
154	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$6,576	\$2,900	Market	January 2014	\$2,900	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033115842	0.06	RS - Single Residential	\$2,900	\$0	None	None known	None	N/A - Agency not retaining the property	No
155	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,450	\$3,600	Market	January 2014	\$3,600	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033115918	0.08	RS - Single Residential	\$3,600	\$0	None	None known	None	N/A - Agency not retaining the property	No
156	Vacant Lot/Land	Sale of Property	Single Family Residential	11/1/2006	\$2,350	\$2,800	Market	January 2014	\$2,800	Following approval of PMP	Emergency relief and infrastructure development	Pine Dr	Cedar Glen, CA 92321	033115919	0.06	RS - Single Residential	\$2,800	\$0	None	None known	None	N/A - Agency not retaining the property	No

REPORT/RECOMMENDATION TO THE BOARD OF DIRECTORS
COUNTY OF SAN BERNARDINO REDEVELOPMENT AGENCY, CALIFORNIA
AND RECORD OF ACTION

cc: PF
subject
F.U

March 16, 2004

FROM: JOHN E. NOWAK, Redevelopment Administrator

SUBJECT: ACCEPTANCE OF REAL PROPERTY FROM CATELLUS CORPORATION

RECOMMENDATION:

- (1) Authorize the Redevelopment Agency Board Chairman to accept Parcel No.1, Tentative Parcel Map No. 15640 from Catellus Commercial Group LLC by Grant Deed.
- (2) Authorize the Chairman to sign the Deed upon its completion and approval by County Counsel and Real Estate Services.

BACKGROUND INFORMATION: Catellus Commercial Group LLC (Catellus) has undertaken a substantial development on the former Kaiser Steel site, which will include over 10 million square feet of warehouse/logistics buildings. A condition of the original specific plan for the project was for Catellus to deed to the County of San Bernardino Redevelopment Agency (CoRDA), at no cost, a parcel upon which a new fire station would be constructed. The County of San Bernardino Consolidated Fire District (District) will operate the station.

Discussions between the CoRDA, Catellus, and the District have identified a parcel (Parcel No. 1, Tentative Parcel Map No. 15640) located on San Bernardino Avenue east of Commerce Drive that will meet the requirements of the District for the construction of the new fire station. The parcel is shown on the attached map, and is approximately 2.9 acres in size. Office space for other county departments may also be included within the fire station building to improve services to the Redevelopment project area. The CoRDA will pay for the office building construction, cost of the fire station, and the purchase of a fire ladder truck.

The final parcel map for the Catellus development is being prepared as well as the Deed to transfer the parcel to the CoRDA. To expedite the transfer and permit the District to begin preparation of design/planning of the station as soon as the land is accepted, the Agency Board of Directors is requested to authorize the Chairman to sign the Deed upon its completion, review, and approval by County Counsel and Real Estate Services.

REVIEW BY OTHERS: This report has been reviewed by Deputy County Counsel, Michelle D. Blakemore on March 8, 2004; Peter R. Hills, Fire Chief//Fire Warden on March 3, 2004; Real Estate Services Department, David H. Slaughter, Director, on March 8, 2004; and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III on March 5, 2004.

cc: Redevelopment-Nowak
County Counsel-Blakemore
Fire-Hills
RES-Slaughter
CAO-Cole
ISG
ED/PSG-Kanold
Filed under CORDA genl. w/map

sg

Record of Action of the Board of Directors

APPROVED BOARD OF DIRECTORS
COUNTY OF SAN BERNARDINO

MOTION ABSENT MOVE AYE SECOND
4 5

J. RENEE BASTIAN, SECRETARY

BY

DATED: March 16, 2004

ITEM 054

ACCEPTANCE OF REAL PROPERTY FROM CATELLUS CORPORATION

March 16, 2004

Page 2

FINANCIAL IMPACT: There is no cost to the Agency for the parcel of land. Construction costs will be covered by the CoRDA's funds. No County General Funds will be used for the construction.

COST REDUCTION REVIEW: The County Administrative Office has reviewed this agenda item and concurs with the department's proposal and recommends this action based on the need to expedite the transfer of the real property from Catellus to the CoRDA. Further, no County General Funds will be used.

SUPERVISORIAL DISTRICT(S): Second

PRESENTER: John E. Nowak, Redevelopment Administrator, (909) 381-7983.

Attachment 3



San Sevaine Project Area

Five Year Implementation Plan 2010-2015

ADOPTED
DECEMBER 2010

BOARD OF DIRECTORS

Gary C. Ovitt, Chair
Josie Gonzales, Vice Chair
Neil Derry, Director
Brad Mitzelfelt, Director
Janice Rutherford, Director

EXECUTIVE STAFF

Greg C. Devereaux, Executive Director
Kathleen Thomas, Redevelopment Director

COUNTY OF SAN BERNARDINO REDEVELOPMENT AGENCY

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A. INTRODUCTION

1. Purpose of the Implementation Plan

The Five-Year Implementation Plan (the “Plan”) is a report that documents the program of actions the Redevelopment Agency (the “Agency”) has engaged in over the past five years and describes the type of projects and programs it intends to undertake in the next five years. This Plan is the fourth Implementation Plan (“Plan”) for the San Sevaine Redevelopment Project Area (the “Project Area”) covering the period from December 2010 through December 2015. The Plan process enables redevelopment agencies to document the linkage between the needs of the Project Area and the Agency’s proposed actions by providing an explanation of how the goals, objectives, projects, programs and expenditures fostered economic development, eliminated blight and promoted revitalization of the Project Area. In addition, the Plan serves to assist the Agency in setting priorities and allocating resources for the next five year period for activities within and benefitting the Project Area. The Plan is a dynamic document where adjustments can be made to reflect changing conditions or other factors to ensure positive outcomes.

This report will consider and summarize the following:

- The blighting conditions present at the time the Redevelopment Plan was adopted.
- The Agency’s activities since the adoption of the Redevelopment Plan that have eliminated some of the identified causes of blight.
- Current conditions within the Project Area.
- The goals and objectives for programs targeted to remove blight.
- Anticipated programs and expenditures over the next five years and how they alleviate blighting conditions.
- The Agency’s activities to provide housing affordable to low- and moderate-income households.

2. Legislative Requirements

Assembly Bill 1290 and Senate Bill 732 were enacted by the California Legislature in 1993 and 1994, respectively. These legislative acts were comprehensive reforms of the California Redevelopment Law (CRL) that established regulations requiring each redevelopment agency to adopt an Implementation Plan no later than December 31, 1994 and to update the plan every five years. The Agency has been and continues to be in compliance with these requirements. Each Implementation Plan must contain the following four elements:

- A description of the Agency's goals and objectives, including housing related goals and objectives for the Project Area.
- A description of the programs and expenditures proposed for the next five years.
- An explanation of how these goals, objectives, programs and expenditures will eliminate blight within the Project Area.
- An explanation of how the housing related goals, objectives, programs and expenditures, including the use of housing set-aside funds and an annual housing program, will implement State affordable housing requirements and replacement housing requirements.

3. Implementation Plan Cycle

The Agency adopted previous Implementation Plans as noted below:

- First Five-Year Implementation Plan in December 1995 covering the period from December 1995 to December 2000.
- Second Five-Year Implementation Plan in December 2000 covering the period from December 2000 to December 2005.
- Third Five-Year Implementation Plan in December 2005 covering the period from December 2005 to December 2010.
- This is the fourth Five-Year Implementation Plan and it will cover the period from December 2010-2015.

Prior to the adoption of the Five-Year Implementation Plan by the Board of Directors, a public hearing must be conducted to gather public input. The Clerk of the Board of Directors was instructed to publish notice pursuant to the CRL Section 33490(d)

for three successive weeks prior to the December 14 hearing in a publication of general circulation. In addition, the notice was posted at the following four locations accessible to persons within the Project Area:

- A & B Market at 14760 Valley Boulevard;
- Valero Gas at 14518 Valley Boulevard;
- County Fire Station #73 at 14360 Arrow Route; and,
- SS Burger Basket at 8535 Cherry Avenue.

The Implementation Plan is intended to be a planning document only. Redevelopment is a very fluid process and is subject to market dynamics and changing issues. Therefore the law does not require an amendment to the Implementation Plan to conform to every change. Additionally, adoption of the Implementation Plan does not constitute approval of any specific program, potential project, or estimated expenditure and does not commit the Agency to complete or construct any identified projects or improvements. Similarly, any program, potential project or estimated expenditure identified may be eliminated by the Agency upon subsequent analysis or review. And, identified programs, projects and expenditures remain subject to review by any and all discretionary bodies, including environmental review pursuant to the California Environmental Quality Act, Division 13, of the Public Resources Code.

4. Financial Impacts Resulting from the State of California

During weak economic periods, the Legislature has used funds from local governmental entities, including redevelopment agencies, to help balance the State budget. As part of its solution, the Legislature established the Education Revenue Augmentation Fund (ERAF) in each County and directed redevelopment agencies to transfer a portion of the property taxes to this fund to be allocated to schools throughout the County. Over the years, the Agency has been required to make several ERAF payments to the State. Table 1 below lists the amounts and year that funds were transferred to the State.

Initially ERAF was intended as an occasional take, but the State continued to lean on local jurisdictions without signs of ending the practice. In 2008, the Legislature adopted and the Governor signed legislation, Chapter 751, Statutes 2008 (Assembly Bill

No. 1389; “AB 1389”), that among other things require redevelopment agencies to pay into ERAF in fiscal year 2008-09 prior to May 10, 2009, an aggregate amount of \$350 million, of which the Agency was to pay approximately \$763,353. The ERAF obligation was calculated to include a portion of the gross tax increment and a portion of net tax increment revenues (after any pass-through payments to other taxing entities) received by the Agency. The required transfers to ERAF were determined subordinate to payments on bonds secured by tax increment revenues. In the event a redevelopment agency did not make its required ERAF payment, it was prohibited from issuing new bonds, notes, interim certificates, debentures, or other obligations. On April 30, 2009, a California superior court in California Redevelopment Association v. Genest (County of Sacramento, Case No. 34-2008-00028334) held that the required payment by redevelopment agencies into ERAF in fiscal year 2008-09 pursuant to AB 1389 violated the California Constitution and was invalidated and imposed the removal of the CRL requiring such payment. On May 26, 2009, the State filed a notice that it would appeal the decision of the superior court but subsequently dropped its appeal.

In late July 2009, in connection with various legislation related to the State budget for Fiscal Year 2009-10, the Legislature adopted and the Governor signed Assembly Bill No. 26 (“AB X4-26”). This legislation mandates that redevelopment agencies in the State make deposits to the Supplemental Education Revenue Augmentation Fund (“SERAF”) established in each County treasury throughout the State. The state wide aggregate amount was \$1.7 billion for Fiscal Year 2009-10 and was due prior to May 10, 2010. In addition, AB X4-26 requires another aggregate amount of \$350 million for Fiscal Year 2010-11, which is due prior to May 10, 2011. The California Redevelopment Association, along with a number of redevelopment agencies, was not successful in challenging the constitutionality of the 2009 SERAF Legislation, although the matter is pending on appeal.

The Agency paid the total amount payable by it pursuant to the SERAF Legislation for all of its redevelopment project areas in the amount of \$3,871,706 for Fiscal Year 2009-10. The total SERAF payment for the San Sevaïne Project Area was \$3,544,976. The estimated total amount payable SERAF payment for all of its redevelopment project areas will be \$796,353 for fiscal year 2010-11. The total SERAF payment for the San Sevaïne Project Area will be \$729,148. Pursuant to the 2009 SERAF Legislation, redevelopment agencies may use any funds that are legally available and not legally obligated for other uses, including reserve funds, proceeds of land sales, bond proceeds or other indebtedness, lease revenues, interest and other earned income.

The Agency has set-aside non-housing reserves to pay the Fiscal Year 2010-11 SERAF payment when due.

Table 1: Education Revenue Augmentation Payments

Education Revenue Augmentation Fund Payments	
Fiscal Year	Amount
2002-03	\$ 0
2003-04	\$ 272,368
2004-05	\$ 475,917
2005-06	\$ 0
Supplemental Education Revenue Augmentation Fund Payments	
2009-10	\$ 3,544,976
2010-11	\$ 729,148
Total	\$ 5,022,409

The Agency cannot predict what actions will be taken in the future by the Legislature and the Governor to deal with changing State revenues and expenditures and the repercussions they may have on the Fiscal Year 2010-11 State Budget and future budgets. These developments at the State level may, in turn, affect local governments and agencies, including the Agency. The State Legislature may adopt other legislation requiring redevelopment agencies to make other payments to ERAF, SERAF, or to make other payments. The impact that current and future State fiscal shortfalls will have on the Agency is unknown at this time. In prior years, the State has experienced budgetary difficulties and balanced its budget by requiring local political subdivisions, such as the County and the Agency, to fund certain costs borne by the State.

Any additional ERAF or SERAF payments will severely impede the Agency's ability to perform and complete many of the projects and programs described in the Implementation Plan.

B. BACKGROUND

1. Redevelopment in Context with State Public Finance

The enactment of Proposition 13 (1978) resulted in significant changes in public finance and seriously altered the State's role in the local arena. Proposition 13 was a ballot initiative that amended the Constitution of the State of California to add Article 13A, which calls for a one percent (1%) cap on any real property tax and an annual two percent (2%) maximum increase of the base year value until and unless there is a change in ownership. Additionally, it made it more difficult for local officials to raise new taxes as any local tax rate increases have since required a two-thirds majority vote at the ballot box. These constraints required local governments to turn to other revenue sources, such as assessments, regulatory fees and taxes, fines and penalties, and general service charges.

Some jurisdictions have been able to offset the shift in control of property tax to the State by increasing local taxes, user fees and enterprise revenues. Enterprise revenues, which are generated by the utility companies that sell water, electricity, natural gas, and other services to the public, have grown tremendously since 1978. Since counties are restricted from providing such services to its residents, it is more reliant on State resources. As a result, this means counties are also susceptible to the State's fiscal problems and budget cycles. Redevelopment funds are another funding mechanism used by local government to address growing public needs and services.

2. The Redevelopment Agency of the County of San Bernardino

In 1980, the Agency was established under the CRL as a tool through its special legal and financial mechanisms to do the following:

- Alleviate conditions of blight in identified communities throughout the County;
- Address the growing needs and services to its residents; and,
- Ensure that the County's economic base would grow and remain healthy through the provision of new public improvements, commercial development and affordable housing.

The Agency is a legal public body with powers and budget separate from the County. The five Board of Supervisors serve as the Redevelopment Agency's Board of Directors. The County Executive Officer serves as the Executive Director. Employees assigned to the Agency are County employees. Staff consists of a Redevelopment Director, a Deputy Director, an Executive Secretary, a Staff Analyst II, and five Development Specialists. The Agency plays a facilitating role acting as a liaison between developers, business owners and operators, and residents within the Project Area.

The Agency has successfully mitigated blighting conditions through the accomplishment of a number of projects such as street and sidewalk construction; storm drain and flood control improvements; freeway interchange improvements; utility connections; acquisition of lots for future redevelopment; and, various other activities.

The Agency receives funding through tax increment revenue generated from property tax revenues from properties located in the Project Area. These revenues are based on the increased assessed valuation of those properties that have occurred after the 1995 base year, the year the Redevelopment Plan was adopted. Inclusion of property within the Project Area boundaries does not increase the amount of tax assessed to the property. As properties are improved or sold, the property tax valuation increase above the base year valuation is distributed to the Agency and other eligible public entities. The Agency uses these revenues to fund projects and programs described in the Redevelopment Plan (1995) and further defined in the Implementation Plan to promote and finance revitalization efforts, eliminate blight, and provide affordable housing. The Agency leverages those funds to revitalize neighborhood, industrial, entertainment, and commercial areas of the Project Area through bond financing and cooperative partnerships with private and other public sectors.

3. San Sevaïne Project Area

The Board approved the San Sevaïne Redevelopment Plan on December 19, 1995, via Ordinance No. 3631. The Project Area consists of a contiguous 3,426 acres surrounded by the City of Fontana to the north, east, and south and by the Cities of Rancho Cucamonga and Ontario to the west as shown in Figure 1. The Project Area has convenient access to the Ontario International Airport, Interstates 10 and 15, as well as to the Union Pacific and Burlington Northern Santa Fe Railways. Major thoroughfares in the Project Area are Cherry Avenue, Etiwanda Avenue, San Bernardino Avenue, and Valley Boulevard. Industrial land uses are the dominant uses of the Project Area, but commercial and residential uses, as well as vacant land, are also included.

The original Project Area boundaries (“Original Area”) consisted of 2,835 acres. The Original Area was primarily established to revitalize the area in and around the former Kaiser Steel Mill site. The Kaiser Steel Mill was once one of the largest steel plants in the world and was originally built during World War II to supply steel for Kaiser’s shipyards in Richmond, California which produced hundreds of ships. This facility produced enough steel to build a Liberty warship every two days and was the region’s primary source of jobs from 1943 until its closure in 1983. The mill was modernized after the war, and at the time, was the country’s only integrated steel mill located west of the Rockies. Increased environmental concerns in the 1970s led to reduced output. In the summer of 1980, Kaiser’s Eagle Mountain Mine in Riverside County shut down briefly, but reopened several months later. Finally, in late 1982, Kaiser Steel Corporation announced the phasing out of the Fontana plant and the mine.

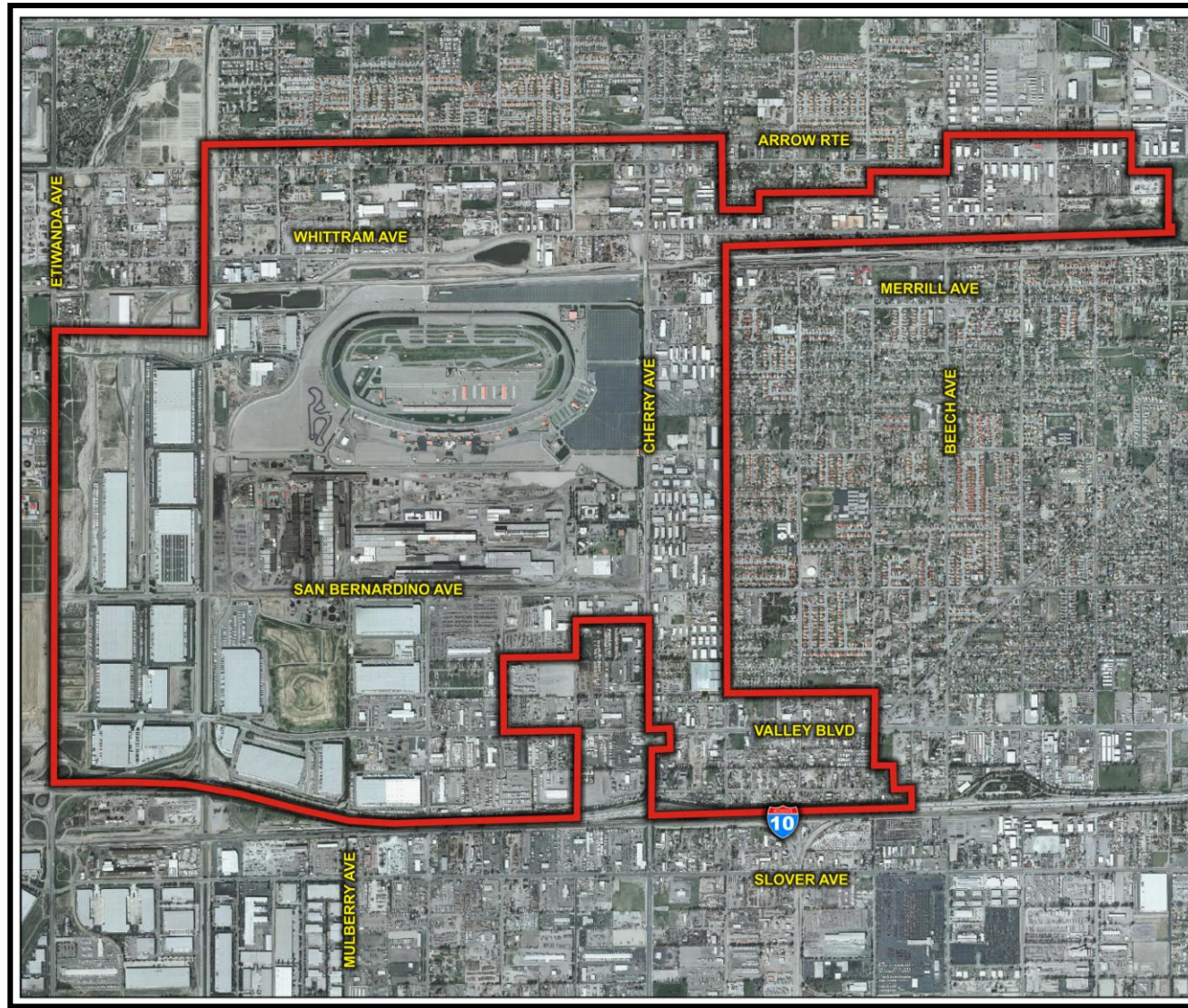
In 1983, the Kaiser Steel Corporation went bankrupt. The mill was shut down and thousands of workers were laid off. In 1984, Kaiser ceased its steel making operations and a portion of the site was sold to California Steel Industries, a consortium of Japanese and Brazilian steel-making companies, which produces finished steel products such as flat rolled steel and electric resistance welded pipe. In 1985, the United States Environmental Protection Agency (EPA) and the State Department of Toxic Substances Control became involved with the remediation of the remainder of the site; the EPA required Kaiser to remove the hazardous waste from this portion before it could sell the site. The contaminated dirt was removed and transported to a toxic waste landfill. To prevent remaining impurities from rising to the surface, a “cap” of non-porous material and clean soil were installed. In 1994, Kaiser Ventures and Penske Motorsports announced the construction of a NASCAR scale racetrack on the site. On June 21, 1997 the first NASCAR race was held. Two years later, Penske Motorsports and International Speedway Corporation merged to become the largest provider of motorsports entertainment and renamed the racetrack The California Speedway. In 2008, The Automobile Club of Southern California became the title sponsor of the raceway renaming the official name “Auto Club Speedway”.

Another 588 acres owned by Kaiser Steel Corporation was acquired by Catellus Development Corporation in 2000 (“Catellus”). Catellus redeveloped the site and formed the Kaiser Commerce Center, a planned 9 million square-foot industrial business park. Catellus merged with ProLogis in September 2005, creating a company offering the world’s largest network of distribution facilities and services.

Because other surrounding properties were also characterized by severe blighting conditions, the San Sevaine Redevelopment Plan was amended in 2004 (Amendment No. 1) to include an additional 1,156 acres (“Added Area”) to the Project Area. The

Added Area consisted of five non-contiguous areas adjacent to the Original Area boundaries at various locations. The City of Fontana had expressed a desire to annex certain parcels of the unincorporated County territory south of Interstate 10. This resulted in a second amendment in 2005 to remove approximately 565 acres from the Amendment No. 1 Added Area. The removal of these properties allowed compliance with the Agency's practice that generally prohibits the Agency from conducting a redevelopment program in areas that are anticipated to be annexed into a city. The City of Fontana completed the annexation process in 2006.

Figure 1: San Sevaine Project Area Map



4. San Sevaïne Plan Limits

The Project Area was adopted under the provisions of the CRL enacted by Assembly Bill 1290 in 1993. Under these provisions, as amended, project areas adopted after January 1, 1994 terminate their effectiveness not more than 30 years from the date of their adoption. Loans, advances and other forms of indebtedness may not be repaid beyond 45 years following the date of adoption of the Redevelopment Plan. Except for certain expenditures from the Low and Moderate Income Housing Fund (the “LMIHF”), redevelopment plans adopted after January 1, 1994, may not establish any new debt to be repaid from tax increment revenue beyond 20 years from the date of adoption and eminent domain proceedings may not be initiated beyond 12 years from the adoption date. Redevelopment plans adopted after January 1, 1994, are not required to have limits on the amount of tax increment that may be received annually or over the life of the plan. The plan limitations for the Project Area are summarized below.

Table 2: Redevelopment Plan Limits

Portion of Project Area	Limits to Incur Debt	Effectiveness of Plan	Limits on Receiving Tax Increment	Bonded Debt Limit	Time Limit for the Use of Eminent Domain
Original Area	December 19, 2015	December 19, 2026	December 19, 2041	\$165,000,000	December 19, 2007
Amended Area	November 2, 2024	November 2, 2034	November 2, 2049		November 2, 2016

C. IDENTIFICATION OF KEY BLIGHTING CONDITIONS

1. Definition of Blight

A redevelopment agency may plan, adopt, and implement a redevelopment plan, and the redevelopment agency and the legislative body of the community may approve a redevelopment plan for a project to remedy conditions of blight as defined by the law that is in effect at the time a redevelopment project is adopted. Identified blighting conditions in the Project Area are based on the revised definition of blight as determined by Assembly Bill 1290 (1994) and included in the CRL Sections 33030 and 33031.

Since one of the primary purposes of this Implementation Plan is to link the actions of the Agency to the elimination of blight, the entire CRL sections defining blight are presented rather than being incorporated by reference.

Section 33030

- a) It is found and declared that there exist in many communities blighted areas which constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety and general welfare of the people of these communities and of the state.*
- b) A blighted area is one that contains both of the following:*
 - (1) An area that is predominantly urbanized, as that term is defined in §33320.1, and is an area in which the combination of conditions set forth in §33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.*
 - (2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of §33031 and one or more conditions set forth in any paragraph of subdivision (b) of §33031.*

- c) A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.*

Section 33031

- a) This subdivision describes physical conditions that cause blight:*

- (1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration caused by long term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.*
- (2) Conditions that prevent or substantially hinder the economically viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective or obsolete design, or construction given the present general plan, zoning, or other development standards inadequate size given present standards and market conditions, lack of parking, or other similar factors.*
- (3) Adjacent or nearby land uses that prevent the development of those parcels or other portions of the project area.*
- (4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes given present general plan and zoning standards and present market conditions.*

- b) This subsection describes economic conditions that cause blight:*

- (1) Depreciated or stagnant property values.*
- (2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with §33459).*
- (3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.*

- (4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.*
- (5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, “overcrowding” means exceeding the standard referenced in Article 5 (commencing with §32) of Chapter 1 of Title 25 of the California Code of Regulations.*
- (6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.*
- (7) A high crime rate that constitutes a serious threat to the public safety and welfare.*

2. Redevelopment Plan Summary of Blighting Conditions

The Project Area is required to have a *Redevelopment Plan* that contains the goals, objectives, programs and prioritized projects designed to alleviate any identified conditions of blight. An evaluation of the level and scope of blight provided a detailed assessment of damages and blighting conditions at the time the Redevelopment Plan was adopted. The general conditions of physical and economic blight in the Original Area were found to be:

- Unsafe, dilapidated, and/or deteriorated buildings.
- Physical conditions that limit the economic viability and use of lots and buildings.
- Incompatible land uses.
- Lots of irregular shape, inadequate size, and under multiple ownerships.
- Depreciated and stagnant property values; impaired investments.
- A field survey of the Added Area was conducted by the Agency’s consultant RSG (February 2004), which resulted in the identification of blighting conditions that also necessitated the use of the redevelopment tools already available in the Original Area. Each lot within the Added Area was evaluated based on the physical condition of structures, the condition of the lots, and land use compatibility within the Project Area. The significant blighting conditions identified in the Added Area are:

- Inadequate public improvements.
- Unsafe, dilapidated, and/or deteriorated buildings.
- Incompatible land uses and lots of irregular shape, inadequate size and under multiple ownership.
- Physical conditions that limit the economic viability and use of lots and buildings.
- Depreciated and stagnant property values; impaired investments.
- Lack of neighborhood commercial facilities.

3. Updated Assessment of Blighting Conditions

Since the adoption of the Redevelopment Plan in 1995, the Agency has had many accomplishments in the redevelopment of the Project Area. The implementation and completion of the projects listed in the following section (see Section D: Assessment of Previous Goals and Objectives (2005-2010)) has allowed the Agency to make significant progress in the elimination of blight; however, a current assessment of the Project Area identified significant blighting conditions still exist, as summarized below.

PHYSICAL CONDITIONS OF BLIGHT

INADEQUATE PUBLIC IMPROVEMENTS

The lack of adequate infrastructure continues to be a source of blight, as identified in Section 33030(c), and hinders both the attraction of new development as well as the improvement of existing industrial, commercial and residential uses. Public improvements and facilities are essential to the health, safety and welfare of local residents, businesses and visitors to the Project Area. The Project Area's major infrastructure deficiencies have consisted of deteriorated and inadequate sized streets; signalized intersections; and, insufficient or inadequate street lights, curbs, gutters, sidewalks, landscaping, public utilities, drainage and flood control systems, sewerage systems, and other community services. Such infrastructure deficiencies have required the need for major street improvement projects, such as San Bernardino Avenue, Cherry

Avenue, and Arrow Route; improvements to the San Sevaine Flood Control Channel; undergrounding of utilities; and the planned Fire Station No. 80.

UNSAFE BUILDINGS

Section 33031(a)(1) of the CRL identifies as blight buildings that are unsafe or unhealthy for persons to live or work due to serious building code violations, substantial deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors can cause these conditions. The Project Area contains residential, commercial and industrial buildings in dire need of repair. A wide variety of building types, materials, and construction techniques can be found in the Project Area. Per County Assessor records, 23 percent of non-residential structures in the Project Area are in excess of 30 years of age. Unpermitted businesses do not meet current development standards for parking and other required site improvements. This situation is particularly prevalent along Whittram Avenue, Arrow Route, and Beech Avenue, resulting in inadequate access to parking, insufficient maintenance and property deterioration. Some structures have been considered unsafe or unhealthy to live or work in, necessitating Code Enforcement oversight. Health and safety problems visually observed on building exteriors during a building stock analysis include, but are not limited to, the following: deteriorating roofs, broken and/or boarded up windows, unpermitted garage conversions, and other unpermitted structures.

INCOMPATIBLE LAND USES

Incompatible land uses are a form of physical blight [Section 33031(a)(3)] that hinder economic development of those lots and surrounding areas. The Project Area has a mixed character due to shifting incompatible land uses. All single-family residences located within the Project Area are considered legal, non-conforming given that there is no Single Residential (RS) zoning within the Project Area. Residential uses are interspersed with commercial and industrial uses, causing conflicting traffic patterns, noise impacts, odors, or other nuisances that have attendant health and safety concerns. Incompatible land uses prevent adequate buffers to protect residents from noise, light, fumes, or other associated negative conditions. Visual blight caused by incompatible land uses impedes private investment and negatively affects property values.

SUBSTANDARD LOTS

Lots of irregular shape or size held under multiple ownerships are a blighting characteristic [Section 33031(a)(4)] . Such types of substandard lots exist throughout the Project Area in the form of small size and narrow width. Relatively small

lots are unable to accommodate large industrial developments typically allowed in the Community Industrial (IC) and Regional Industrial (IR) Land Use Zoning Districts. Efforts to develop economically viable projects are thwarted due to difficulties encountered in meeting current development standards. Of the 300 lots that are zoned for commercial land uses (CG or SD-COM), seventy-three percent (73%) do not meet the minimum lot width of 60 feet. Although many of the 424 industrially zoned lots meet the minimum lot width of 60 feet, sixty-one percent (61%) of those lots are less than one acre. There are 143 vacant lots in the Project Area, of which sixty-nine percent (69%) are less than 1 acre. These relatively small lots preclude the highest and best use for such properties, as they result in a fragmented ownership pattern.

UNDERUTILIZATION OF PROPERTIES

Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots are considered blight, per Section 33031(a)(2). Agency staff conducted a street by street field survey in 2008 to inventory underutilized properties. The information collected was cross-referenced with information from The County's Property Management Information System (PIMS) database as provided by the Assessor's Office. The data was entered into ArcGIS for mapping. Findings show that only 14 of the 48 lots exclusively zoned (RM) for multiple-family housing are actually developed with such housing. Multiple-family residential uses are also allowed in the SD-COM Land Use Zoning District. Of the 282 usable lots zoned SD-COM, a mere 6 are developed with multiple-family housing. Of the 33 vacant lots zoned RM or SD-COM, 21 of them are less than one acre in size, not large enough to accommodate multiple-family housing units.

TRAFFIC CIRCULATION

The Project Area's inadequate roadway system is considered blight [Section 33030(c)], as it is unable to handle current traffic circulation needs due to traffic conflicts and inefficient traffic patterns. Existing narrow lot widths have caused too many curb cuts and access points, increasing the number of vehicles that turn into driveways and reducing the availability of public parking spaces along the right-of-way. Increased traffic during events at the Auto Club Speedway facility exacerbates the traffic problems. Also, high speed traffic is common on major roads, especially along Arrow Route, and Whittram, Etiwanda and Cherry Avenues. Further, large trucks park on public streets for extended periods of time, physically obstructing residences and local businesses. These conditions impact the marketability of the Project Area, ultimately affecting the overall economic growth of the community.

ECONOMIC CONDITIONS OF BLIGHT

DEPRECIATED OR STAGNANT PROPERTY VALUES

Depreciated or stagnant property values indicate blight [Section 33031(b)(1) of the CRL]. San Bernardino County was severely affected by the real property foreclosures that sparked in 2008. Property values depreciated about 25-30 percent, causing a rush for property tax reassessments and exacerbating impaired investment in the Project Area. Additionally, the over-building during the real estate boom of the mid-2000s resulted in a high rate of commercial and industrial vacancies. Despite the affect the economy has had on the County as a whole, the property values in the Project Area are relatively stable. The assessed valuation of the Project Area in FY 2010-11, was \$1,820,937,742, which includes Proposition 8 reductions. This total amount is approximately 3% lower than the previous fiscal year, which was the peak year in assessed valuation since the inception of the Project Area. Roughly 69% of the total assessed valuation of the Project Area consists of the top ten taxable property owners; these properties are also the largest in terms of parcel size encompassing roughly 47 percent of the entire Project Area.

LACK OF COMMERCIAL BUSINESSES

The lack of commercial facilities normally found in neighborhoods, such as grocery stores, pharmacies, and financial institutions is a blighting condition [Section 33031(b)(3)]. Results of the field survey field survey (2008) indicate that the Project Area lacks such commercial facilities, other than mini-markets/liquor stores, gas stations, and a solitary credit union. Economic blight is also evident in the inadequately maintained existing commercial properties.

D. ASSESSMENT OF PREVIOUS GOALS AND OBJECTIVES (2005-2010)

The Agency developed four key goals in the previous Implementation Plan: 1) to encourage and promote economic development and growth; 2) provide needed public safety services more efficiently and closer to the residents; 3) ensure the proper participation in the redevelopment process by property and business owners, area residents and other stakeholders in the Project Area; and, 4) improve the network of roads and other public infrastructure systems serving the Project Area. Additional objectives included:

- Eliminate and prevent the recurrence of blighting conditions;
- Ensure the provision and rehabilitation of housing stock at necessary levels;
- Preserve, improve and expand the stock of housing available to low- and moderate-income households, pursuant to the various age and income requirements of the CRL; and,
- Enhance and upgrade the physical, social and economic conditions within the Project Area thereby improving the quality of life for area residents.

In 2006, the Agency redefined its goals and objectives as part of the County's mandated business plan and budget process. As a result, the above goals and objectives were further clarified. These goals are summarized accordingly:

- Capital Improvements: Assist in the development of capital improvements to eliminate and prevent the acceleration of physical blight and encourage the better utilization of real property and new private enterprise investment.
- Strategic Planning: Effectuate the comprehensive planning, redesign, replanning, reconstruction, and/or rehabilitation of the Project Area in such a manner as to facilitate a higher and better utilization of land uses in accordance with the General Plan.
- Economic Development: Develop business incentive programs to retain, reconstruct, upgrade and expand existing Project Area businesses, as well as attract new ones.

- Affordable Housing: Develop and implement programs to preserve, improve, and increase the affordable housing stock.

Each of these general goals has a number of objectives that are described in the Agency's Annual Budget Report, Business Plan, and Annual Budget as integrated in the County Budget.

Significant progress has been made over the course of the Implementation Plan cycle. Between July 1, 2005 and June 30, 2010, the Agency initiated and completed numerous projects in the Project Area at a total cost of \$41,888,202. Table 3 presents the Agency's expenditures in the San Sevaine Project Area for the past implementation plan cycle.

Table 3: Expenditures by Goal for FY 2005/06 through FY 2009/10

Expenditures by Goal 2005-2010	
Goal	Amount Expended
Capital Improvements	\$ 10,878,042
Strategic Planning	\$ 15,196,731
Economic Development	\$ 12,172,282
Affordable Housing	\$ 3,641,147
PROJECT AREA TOTAL:	\$ 41,888,202

1. Capital Improvements

Capital improvement projects include the construction/reconstruction and construction management aspects of non-housing projects after all planning and development activities have been completed. A total of \$10,878,042 was expended on capital improvements. Completion of the following redevelopment projects could not have been accomplished without the redevelopment powers provided by CRL:

- Etiwanda / San Sevaine Flood Control Channel
- Beech Avenue widening
- Median on Commerce Drive
- San Bernardino Avenue & Cherry Avenue intersection improvements
- San Bernardino Avenue widening & railroad crossing improvements
- I-10 Channel
- Intersection improvements on Whittram Avenue at Hickory, Cherry, and Live Oak Avenues
- Intersection improvements on Arrow Route at Lime and Beech Avenues
- Interchange improvements on I-10 at Cherry Avenue
- Fire Station No. 80

2. Strategic Planning

The Agency conducted extensive planning and development activities in preparation for future capital improvements, business incentives and housing programs. A total of \$15,196,731 of the Agency's cumulative expenditures in the San Sevaine Redevelopment Project Area was utilized for planning functions as follows:

- Community Vision and Strategic Plan
- Community and business meetings
- Development of design guidelines

- Appraisals and acquisition of properties for future economic development purposes and elimination of incompatible land uses
- Environmental assessments
- Design, surveying, architectural and engineering services
- Lodging Market Demand Study
- Economic Impact Study
- Marketing Plan and activities
- Development of a Fast Track Permitting Program
- Photographic and GIS mapping services

3. Economic Development

A total of \$12,172,282 of the Agency's cumulative expenditures in the Project Area was applied to economic development programs. The Agency's actions to encourage private sector development in the San Sevaire Project Area include:

- Promotion of Project Area at trade shows
- Sponsored on- and off-ramps at Cherry Avenue and I-10 via Adopt-A-Ramp Program (CalTrans)
- Graffiti abatement program
- Code enforcement
- Attracted new businesses and created new jobs by providing incentives to:
 - Mohawk Industries
 - Specialty Steel
- Pilot project for proposed Blight Removal Program
- Undergrounding of utilities
- Pilot project for proposed Façade Improvement Program
- Appraisal and acquisition of properties for planned future development activities

4. Housing

A total of \$3,641,147 of the Agency's cumulative expenditures in the Project Area was for the planning and development of affordable housing activities. Please see the following section for a full discussion of housing activities in the previous Implementation Plan cycle of 2005-2010.

E. IMPLEMENTATION OF AFFORDABLE HOUSING PROGRAMS (2005-2010)

As described in §33490(2) of the CRL, the Implementation Plan shall contain for each of the five years an annual housing program with sufficient detail to measure performance pursuant to the Implementation Plan, the number of housing units developed, rehabilitated, price-restricted, otherwise assisted, or destroyed. If the Implementation Plan does describe a project in which units will be destroyed, it is required to identify proposed locations for the replacement of those housing units. Sections 33334.2, 33334.4, and 33413(b) refer to the Agency's responsibility to increase, improve and preserve the supply of housing affordable to very low, low and moderate income households using Agency 20% housing set-aside funds (as referred to as Low and Moderate Income Housing Funds; "LMIHF"). LMIHF are calculated based on the total amount of tax increment revenues received by the Agency per Fiscal Year, irrespective of any subsequent transfer made by the Agency to other public entities.

1. Low and Moderate Income Housing Fund

The Agency has identified parameters within its housing programs for the use of the Project Areas LMIHF to add to and/or improve the affordable housing stock, including by leveraging funds for new multiple-family affordable housing projects. These parameters enable the most effective use of such funds, while retaining program flexibility, in order to address housing needs in the Project Area as well as in adjacent areas of the unincorporated County if necessary. From July 1, 2005 through June 30, 2010, the Agency deposited a total of \$12,044,678 in tax increment and interest to the LMIHF, which is documented in Table 4.

Table 4: Low and Moderate Income Housing Fund (LMIHF)

Low and Moderate Income Housing Fund (LMIHF) 2005-2010	
FY 2005 - 2006	\$ 1,595,075
FY 2006 - 2007	\$ 1,961,005
FY 2007 - 2008	\$ 2,796,700
FY 2008 - 2009	\$ 3,040,672
FY 2009 - 2010	\$ 2,651,226
PROJECT AREA TOTAL	\$ 12,044,678

The Agency also received bond proceeds from the sale of Tax Allocation Bonds, 2005 Series A, to finance a portion of the Agency's affordable housing activities in the Project Area. The Bonds were issued pursuant to provisions of the CRL, the principal and interest on which is payable from the tax increment revenues from the Project Area.

2. Income Categories

The LMIHF must be used to increase, improve and preserve housing available to low and moderate income persons and families at an affordable cost. The definition of affordable cost is complex and found in Section 50052.2 and implementing regulations. In general, Table 5 lists the definitions of the various income levels per the State Department of Housing and Community Development (HCD).

Table 5: Definition of Income Levels for San Bernardino County

Definition of Income Levels for San Bernardino County		
Income Category	Definition	Income for Family of 4
Extremely Low Income	at or below 30% of the Area Median Income	\$19,500
Very Low Income	at or below 50% of the Area Median Income	\$32,500
Low Income	at or below 80% of the Area Median Income	\$52,000
Moderate Income	at or below 120% of the Area Median Income	\$78,000
Income is adjusted for family size; the area median income for a family of four is \$65,000. Source: State Department of Housing and Community Development (2010)		

3. Housing Programs

In 1976 and 1977 the Legislature, in response to concerns expressed by housing advocates, passed legislation requiring that the authority and financing powers of redevelopment agencies be used both to protect and increase the supply of housing for low and moderate income households by requiring that a portion of tax increment be devoted to affordable housing. Basically, at least 20 percent of the tax increment generated from the Project Area must be used by the Agency to increase and improve the community's supply of affordable housing for persons and families of low- and moderate-income that does not exceed 120 percent of the area median income ("AMI"). The housing tax increments must be placed in a housing fund until used, along with any interest earned and repayments to the LMIHF.

HOUSING ACTIVITIES (2005-2006)

Under the previous leadership the Agency developed and received Board of Directors approval to implement the following two housing programs as described below.

PROPERTY ACQUISITION TO INCREASE THE SUPPLY OF AFFORDABLE HOUSING

In March 2005, the Agency acquired two properties totaling 36,895 square feet located on the southeast corner of San Bernardino and Carob Avenues (outside the Project Area) for an affordable housing project. Both properties were zoned Multiple Residential (RM) allowing up to 20 units per acre. The Agency issued an RFP for the development of this site in April 2006, and received two proposals. In short, the developers proposed high density products (3-story) to maximize the number of units on site and did not demonstrate experience obtaining and using multi-family bond financing. In order to make the property more practical and marketable for an affordable housing project, the Agency inquired whether the two adjacent property owners (both single family residences) would be willing to sell their property to expand the site; neither property owner was willing to sell.

The Agency was concerned that due to the small size of the property and lack of necessary utilities (sewer) and neighborhood services (e.g., grocery stores, banks, and mass transit), it was not a suitable site for an affordable housing project. Furthermore, because the site was located outside the Project Area, the Agency would only receive half credit for the production of new units, where the subsidy would be too expensive on a per unit basis. In 2007, the Board of Directors approved the sale of the property via the County's surplus property program. To date, no one has made an offer to purchase the site.

VOLUNTARY PURCHASE OF REAL PROPERTY - ROSEMARY AND IRIS DRIVES

In February 2005, a number of community meetings were held to inform property owners of the Agency's plan to amend the Project Area to include the addition of more territory. A number of community members that resided on Rosemary and Iris Drives expressed great interest in selling their properties to the Agency as their homes were surrounded by heavy industrial uses and they were affected by the increase in noise and truck traffic. These homes were constructed in the late

1940s prior to the development of industrial uses in the immediate vicinity. These properties are currently zoned Community Industrial (IC) and are considered legal non-conforming residential uses.

The Agency developed a voluntary purchase program in an effort to eliminate incompatible land uses and relocate property owners into areas appropriately zoned for residential purposes. This program was approved by the Board of Directors on May 10, 2005. Between 2005 and 2010, the Agency acquired 48 of the 64 parcels for a total cost of approximately \$13.5 million. Sixteen (16) properties remain to be purchased at an estimated cost of \$5 million. The ultimate goal is to acquire all parcels and assemble the properties for a future industrial use.

The program funding includes tax increment revenues and tax allocation bonds (2005 Series A). Housing set-aside was also included as a funding source with the understanding that the Agency will repay these funds in accordance with the CRL as the properties will not be used for affordable housing purposes. In November 2010, the Agency repaid the borrowed bond funds in full with interest. The repayment of the housing set aside funds will occur over the course of the next two fiscal years.

Some of the properties acquired were occupied by low and moderate income families. Because the homes were destroyed after acquisition, the Agency is required to replace the number of dwelling units by new construction or rehabilitation on a one for one basis. Please see the section *Replacement Housing Requirements (2005-2010)* below.

HOUSING ACTIVITIES (2006-2010)

Under the direction of the Agency's new administrator, the Board of Directors approved a comprehensive planning effort to develop a community vision and strategic plan for the Project Area. The approach of this plan was based on a strong stakeholder and public outreach foundation to then develop a market-driven program of land uses framed by a dynamic urban design concept. The community involvement program was synchronized with the planning process allowing consideration of input and feedback at each major step including issue and goal identification, the development of "alternative futures", and the selection of preferred plans. One of the many goals of the plan was to develop a bold yet realistic urban design framework to help guide the redevelopment of the Project Area and foster a cohesive and functional environment for practical development. Included in this analysis was to recognize one of the key challenges associated with the Project Area, which is

the incompatibility of the existing industrial uses with the residential uses in and around the Project Area, particularly as it relates to noise and traffic generated from industrial users and the Auto Club Speedway on race days.

In October of 2007, the Board of Directors approved the issuance of an RFP for the development of the Community Vision and Strategic Plan (CVSP). EDAW, an AECOM company, was hired to develop the CVSP and citizen engagement process based on their expertise in land planning and urban design as well as experience in creating realistic and implementable plans. EDAW commenced the CVSP process in February 2008. Between February and November, the Agency was engaged in the planning and community participation process. During this time the Agency and EDAW collected baseline data to determine the composition of land uses, ownership patterns, building stock analysis, street and block patterns, circulation systems, and assess the local economics and market analysis. This baseline data and analysis enabled the Agency to determine the types of housing programs that would best serve the residential population. The Agency promoted the County's housing programs offered via the Department of Community Development and Housing (CDH) in the Project Area while specific redevelopment housing programs under development.

PROGRAMS TO INCREASE THE SUPPLY OF AFFORDABLE HOUSING

AFFORDABLE HOUSING DEVELOPER – REQUEST FOR QUALIFICATIONS/PROPOSALS

On July 22, 2008 the Board of Directors approved the issuance of a RFQ/P for multi-family affordable housing development. The Agency received two specific site development proposals and seven qualification packages. The Agency evaluated the two proposals with site control, one of which was in the Project Area; the other proposal was outside the Project Area, but within the unincorporated Fontana area. Both developers proposed the use of multi-family bonds with the 4% Low Income Housing Tax Credit and demonstrated experience obtaining and using such financing.

In January 2009, determined due to the economic climate neither proposal met the needs of the community. In short, turmoil in the national and international financial markets accelerated as a result of subprime mortgages where the Agency determined the underwriting and capitalization assumptions presented by both proposers were problematic. Interest rates rose, coverage requirements had increased, amortizations were shortened and tax credit prices fell significantly where many transactions previously regarded as “solid” failed to close or closed on terms significantly less

advantageous to developers and public agency sponsors. Banks were reluctant to lend and tax credit purchasers shrunk dramatically where no assurance could be given that the assumptions contained in the proposals would be viable or that banks or tax credit investors would consummate the transactions contemplated. With vacancies on the rise and rents in decline throughout the County, the “affordable rents” proposed by the developers were not very far below area market rents. For all of the above reasons, the Agency decided to reconsider its RFP as unfeasible and inappropriate at the time.

PROGRAMS TO PRESERVE AND IMPROVE THE EXISTING HOUSING STOCK

HOMEOWNERSHIP ASSISTANCE PROGRAM (HAP)

The Homeownership Assistance Program (HAP) is a First-Time Homebuyer Program that provides down payment assistance to purchase homes in targeted areas of the county. This program utilizes HUD Investment Partnership (HOME) Program funds. HAP serves low Income Households. Applicants must have lived or worked in San Bernardino County for at least one year and not currently own their own home as their principal residence. The prospective homebuyer must be able to contribute at least three percent (3%) of the purchase price of the home, qualify for private first mortgage financing, and make monthly payments on the first mortgage. HOME assistance is provided under a deferred loan (Silent Second), secured by Deed of Trust.

HOUSING INCENTIVES PROGRAM (HIP PROGRAM)

The affordable Housing Incentives Program offers density bonuses, and incentives or concessions for the development of affordable housing to encourage multiple-family housing development. Density bonus refers to a housing density increase over the otherwise maximum allowable residential density under the applicable Land Use Plan designation and Land Use Zoning District as of the date of the application. Only housing developments with five or more housing units proposed qualify for the density bonus. At least one of the following criteria must be met:

- Ten percent of the total number of proposed units is for lower income households, as defined in Health and Safety Code Section 50079.5.

- Five percent of the total number of proposed units is for very low income households, as defined in Health and Safety Code Section 50105.
- The project is a senior citizen housing development as defined in Civil Code Sections 51.3 and 51.12, or is a mobile home park that limits residency based on are requirements for housing older persons in compliance with Civil Code Sections 798.76 or 799.5; or
- Ten percent of the total housing units in a common interest development as defined in Civil Code Section 1351 are for persons and families of moderate Income, as defined in as defined in Health and Safety Code Section 50093, provided that all units in the development are offered to the public for purchase.

AFFORDABLE HOUSING CONSULTANT REQUEST FOR PROPOSAL

The Agency hired an affordable housing consultant to review the affordable housing needs of the Project Area and to develop housing programs specifically tailored for the needs of the Project Area. The consultant has: (1) reviewed available data to determine the character and make-up of residential properties located in the project area; (2) reviewed financial projections of what funds will be available for housing programs during the next 5 years; (3) identified programs that will produce the highest affordable housing benefits to the project area matched with availability of housing funds; (4) developed draft programs; and, (5) based upon comments and input by staff, is finalizing the programs and drafting all documents for the implementation of the programs, including procedure manuals and regulatory agreements. The cost of the consulting services is \$49,200.00. The Agency is working with CDH to integrate programs where appropriate and expand the current repertoire to include new programs. It is estimated that the programs will be brought to the Board for review and approval in early 2011.

REPLACEMENT HOUSING REQUIREMENTS (2005-2010)

Section 33413 of the CRL requires that when residential units housing persons and families of low or moderate income are destroyed or removed as part of a specific project subject to a written agreement with, or receives financial assistance from a redevelopment agency, the an equal number of replacement housing units must be rehabilitated or constructed in the

affected project area within four years of the destruction or removal. Housing units that were lost as the result of the Agency's property acquisition and demolition activities (e.g., Voluntary Purchase Program) within the previous five-year period are listed in Appendix A. There are 33 appropriately-zoned vacant lots in the Project Area where affordable housing could be developed within the next five-year period (see Appendix B: Vacant Lots Zoned for Multiple-Family Housing).

The Agency destroyed a total of 47 housing units consisting of 116 bedrooms as part of the Voluntary Purchase Program. However, not all of the housing units were occupied by very low, low, or moderate income families. The Agency intends to meet replacement housing requirements through the creation of affordable housing within the Project Area, but will consider creating such affordable housing outside the Project Area if necessary. Table 6 shows the number of replacement housing units required within and outside of the Project Area.

Table 6: Replacement Units Required (2010-2015)

Units / Bedrooms Developed & Banked: Redwood Terrace (2002)				
Income Category	No. of Units	No. of Units and (Bedrooms)		
		1	2	3
Very Low	34	30 (30)	4 (8)	0
Low	33	29 (29)	4 (8)	0
Moderate	1	0	1 (2)	0
Units / Bedrooms Removed: Voluntary Purchase Program (2005-2010)				
Very Low	10	0	7 (14)	3 (9)
Low	12	0	5 (10)	7 (21)
Moderate	5	0	2 (4)	3 (9)
Replacement Units Required (2010-15)				
Very Low	8	0	3 (6)	3 (9)
Low	10	0	1 (2)	7 (21)
Moderate	4	0	1 (2)	3 (9)

INCLUSIONARY HOUSING REQUIREMENTS (2005-2010)

In addition to the requirements that agencies spend a portion of tax increments to increase, improve, and preserve the supply of housing for low and moderate income households, the CRL contains inclusionary housing requirements. Section 33413(b)(2)(A)(i) requires that at least 15 percent of all new and substantially rehabilitated housing units developed within a project area under the jurisdiction of an agency by public or private entities, other than a redevelopment agency, shall be available at affordable housing cost to persons and families of low or moderate income and shall be occupied by these persons. Not less than 40 percent of the housing units required to be available at affordable housing cost to, and occupied by, persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households. There were no new or substantially rehabilitated housing unit “projects” developed under the Agency’s jurisdiction during the 2005-2010 Implementation Plan cycle.

PRODUCTION HOUSING REQUIREMENTS (2005-2010)

The Agency is required to ensure that at least 30 percent of all new and substantially rehabilitated housing units developed constructed or owned by the Agency shall be available at affordable housing cost to, and occupied by, persons and families of low or moderate income, pursuant to Section 33413(b)(1) of the CRL. Not less than 50 percent of the housing units required to be available at affordable housing cost to, and occupied by, persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by very low income households. The Agency did not develop or rehabilitate any residential housing units during the during the 2005-2010 Implementation Plan cycle. As a result of the foreclosure crisis, the Agency shifted its focus from many of the aforementioned projects and programs. The Agency has been examining the best approach for the use of funds in the Project Area that may include the construction of new affordable housing units, the rehabilitation of existing homes, and/or the participation in the Neighborhood Stabilization Program (NSP) to address foreclosed and abandoned homes. Because some of the areas heavily impacted by foreclosures are adjacent to the Project Area, such as the unincorporated portions of Fontana, the Agency may opt to use redevelopment funds in lieu of NSP funds thereby reserving and making available NSP funds for other communities heavily impacted.

HOUSING PROPORTIONALITY REQUIREMENTS (2005-2010)

Section 33334.4 of the CRL requires that monies from the Project Areas LMIHF is to be expended in proportion to the community's need for very low and low income housing over a 10-year time period as determined within the community's Housing Element pursuant to §65584 of the Government Code. In addition, each agency is to expend over the ten-year duration of each redevelopment implementation plan monies in the LMIHF for housing available to all person regardless of age in at least the same proportion of the community as reported in the most recent census of the United States Census bureau. The Agency has generally spent LMIHF in such a manner. The Southern California Association of Governments ("SCAG") Regional Housing Needs Assessment numbers for the unincorporated territory of the County of San Bernardino was approved by SCAG on July 12, 2007 and are shown in Table 7. The Countywide 2000 Census Age Composition table is shown in Table 8. Based on the County's 2007 *Housing Plan*, suitable land in the Project Area is expected to accommodate at least 359 housing units for low income households during the next five years.

Table 7: SCAG Regional Housing Needs Assessment (2007)

SCAG Regional Housing Needs Assessment All Unincorporated County Territory July 12, 2007		
Household Type	Number of Households	Percent of Total Need
Very Low Income	4,802	23.3%
Low Income	3,324	16.1%
Moderate Income	3,899	18.9%
Above Moderate Income	8,598	41.7%
TOTAL	20,623	100%

Table 8: 2000 Census Composition Countywide

2000 Census Age Composition Countywide		
Age Group	Number	Percent of Total
Preschool (0-4)	143,076	8.4%
School-age (5-17)	408,971	24.0%
Young Adults (18-24)	175,800	10.3%
Working (25-54)	719,331	42.0%
Early Retirement (55-59)	65,315	3.8%
Retirement (60-64)	50,482	2.9%
Senior Citizens (65+)	146,459	8.6%
TOTAL	1,709,434	100%

F. GOALS FOR FUTURE IMPLEMENTATION REPORTING PERIOD (2010-2015)

Section 33490 (a)(1) states that the Implementation Plan shall contain specific goals and objectives of the Agency for its project areas. The goals formulate the overall strategy for this Implementation Plan and will serve as a guide for the Agency's activities over the next five years. Each of the Agency's activities is categorized under four distinct areas: (1) Capital Improvements; (2) Strategic Planning; (3) Economic Development; and (4) Affordable Housing.

1. Capital Improvements

GOAL: Assist in the development of capital improvements to eliminate and prevent the acceleration of physical blight and encourage the better utilization of real property and new private enterprise investment.

Objective A: Assist in the improvement of public infrastructure including but not limited to: the construction, expansion, rehabilitation or modernization of underpasses; bridges; streets; curbs; gutters; sidewalks; street lights; public transportation facilities; sewers; storm drains; sewer treatment facilities; waste water disposal areas; flood control facilities; traffic signals; and water distribution systems.

Objective B: Ensure that capital improvement projects are carried out as planned in the work program and the budget.

Objective C: Assist in the development of public facilities and utilities, such as the construction or rehabilitation of fire and sheriff stations; criminal justice facilities; community centers; school facilities; parks; plazas; playgrounds; motor vehicle parking facilities; landscaped areas; street furniture, park benches, and playground equipment; libraries; cultural and recreational facilities; multi-use trails; pedestrian improvements; electrical distribution systems; natural gas distribution systems; energy generation facilities; cable TV systems; and communication systems.

Objective D: Expand ongoing code enforcement activities and continue to implement a graffiti abatement program.

2. Strategic Planning

GOAL: To effectuate the comprehensive planning, redesign, replanning, reconstruction, and / or rehabilitation of the Project Area in such a manner as to facilitate a higher and better utilization of land uses in accordance with the General Plan.

- Objective A: Eliminate non-conforming uses as appropriate and necessary. Collaborate and coordinate with the Planning Department on the development of standards and guidelines, or where appropriate, a County-initiated Specific Plan, Community Plan or Master Plan for redevelopment project areas.
- Objective B: Buffer residential neighborhoods from the intrusion of incompatible land uses.
- Objective C: Actively engage in community outreach.

3. Economic Development

GOAL: Develop business incentive programs to reconstruct, upgrade and expand commercial areas in conformance with the General Plan (as amended) and community plans.

- Objective A: Implement an ongoing economic development and business promotion program to expand existing businesses and attract new ones.
- Objective B: Develop and implement a Façade Improvement Program to rehabilitate deteriorated commercial buildings.
- Objective C: Continue to implement a Voluntary Blight Removal Program (formerly Volunteer Demolition Grant program) to remove blighting conditions on private property, particularly unsafe structures that pose public health and safety hazards.
- Objective D: Provide job matching and workforce development training to help businesses find needed employees or better train existing or future employees.
- Objective E: Provide incentives for the development of under-utilized parcels.

Objective F: Provide technical assistance to facilitate and expedite the entitlement process.

4. Affordable Housing

GOAL: Develop and implement housing programs and projects to increase, improve and preserve the Project Area’s affordable housing stock.

Objective A: Implement the Home Rehabilitation Program (HRP) to address residential blight in project areas.

Objective B: Purchase land as sites for affordable housing development.

Objective C: Partner with housing developers to construct affordable housing, which includes the construction of new homes and/or apartments to increase the supply of new housing for very low, low and moderate income families.

Objective D: Develop and implement an Infill Housing Program in project areas to address underutilized and blighted parcels and increase home ownership among very low, low and moderate income families.

Objective E: Leverage other funds, such as CDBG and HOME, to facilitate a large-scale affordable housing project in a redevelopment project area.

Objective F: Assist in future updates of the Housing Element of the General Plan, and other housing related planning programs as it pertains to special needs (i.e., Mental Health clients and the homeless), as necessary.

Objective G: Provide financial and technical assistance to redevelop foreclosed and abandoned homes in and around redevelopment project areas.

G. PROPOSED ACTIONS AND EXPENDITURES TO ELIMINATE BLIGHTING CONDITIONS (2010-2015)

1. Capital Improvements

The Agency plans to continue to assist in undertaking a number of public improvement projects in the Project Area during the next five years. The Agency's efforts to enhance the industrial and industrial-related commercial uses consist of a variety of programs designed to address the needs of existing businesses and attract new businesses. These programs are also expected to contribute to the alleviation of blight in the Project Area by addressing conditions that lead to deteriorated structures, underutilized land, incompatible land uses, lack of public services, and unemployment. The building stock will be improved, which should encourage private economic reinvestment in the Project Area. The Agency proposes to undertake the following proposed programs and projects for the Project Area during the next five-year period.

INTERSTATE 10 AT CHERRY AVENUE – INTERCHANGE IMPROVEMENTS

In cooperation with the County's Public Works Department, the City of Fontana, Caltrans and San Bernardino County Transportation Authority the Agency budgeted funding for interchange improvements at Interstate 10 and Cherry Avenue. Funding for the project including design and specifications, right of way acquisition activities and construction will come from multiple sources including developer fees, Measure I funds, the Agency, and Proposition 1B TCIF grant funds. It is anticipated that the design for the first phase will be completed in December 2010. The Agency's contribution toward costs include: \$1,640,000 for design; a loan of \$9,000,000 for right-of-way acquisition; and \$3,700,000 for construction. The \$9 million loan is expected to be repaid from the collection of development impact fees; these fees will be deposited into a special account that will be used toward future projects in the Project Area. The total estimated project cost is \$76,900,000 with the Agency contributing \$14,340,000 between 2010 and 2015. The estimated completion date is December 2014.

CHERRY AVENUE ROAD WIDENING AND IMPROVEMENT PROJECT FROM WHITTRAM AVENUE TO FOOTHILL BOULEVARD

Phases 1 and 2 - This \$8.4 million project includes street and median improvements on Cherry Avenue between Whittram Avenue and Foothill Boulevard. The project will widen the street from four to six lanes with a landscaped median and includes the installation of curbs, gutters, and sidewalks. The County Public Works Department is coordinating with the City of Fontana

on the northern portion of the project, which has been annexed by the City. Construction of Phase 1 will be 2010-2011 and construction of Phase 2 will be 2012-2013. The Agency is funding the total cost of the project. The Agency has budgeted \$8.4 million for the project.

CHERRY AVENUE BRIDGE WIDENING

This project will widen the existing bridge over the train tracks between Merrill Avenue and Whittram Boulevard and add two additional lanes south of the bridge between Merrill and Randall Avenues. Improvements will include sidewalks, curbs, gutters, and a landscaped median from Whittram to Merrill Avenues. The environmental clearance is complete and the final design plans will be completed in June 2011. The Agency has budgeted \$320,000 for the design of the bridge and \$8 million for construction. The Agency issued Recovery Zone Economic Development Bonds to finance the construction of this bridge.

INTERSECTION IMPROVEMENTS AT SAN BERNARDINO AND CHERRY AVENUES

Approximately 300 linear feet of improvements were made to the median and a left turn pocket was installed along San Bernardino Avenue at Cherry Avenue. The project is estimated to be completed by December 2010. The total cost of the project is approximately \$513,000. The Agency contributed \$169,982.

SAN BERNARDINO AVENUE MEDIAN AND LANDSCAPE IMPROVEMENTS FROM COMMERCE DRIVE TO CHERRY AVENUE

Pursuant to previous agreements from 2007 and 2008 the City of Fontana and the Agency cooperated in the street improvements and raised medians along San Bernardino Avenue. In May 2010 the Agency entered into an agreement to reimburse the City of Fontana for improving and landscaping medians, parkways, and constructing curbs, gutters and sidewalks. The improvements will minimize turning movements to provide increased vehicular capacity, improve traffic and pedestrian safety and provide corridor beautification. The Agency is funding the total project cost estimated at \$2,900,000. The project should be completed by March 2011.

SAN BERNARDINO AVENUE ROAD IMPROVEMENTS FROM CHERRY AVENUE TO FONTANA AVENUE

This project widens the north side of San Bernardino Avenue from Cherry Avenue to Fontana Avenue. The project includes curbs, gutters and sidewalks. The design is expected to be completed in January 2011, with the utility relocations completed in

August 2011. Construction is expected to start in August 2011 and run through March 2012. The improvements are being paid with Measure I and Proposition 1B funds. The project cost is \$1,600,000 with an estimated completion date in March 2011.

WEST FONTANA CHANNEL

This project consists of a 10,825 LF flood control channel spanning from the San Sevaine Channel to Catawba Avenue, parallel to Whittram Avenue. The channel will mitigate drainage problems throughout the Project Area. Ninety-five percent of the design work for Phase 1 of the project has been completed. The remainder of the design work has been placed on hold due to a decrease in property tax revenues and will be completed prior to start of construction. The total estimated project cost is \$42,000,000 with the Agency contributing \$2,700,000. Due to a lack of funding, the construction phase of the project is anticipated to begin in FY 2018/19. The Agency estimates that it will spend \$300,000 between 2010 and 2015 for engineering and environmental review.

During the next five-year Implementation Plan cycle, other public and private programs may be considered both feasible and worthwhile. It is very likely that new development opportunities will arise once the proposed actions begin to have a positive effect on the Project Area.

- Making right-of-way setbacks consistent and remove physical impediments to open bottlenecks in traffic.
- Installation and/or improvements of sewer, storm drains, flood control measures, and utilities.
- Improving the quality and condition of existing infrastructure through repaving, widening, drainage, curbs, gutters, medians, and signaled intersections, keeping in mind issues related to trucking access and maneuverability.
- Reducing conflicts between pedestrian, bicycles and other modes of transportation by providing adequate sidewalks, bike lanes and bus turnouts.

2. Strategic Planning

The creation of the Community Vision and Strategic Plan (CVSP) aimed to provide a clear direction, target locales and specify benchmarks for facilitating objectives in the plan. The CVSP also intended to provide a general framework for future development in the Project Area, as well as provide a sufficient level of specificity to enable order-of-magnitude projections of

the general economic impacts that its development and operation could have in the County economy, and the tax revenues it could generate for the County General Fund and Redevelopment Agency. The following briefly describes future Strategic Planning activities:

- Although plans and costs for certain infrastructure improvements have been completed, further planning of other public improvements needed to implement the Implementation Plan and the County's Vision Statement and Plan have not been prepared. The total costs of such improvements easily exceed the scale of tax revenues or long term debt described in the budget section of this Implementation Plan. Accordingly, other methods of financing these improvements may be necessary, including methods that leverage new tax revenues. Additional financing techniques, such as long term debt (aside from tax allocation bonds such as general obligation, revenue, lease revenues and certificates of participation), assessment districts, special taxes and development fees need further exploration.
- Once the Board of Supervisors approves the Vision Statement and Plan for the County, a number of subsequent decisions and administrative actions will be needed to implement it. Consistent with the conceptual nature of the Vision Plan, possible land use policy and regulatory changes may be required, such as the preparation of Specific Plans, amendments to the County General Plan, amendments to the County Development Code, and amendments to the San Sevaine Redevelopment Plan.
- Coordination between other County Departments such as Public Works, Special Districts, Land Use Services, Code Enforcement, Community Development and Housing, Workforce Development and Economic Development, to name a few, will be required in order to develop systems and procedures to perform or see that departments perform adequately. Develop a division of responsibilities and lines of reporting and communication among County agencies, including key criteria such as (1) legal authority and mission; (2) organizational expertise; (3) organizational expertise performing comparable duties; and (4) depth of staffing and other financial resources appropriate to the task.
- Coordinate closely with external organizations that have related responsibilities such as the State and Federal Agencies; the County of San Bernardino Housing Authority; Cities of Fontana, Rancho Cucamonga, and Ontario; self governing special districts, and utility companies.
- Develop project management policies and protocol including the following:

- Procedures for identifying the kinds of design services needed and then selecting and contracting with appropriate design professionals. Criteria when other professional services are needed for specific projects, such as when to utilize value engineering and construction management services.
- Interim review of design and cost estimates and approval procedures.
- Improving the County’s land use entitlement process to securing applicable entitlements for new development.
- Developing qualifications criteria for construction contractors (e.g., payment and performance bond and insurance requirements; disadvantaged business, minority and female participation objectives; resident worker participation objectives).
- Quality control on bid packages to ensure responsive bids. Management of the competitive construction bidding, bid evaluation and award processes.
- Ensuring that funds are in place at the time construction is scheduled to commence and continue to be available in sequence with progress billings by the contractor.
- Systems for monitoring progress of the construction process and expenditure of budget, both for internal management purposes and for periodic reporting to the Board of Directors and general public.
- Procedures for reviewing and approving change orders and project close out.

3. Economic Development

DEVELOP AND IMPLEMENT A BUSINESS RETENTION STRATEGY

To ensure the success and growth of established businesses in the Project Area is one of the most important goals and objectives of the Redevelopment Plan, CVSP and Implementation Plan. A business retention program for the Project Area

would build on related efforts already in place for other parts of the County and extend the work that was initiated during the course of the CVSP. Strategies could include:

- Continue to develop and regularly update a business profile database. This may include updating the business survey and outreach efforts conducted in 2008 by revisiting every business in the Project Area. It is important to consider the needs of the Project Area’s businesses, particularly the critical anchors (e.g., the “Big 8”, the largest businesses in the Project Area).
- Maintain regular contact with key businesses on a quarterly or semi-annual basis to maintain communication, assess opportunities to provide assistance that would support growth and expansion, and to detect any early warning signs that the business could be in financial difficulty or may be considering relocation. Such an early warning system could provide an opportunity to provide assistance or begin planning for a transition.
- Develop and deliver a menu of business growth and expansion assistance that is suited to key businesses. Current informal processes include providing various forms of procedural, financial or labor force development assistance. The business retention program should have performance benchmarks that can be used to measure progress and effectiveness and the results of such measurement.

DEVELOP AND IMPLEMENT A BUSINESS ATTRACTION STRATEGY

The Agency envisions not only a transformation in the physical appearance and environmental quality of the Project Area, but also in the composition and types of businesses that will be accommodated there. Supporting this transformation will require attracting new businesses. This will require a systematic effort to identify opportunities and proactively work to attract new businesses to the Project Area. This can include:

- An effort should be undertaken to apply well developed analytic and statistical measures for identifying business that are likely to grow and expand in the general market place; achieve synergies with other businesses in the Project Area; and fit with the goals and objectives of the Implementation Plan and County’s Future Vision Statement and Plan.
- Continue to take a proactive role in branding and marketing the Project Area including the development of marketing materials to publicize the project area, the relative merits of locating there, and any assistance the Agency and/or County is willing to provide to encourage relocation into the area.

- Continue to systematically recruit new business prospects via a range of strategic promotional efforts such as exhibits at trade shows, advertisements in trade publications, and networking through executives of local companies in targeted and related industry sectors.
- In order to ensure job generation and other goals of the Implementation Plan are achieved, the Agency needs to go beyond investment in new infrastructure and offer other kinds of incentives to attract developers and businesses. In the past, relocation and sales tax rebates have been provided as incentives to attract businesses. However, no official policy has been developed. Examples of incentives could include:
 - Tax exemptions and credits;
 - Direct financing, such as loans, seed/venture capital, relocation costs, or fixed equipment;
 - Assistance with land acquisition;
 - Infrastructure financing;
 - Regulatory streamlining; and
 - Human resource development.

BUSINESS ASSISTANCE PROGRAMS

The Agency has drafted business assistance programs that include landscaping, façade and sign improvements, as well as voluntary demolition of obsolete structures and the undergrounding of utilities. Programs such as these are designed to allow the Agency to award grants to business owners and tenants for the rehabilitation of commercial buildings or structures in the Project Area. The Agency has budgeted approximately \$4.6 million over the next five years and plans to implement the following programs in 2011:

- Façade Improvement Program enables the conservation, restoration, rehabilitation and enhancement of existing building stock. The Agency will provide funds as an incentive to property owners and tenants to improve their building facades that include exterior paint and finishes, entrance doors, windows and store front glass, and architectural lighting and treatments. The program requires the finalization of Design Guidelines to ensure funded building frontage

improvements meets minimum County standards for consistency. The program will require the maintenance of all improvements.

- Business Sign Program provides financial assistance to property owners or tenants of Project Area businesses to install a new sign or repair or replace existing legal or illegal signs. The program requires the finalization of Design Guidelines to ensure funded signage meets minimum County standards for consistency, although allow for diversity and creativity in displaying the business name. The program will require the maintenance of all improvements.
- Landscaping Program aims to address the visual character of the business community the installation of landscaping. Water and energy conservation measures will be required that provide both economic and environmental benefits; landscaping techniques, such as the preservation or planting of native, non-invasive, drought- and pest-tolerant vegetation will be encouraged. The introduction of new landscaping will reduce storm water runoff by functioning as a natural erosion control. The program requires the finalization of Design Guidelines to ensure funded landscaping meets minimum County standards for consistency. The program will require the maintenance of all improvements.
- Voluntary Demolition is to assist in the stabilization of the Project Area's economy by providing financial resources to improve and enhance the appearance of properties. The program provides financial assistance for the demolition and removal of blighted, obsolete buildings and/or structures.
- The Undergrounding Utilities Program will assist businesses with the high cost of undergrounding utilities. Some development projects in the Project Area are required to underground all utilities due to health and safety concerns of overhead power lines. The program aims to: 1) reduce the danger associated with overhead utility wires that can present a danger in storms and severe winds that may cause fires from arcing or downed lines; 2) alleviate physical blight by eliminating unsightly power poles and lines and improper tree pruning of required landscaping placed below; and 3) provide a financial incentive for the development of new or expanding businesses in the Project Area. Based on reimbursement costs for the pilot project and estimates from other contractors, RDA staff estimated a cost per linear foot of \$450.00 dollars, including construction costs and utility fees.

4. Affordable Housing

THE SINGLE FAMILY REHABILITATION LOAN PROGRAM

This program is designed to assist income qualified homeowners earning up to 120 percent of the area median income by providing forgivable loans of up to \$25,000 to rehabilitate their single family owner-occupied residences. The loan terms include zero interest and a fifteen year term. The loan is fully forgiven after the fifteenth year. There is a matching dollar for dollar grant for up to \$10,000 available for lower income households to address health and safety issues. A total of \$2.6 million has been allotted for this program through 2015.

WATER-WISE LANDSCAPING GRANT PROGRAM

The “Water-Wise” Landscaping Grant Program will provide grants up to \$10,000 to income qualified homeowners earning up to 120 percent of the area median income to develop and install California friendly, drought tolerant landscaping in front yards. Individually designed plans will be prepared by landscape designers and be installed by licensed landscape contractors. A total of \$1 million has been allotted for this program through 2015.

SINGLE FAMILY MINOR REHABILITATION GRANT PROGRAM

This program will provide grants up to \$10,000 to low income families earning up to 80 percent of the area median income for health and safety repairs. A total of \$1 million has been allotted for this program through 2015.

SINGLE FAMILY FENCE REPLACEMENT PROGRAM

This program will provide grants up to \$7,500 to income qualified homeowners earning up to 120 percent of the area median income to remove existing chain-link or other decaying fence and replace with a replacement fencing material. A total of \$800,000 has been allotted for this program through 2015.

MULTI-FAMILY REHABILITATION LOAN PROGRAM

This program is designed to assist landlords where at least 25 percent of the units are occupied by and affordable to lower income households. Funds may be used to address energy efficiency and health and safety items and other approved repairs. The maximum loan amount is \$25,000 with a three percent interest rate and fifteen year term. A total of \$2.6 million has been allotted for this program through 2015.

VOLUNTARY PURCHASE PROGRAM – ROSEMARY AND IRIS DRIVES

The Agency intends to continue this program over the course of the next Implementation Plan cycle. The Agency initiated this program after a community meeting held in February 2005. A number of community members resided on Rosemary and Iris Drives and expressed great interest in selling their properties to the Agency as their homes were surrounded by heavy industrial uses. The Agency has acquired 48 parcels for a cost of approximately \$13.5 million and has 16 properties remaining to be purchased for an estimated cost of \$5 million. The FY 2010-11 funding allocation is \$500,000. The estimated budgeted amount for FY 2010-2015 is \$5 million.

RELOCATION ASSISTANCE

In accordance with CRL, the Agency is required to pay for relocation costs associated with the displacement of residents. The Agency has budgeted \$1 million for the next Implementation Plan cycle.

CONSTRUCTION OF NEW AFFORDABLE HOUSING – MULTI-FAMILY OR SINGLE FAMILY

The Agency intends to purchase real property for the development of new affordable housing either in or outside the Project Area. The Agency has budgeted \$9 million for land acquisition and construction of either a multi-family or single family affordable residential project.

H. PROPOSED BUDGET FOR 2010 THROUGH 2015

1. Financing of Activities

The Agency received gross tax increment revenue in the amount of \$60,223,389 from the Project Area during the previous Implementation Plan cycle. A total of \$12,044,678 of the gross tax increment was deposited in the LMIHF. Another \$12,416,872 was distributed to other taxing entities in the form of “pass-through” payments. The total net tax increment total collected was \$35,761,839.

The total net proceeds from the sale of Tax Allocation Bonds, 2005 Series A, in the amount of \$25,431,395 (non-housing portion) and \$9,219,540 (housing portion) were used to finance and refinance a portion of the Agency’s redevelopment activities in the Project Area, including the advance refunding of the outstanding Tax Allocation Bonds, 2000 Series A, previously issued. The bonds were issued pursuant to provisions of the CRL, the principal and interest on which is payable from the tax increment revenues from the Project Area.

The Agency has identified the funding sources for non-housing (commonly referred to as “Operating” or 80% funds) and housing (20% set aside funds) activities planned in the Project Area over the next five years (shown in Tables 9 and 10, respectively). The funding sources estimated for Operating activities over the next five years total approximately \$36,267,008, which does not include bond proceeds supported by tax increment from the Project Area. The funding sources estimated for housing activities over the next five years total approximately \$16,707,820, which consist of tax increment revenues; bond proceeds are not included for the implementation of housing programs. These figures are based on tax increment projections developed by Hinderliter, de Lamas and Associates (HdL). Actual future tax increment and availability of funds may vary from the projections shown. Furthermore, the estimates do not take into consideration possible State Legislative changes that may reduce the amount of tax revenue available. The Agency is subject to Pass-Through Agreements in accordance with Health and Safety Code Section 33607. Adjustments in funding priorities may need to be considered if estimates fluctuate significantly.

In late 2010, the Agency issued bonds (2010 Bonds) for the San Sevaïne Project Area. The Project Area received an upgraded rating from “BBB-” (minus) to a “BBB” in May 2010 as a scheduled update from Standard and Poor’s (S&P). S&P assigned the rating based on good Project Area assessed valuation growth in recent years despite a very small decline in Fiscal Year 2010-11. The 2010 bonds generated \$16,945,000 in Tax Allocation Bonds, 2010 Series A and \$13,605,000 in Taxable Recovery Zone Economic Development Bonds to finance certain Agency redevelopment activities.

Table 9: Operating Fund (80%) Five Year Budget

San Sevaire Redevelopment Project Area Operating Fund (80%) Five Year Budget 2009-10 Through 2014-15						
	Actual Fiscal Year 2009-10	Budgeted Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15
BEGINNING FUND BALANCE	11,365,222	9,632,084	6,206,154	2,234,916	1,379,105	786,149
REVENUE						
¹ Property Tax	6,985,000	6,781,000	6,683,000	6,808,000	6,936,000	7,066,000
² Less: FY 09-10 SERAF	(3,544,976)					
² Less: FY 10-11 SERAF		(729,148)				
Property Tax after ERAF	3,440,024	6,051,852	6,683,000	6,808,000	6,936,000	7,066,000
³ Interest Income	150,000	260,066	167,566	60,343	37,236	21,226
⁴ Other Revenue - Sales Tax Agreement	450,000	450,000	450,000	450,000	450,000	450,000
TOTAL FINANCING	4,040,024	6,761,918	7,300,566	7,318,343	7,423,236	7,537,226
APPROPRIATIONS						
⁵ Salaries & Benefits	918,724	964,660	1,012,893	1,063,538	1,116,715	1,172,551
Services & Supplies						
⁶ Supplies	242,175	249,440	256,923	264,631	272,570	280,747
⁷ One-time Project Costs	625,000	1,650,000	1,300,000	1,025,000	700,000	600,000
Total Services & Supplies	867,175	1,899,440	1,556,923	1,289,631	972,570	880,747
Data Processing Charges	9,898	10,195	10,501	10,816	11,140	11,474
⁸ Housing Fund Payback	-	933,347	1,867,051	-	108,878	
⁹ Travel & Related Costs	12,900	13,500	14,200	14,900	15,600	15,900
Land	1,583,036	2,000,000	2,000,000	1,000,000	1,000,000	1,000,000
Transfers						
¹⁰ Intra-Fund Transfers Out	566,305	594,620	624,351	655,569	688,347	722,765
¹¹ Intra-Fund Transfers In	(1,007,601)	(784,981)	(824,230)	(865,442)	(908,714)	(954,149)
¹² 2005 Bond Debt Service	2,822,725	2,821,275	2,823,250	2,820,050	2,819,050	2,823,250
¹³ 2010 Bond Debt Service		1,735,792	2,186,864	2,185,092	2,192,605	2,188,692
Total Transfers	2,381,429	4,366,706	4,810,235	4,795,269	4,791,289	4,780,557
TOTAL REQUIREMENTS	5,773,162	10,187,849	11,271,804	8,174,154	8,016,192	7,861,230
ENDING FUND BALANCE	9,632,084	6,206,154	2,234,916	1,379,105	786,149	462,145

Explanation of Footnotes

- ¹ Property Tax: Increment revenue projections provided by HdL.
- ² ERAF: AB 1389, which was adopted in the 2008 legislative session, required RDAs to budget and transfer \$350 million over two fiscal years beginning in 2008-09. This bill was challenged by RDAs and the Superior Court ruled in favor of the RDAs. In the 2009 legislative session, AB 26 4x was drafted and approved increasing the payment to \$2.05 billion, which equates to \$3,544,976 and is referred to as the SERAF FY 2009-10. AB 26 4x (2009) also requires a SERAF payment in FY 2010-11, estimated at \$729,148.
- ³ Interest Income: Interest is calculated based upon 2.7% of beginning fund balance. This figure is obtained by dividing FY 2008-09 interest earned by beginning fund balance.
- ⁴ Other Revenue: This represents the Mohawk Sales Tax Agreement. The revenue received by the RDA is offset by an expense in One-Time Project Costs.
- ⁵ Salaries & Benefits: 2009-10 Budget Prep figure used. For future years, 105% of prior year was used. The 105% includes COLA of 3% and average step increase of 2%. Average calculated between steps of 2.6% with 75% of employees receiving step increases.
- ⁶ Supplies: FY 2009-10 Budget Prep figure used. For future years, 103% of prior year used, representing an assumed COLA of 3%.
- ⁷ One-Time Project Costs: See a detailed schedule of Anticipated One-Time Project Costs for Fiscal Years 2009-10 through 2014-15.
- ⁸ Housing Obligation Payback (Rosemary & Iris): Operating Fund borrowed money from the Housing 20% Funds, which will be paid back over the next 4 years.
- ⁹ Data Processing Charge: FY 2009-10 Budget Prep figure used. For future years, 103% of prior year used, representing an assumed COLA of 3%
- ¹⁰ Travel & Related Costs: For future years, 105% of prior year used.
- ¹¹ Intra-Fund Transfers Out: FY 2009-10 Budget Prep figure used. For future years, 105% of prior year used, replicating the same assumptions used for Salaries & Benefits
- ¹² Intra-Fund Transfers In: FY 2009-10 Budget Prep figure used, excluding a one time \$260,000 transfer in FY 09-10. In future years, 105% of prior year amount is used, replicating the same assumptions used for Salaries & Benefits.
- ¹³ Operating Transfer (Bond Debt Service): Figures taken from Series 2005A Debt Service Schedule.

Table 10: Housing Set Aside (20%) Five Year Budget

San Sevaine Redevelopment Project Area Housing (20% Set Aside) Five Year Budget 2010-2015						
	Actual Fiscal Year 2009-10	Budgeted Fiscal Year 2010-11	Fiscal Year 2011-12	Fiscal Year 2012-13	Fiscal Year 2013-14	Fiscal Year 2014-15
BEGINNING FUND BALANCE	8,461,794	9,620,016	5,119,692	3,661,121	1,325,045	67,547
REVENUE						
Property Tax	2,651,226	2,620,000	2,574,000	2,631,000	2,690,000	2,750,000
Interest Income	125,617	259,740	138,232	98,850	35,776	1,824
Other Revenue ¹	-	933,347	1,867,051	-	108,000	-
TOTAL FINANCING	2,776,843	3,813,087	4,579,283	2,729,850	2,833,776	2,751,824
APPROPRIATIONS						
Services & Supplies						
Supplies	1,094	1,127	1,161	1,195	1,231	1,268
One-time Project Costs ²	-	4,800,000	2,500,000	1,500,000	1,500,000	500,000
Total Services & Supplies	1,094	4,801,127	2,501,161	1,501,195	1,501,231	501,268
Land	132,413	2,000,000	2,000,000	2,000,000	1,000,000	600,000
Transfers						
Intra-Fund Transfers Out	489,401	513,871	539,565	566,543	594,870	624,613
Operating Transfers (Bond Debt Service)	995,713	998,414	997,128	998,188	995,173	998,414
Total Transfers	1,485,114	1,512,285	1,536,693	1,564,731	1,590,043	1,623,027
TOTAL REQUIREMENTS	1,618,621	8,313,412	6,037,853	5,065,926	4,091,274	2,724,296
ESTIMATED FUND BALANCE	9,620,016	5,119,692	3,661,121	1,325,045	67,547	95,075
Explanation of Footnotes						
¹ "Other Revenue" includes funds transferred into the Housing Fund from the Operating Fund to repay costs associated with the Voluntary Purchase Program.						
² "One Time Projects" include relocation expenses, rehabilitation projects and new construction.						

I. PLANNING AND ADMINISTRATIVE COSTS

Pursuant to Section 33334.3(d) of the CRL, the Agency finds that it is necessary to use LMIHF for planning and administrative costs due to the following conditions:

- The Agency is actively involved in improving housing for low and moderate Income residents of the unincorporated county by providing rehabilitation loans and grants, and increasing the supply of housing by assisting in the construction of new housing that is affordable to persons of low and moderate Income.
- Any housing occupied by very low, low and moderate income families as a result of the Voluntary Purchase Program will be replaced pursuant to CRL requirements.
- The Agency's efforts to meet the needs of low and moderate Income residents require extensive planning and program development efforts, and include numerous reporting requirements. In addition, public outreach is important to developing and implementing programs to meet the needs of these residents.

Therefore, the Agency has determined that LMIHF are necessary for the actual costs of administering the Agency's housing programs and implementing specific projects, and for the proportionate share of Agency planning and administrative costs. In general, 20% of planning costs, such as project area amendments, redevelopment plans, implementation plans, and community plans shall be paid from LMIHF. General Agency administration shall be proportionally paid from these funds as well, including the full cost of staff time to develop, implement and monitor housing programs and projects.

J. CONCLUSION

The Implementation Plan for the Agency, as detailed above, describes the programs which are proposed to be undertaken during the next five years in order to assist in the alleviation of blighting conditions existing in the Project Area and to increase the supply of affordable housing. In addition, the Implementation Plan makes future projections on the use of LMIHF and other funds.

Redevelopment, however, is a very fluid process that is subject to a myriad of changing issues and the forces of market dynamics. For these reasons, a provision for review and amendment to the Implementation Plan is included in the requirements of Assembly Bill 1290. The law requires that the Implementation Plan be the subject of periodic public review. This review must be held in a noticed public hearing at least once during the five-year period, no earlier than two years and no later than three years after adoption of the Implementation Plan. In addition to the mandated review, the Agency may review and amend the goals, actions, and programs and their expenditures (following a noticed public hearing) at any time conditions require such an amendment.

As mentioned in Section A, State legislators and the Governor approved budget bill AB X4-26 which authorized the transfer funds from redevelopment agencies to county Supplemental Education Revenue Funds (SERAF). This plan has been developed based on the payment of SERAF obligations. Programs may be added or curtailed if and to the extent a SERAF is imposed by the State in future fiscal years.

In addition to the mandated review and possible SERAF, the Agency may review and amend the goals, actions, and programs and their expenditures at any time conditions require such an amendment.

K. APPENDIX A: PROPERTIES PURCHASED PER VOLUNTARY PURCHASE PROGRAM

ID#	Address	Parcel Number
1.	14047 Iris	0234-041-01-0000
2.	14039 Iris	0234-041-02-0000
3.	14031 Iris	0234-041-03-0000
4.	14021 Iris	0234-041-04-0000
5.	14011 Iris	0234-041-05-0000
6.	14001 Iris	0234-041-06-0000
7.	13983 Iris	0234-041-08-0000
8.	13975 Iris	0234-041-09-0000
9.	13931 Iris	0234-041-14-0000
10.	13968 Iris	0234-041-23-0000
11.	13976 Iris	0234-041-24-0000
12.	13984 Iris	0234-041-25-0000
13.	13996 Iris	0234-041-26-0000
14.	14006 Iris	0234-041-28-0000
15.	14018 Iris	0234-041-29-0000
16.	14030 Iris	0234-041-30-0000
17.	14040 Iris	0234-041-31-0000
18.	14050 Iris	0234-041-32-0000
19.	14047 Rosemary	0234-041-34-0000
20.	13997 Rosemary	0234-041-39-0000
21.	13991 Rosemary	0234-041-40-0000
22.	13949 Rosemary	0234-041-45-0000
23.	9935 Calabash	0234-041-49-0000
24.	9911 Calabash	0234-041-50-0000

ID#	Address	Parcel Number
25.	13920 Rosemary	0234-041-51-0000
26.	13928 Rosemary	0234-041-52-0000
27.	13948 Rosemary	0234-041-54-0000
28.	13957 Iris	0234-041-11-0000
29.	14010 Rosemary	0234-041-60-0000
30.	13991 Iris	0234-041-07-0000
31.	13967 Iris	0234-041-10-0000
32.	13958 Iris	0234-041-22-0000
33.	13940 Iris	0234-041-20-0000
34.	13921 Iris	0234-041-15-0000
35.	14028 Rosemary	0234-041-63-0000
36.	13932 Iris	0234-041-19-0000
37.	13948 Iris	0234-041-21-0000
38.	13940 Rosemary	0234-041-53-0000
39.	13921 Rosemary	0234-041-48-0000
40.	13939 Rosemary	0234-041-46-0000
41.	14048 Rosemary	0234-041-65-0000
42.	13976 Rosemary	0234-041-57-0000
43.	13987 Rosemary	0234-041-41-0000
44.	14015 Rosemary	0234-041-37-0000
45.	13955 Rosemary	0234-041-44-0000
46.	14040 Rosemary	0234-041-64-0000
47.	13956 Rosemary	0234-041-55-0000
48.	13969 Rosemary	0234-041-43-0000

L. APPENDIX B: VACANT LOTS APPROPRIATELY ZONED FOR MULTI-FAMILY RESIDENTIAL

ID#	Parcel Number	Zoning	Lot SF	Acres
1.	0229231200000	RM	47,916	1.10
2.	0229231280000	RM	25,560	0.59
3.	0229231300000	RM	8,520	0.20
4.	0230091020000	RM	49,500	1.14
5.	0230091030000	RM	49,500	1.14
6.	0230101290000	RM	47,920	1.10
7.	0230111060000	RM	66,000	1.52
8.	0230111170000	RM	30,360	0.70
9.	0230111190000	RM	30,360	0.70
10.	0230131040000	RM	21,600	0.50
11.	0230131270000	RM	117,612	2.70
12.	0231021030000	SD-COM	23,560	0.54
13.	0231021040000	SD-COM	15,529	0.36
14.	0231021060000	SD-COM	21,710	0.50
15.	0231021240000	SD-COM	9,165	0.21
16.	0231021280000	SD-COM	8,000	0.18
17.	0231021450000	SD-COM	24,046	0.55
18.	0231021480000	SD-COM	88,426	2.03
19.	0231021540000	SD-COM	21,125	0.48
20.	0231021550000	SD-COM	21,125	0.48
21.	0231021760000	SD-COM	19,200	0.44
22.	0231021810000	SD-COM	146,362	3.36
23.	0231021820000	SD-COM	93,218	2.14
24.	0231021830000	SD-COM	33,977	0.78
25.	0231102040000	SD-COM	81,457	1.87
26.	0231102100000	SD-COM	23,055	0.53
27.	0231102130000	SD-COM	27,950	0.64
28.	0234091100000	SD-COM	9,520	0.22
29.	0234101110000	SD-COM	8,400	0.19
30.	0234101130000	SD-COM	9,240	0.21
31.	0234112260000	SD-COM	18,360	0.42
32.	0234151160000	SD-COM	51,000	1.17
33.	0235041210000	SD-COM	63,162	1.45

Attachment 4

**APPRAISAL OF REAL PROPERTY
106 LOTS IN CEDAR GLEN**

**AS OF
10/09/2008**

2010 - 30% Discount

Robin L. Miller

AG004425

LETTER OF TRANSMITTAL

October 10, 2008

San Bernardino County RESD
825 E. Third Street, Room 207
San Bernardino, CA 92415-0832

As requested, I have prepared a Limited Appraisal, Summary Report and opinion of the fair market value for the 106 residential zoned sites located in the area known as Cedar Glen. The property identification and fair market value of each lot is summarized on the following pages. The properties were valued as of the last date of the physical inspection which was October 9, 2008.

The purpose of this appraisal is to estimate the fair market value of each lot as vacant and unencumbered fee simple title of ownership.

The report is based on the physical analysis of the site (sites), a locational analysis of the neighborhood and city and an economic analysis of the market for properties such as the subject sites. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice and specifically Standard 6 Mass Appraisals.

The value conclusions reported are as of the effective date, October 9, 2008 and contingent upon the certification and limiting conditions attached.


Robin L. Miller
AG004425

October 12, 2008

<u>APN</u>	<u>LOT SIZE</u>	<u>MKT VALUE</u>
0330-022-02	2,531 SQFT	\$2,300
0330-022-07	8,529 SQFT	\$6,400
0330-022-10	4,717 SQFT	\$4,200
0330-023-21	8,372 SQFT	\$6,300
0330-025-48	3,366 SQFT	\$3,000
0330-026-01	7,369 SQFT	\$5,500
0330-033-01	8,625 SQFT	\$6,500
0330-033-04	6,218 SQFT	\$4,600
0330-033-17	10,931 SQFT	\$8,200
0330-033-22	5,070 SQFT	\$4,100
0330-033-23	5,500 SQFT	\$4,400
0330-033-30	2,380 SQFT	\$2,100
0330-035-19	2,114 SQFT	\$1,900
0330-042-07	2,698 SQFT	\$2,400
0330-042-30	2,525 SQFT	\$2,300
0330-055-31	2,227 SQFT	\$2,000
0330-055-38	3,635 SQFT	\$3,300
0330-055-39	3,689 SQFT	\$3,300
0330-062-07	2,904 SQFT	\$2,600
0330-062-45	3,820 SQFT	\$3,400

<u>APN</u>	<u>LOT SIZE</u>	<u>MKT VALUE</u>
0330-062-61	4,317 SQFT	\$3,900
0330-064-03	2,402 SQFT	\$2,200
0330-064-15	1,917 SQFT	\$1,700
0330-065-27	2,471 SQFT	\$2,200
0330-065-54	2,271 SQFT	\$2,000
0330-081-18	3,771 SQFT	\$3,400
0330-081-24	2,571 SQFT	\$2,300
0330-081-25	3,043 SQFT	\$2,700
0330-083-26	3,265 SQFT	\$2,900
0330-092-20	2,800 SQFT	\$2,500
0330-092-21	2,800 SQFT	\$2,500
0330-092-22	2,800 SQFT	\$2,500
0330-096-08	2,695 SQFT	\$2,400
0330-096-18	2,811 SQFT	\$2,500
0330-098-17	3,150 SQFT	\$2,800
0330-101-26	4,713 SQFT	\$4,200
0330-111-33	5,769 SQFT	\$4,600
0330-111-34	5,997 SQFT	\$4,700
0330-111-35	6,226 SQFT	\$4,700
0330-111-39	4,814 SQFT	\$4,300

<u>APN</u>	<u>LOT SIZE</u>	<u>MKT VALUE</u>
0330-111-40	3,694 SQFT	\$3,300
0330-111-41	3,396 SQFT	\$3,100
0330-112-28	2,885 SQFT	\$2,600
0330-112-29	2,786 SQFT	\$2,500
0330-112-81	2,748 SQFT	\$2,500
0330-113-24	3,345 SQFT	\$3,000
0330-113-25	2,987 SQFT	\$2,700
0330-113-26	2,759 SQFT	\$2,500
0330-113-29	2,748 SQFT	\$2,500
0330-113-79	1,837 SQFT	\$1,700
0330-123-08	2,756 SQFT	\$2,500
0330-123-18	2,800 SQFT	\$2,500
0330-123-29	2,714 SQFT	\$2,400
0330-123-30	4,200 SQFT	\$3,800
0330-124-01	2,699 SQFT	\$2,400
0330-124-02	2,652 SQFT	\$2,400
0330-125-01	3,100 SQFT	\$2,800
0330-125-54	2,530 SQFT	\$2,300
0330-125-59	3,967 SQFT	\$3,600
0330-131-55	3,000 SQFT	\$2,700

<u>APN</u>	<u>LOT SIZE</u>	<u>MKT VALUE</u>
0330-132-03	2,800 SQFT	\$2,500
0330-132-05	2,800 SQFT	\$2,500
0330-132-38	3,100 SQFT	\$2,800
0330-132-39	3,700 SQFT	\$3,300
0330-132-40	4,000 SQFT	\$3,600
0330-164-36	3,373 SQFT	\$3,000
0330-164-37	3,247 SQFT	\$2,900
0330-168-22	5,900 SQFT	\$4,700
0330-171-22	6,536 SQFT	\$4,900
0330-171-23	5,738 SQFT	\$4,600
0330-173-02	2,700 SQFT	\$2,400
0330-173-03	3,100 SQFT	\$2,800
0330-173-13	2,800 SQFT	\$2,500
0330-174-19	3,205 SQFT	\$2,900
0330-174-27	2,400 SQFT	\$2,200
0330-181-24	3,250 SQFT	\$2,900
0330-203-33	2,745 SQFT	\$2,500
0330-203-49	2,758 SQFT	\$2,500
0330-203-50	3,491 SQFT	\$3,100
0330-204-10	2,557 SQFT	\$2,300

<u>APN</u>	<u>LOT SIZE</u>	<u>MKT VALUE</u>
0330-204-14	2,534 SQFT	\$2,300
0330-204-16	2,770 SQFT	\$2,500
0330-204-19	3,163 SQFT	\$2,800
0330-204-32	2,507 SQFT	\$2,300
0330-206-08	2,636 SQFT	\$2,400
0330-211-07	2,481 SQFT	\$2,200
0330-211-08	3,550 SQFT	\$3,200
0330-213-11	3,700 SQFT	\$3,300
0330-213-21	2,224 SQFT	\$2,000
0330-214-57	3,092 SQFT	\$2,800
0330-221-27	3,475 SQFT	\$3,100
0330-221-29	2,869 SQFT	\$2,600
0330-222-14	3,010 SQFT	\$2,700
0330-222-49	4,017 SQFT	\$3,600
0330-222-50	4,547 SQFT	\$4,100
0331-144-13	2,560 SQFT	\$2,300
0331-153-36	2,308 SQFT	\$2,100
0331-155-09	3,520 SQFT	\$3,200
0331-157-02	2,400 SQFT	\$2,200
0331-157-03	2,400 SQFT	\$2,200

<u>APN</u>	<u>LOT SIZE</u>	<u>MKT VALUE</u>
0331-157-36	2,571 SQFT	\$2,300
0331-157-47	2,475 SQFT	\$2,200
0331-157-48	2,439 SQFT	\$2,200
0331-158-42	2,394 SQFT	\$2,200
0331-159-18	3,443 SQFT	\$3,100
0331-159-19	2,695 SQFT	\$2,400

Robin L. Miller
AG004425
3/28/2010

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

1. The appraiser will not be responsible for matters of legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about title. The property is being appraised on the basis of it being under responsible ownership.
2. The appraiser has provided parcel maps in the appraisal report to assist the reader in visualizing the lot size, shape and/or orientation. The appraiser has not made a survey of the subject sites.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency and has noted in the appraisal report whether the subject site (sites) are located in an identified Special Flood Hazard Area. Because the appraiser is not a Surveyor, she makes no guarantees, expressed or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has noted in the appraisal report any adverse conditions, (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject properties, or that she became aware of during normal research involved in performing the appraisal. Unless otherwise stated in the report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions to do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered an environmental assessment of the property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that she considers reliable and believes to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state, or local laws.
8. The appraiser's client is the party (San Bernardino County RESD), who engaged the appraiser for this specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
9. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
10. Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

SCOPE OF WORK

1. An inspection of the subject properties was performed. The exact locations of some of the subject properties could not be reliably located due to the lack of access and distinct property lines. In those cases plat maps and a visual inspection of the general area were utilized.
2. The subject property data was developed and analyzed from public sources.
3. Gathered comparable residential land sales and included pictures and plat maps in the addenda.
4. Confirmed the data gathered for the analysis with public records and the local MLS when available.
5. Applied and reconciled the value using the Sales Comparison Approach

To develop the opinion of value, the appraiser performed a complete appraisal process as defined by the Uniform Standards of Professional Appraisal Practice (USPAP). ~~No departures from Standard 1 were invoked.~~

INTEREST APPRAISED

The property interest appraised includes the fee simple interest. It is assumed that there are no value restricting easements or adverse conditions affecting the property, other than as noted in the report.

APPRAISAL ASSIGNMENT AND REPORT FORMAT

This is a Summary Report. A Summary Report is a written report prepared under Standards Rule 2-2(b) of USPAP. As such, it presents a summary discussion of the data, reasoning and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client. The appraiser is not responsible for the unauthorized use of this report.

The assignment consists of one hundred six properties; however, the report is prepared under a single cover. General information applicable to the one hundred ~~eight~~^{six} properties will be presented in the beginning of the report, including the highest and best use analysis and discussion of the market data.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the fair market value of the fee simple interest in the subject properties.

INTENDED USE/USER OF THE APPRAISAL

The intended use of this appraisal is to serve as the basis of fair market value to aid in the disposition of the one hundred six lots that are currently owned by the San Bernardino County Redevelopment Agency. It is the County's intention to offer the lots to the contiguous property owners for purchase.

The intended user of this report is the San Bernardino County Real Estate Services Department and their assignees. The evaluation and the value set forth should not be relied upon by any unintended user, and specifically, should not be relied upon by any financial institution for loan purposes, whether for this property or properties in the area, or anyone or entity anticipating the purchase of the property that is the subject of this report.

EFFECTIVE DATE OF VALUE

The Effective Date of Value is October 9, 2008

DATE OF REPORT

The date of the report is October, 12, 2008, the date the appraiser's signature was attached.

NEIGHBORHOOD DESCRIPTION

The subject properties are located in the area known as Cedar Glen. Cedar Glen is situated just south/southeast of Lake Arrowhead and north Highway 18. Cedar Glen is generally bounded by Hook Creek Road to the west and south and National Forest to the north and east. It is a bedroom community with very few employment areas. The Lake Arrowhead Village is located within five miles north of subject and offers local shopping, restaurants and employment areas. Smaller, local conveniences are located along Hook Creek Road and also along Highway 173.

Most of Cedar Glen consists of older, smaller type cabins situated on smaller sized lots. However, there are some larger homes situated on acreage lots that allow for horses that are sparsely located around the Cedar Glen area.

In 2003, Cedar Glen was involved in the “Old Fire” which destroyed approximately 300 homes and much of the infrastructure. Since this fire, very little rebuilding has been done primarily due to the Arrowhead Manor Water Company. After the fire, the County began operating the water company and entered into escrow to purchase it so residents would continue to have water service. However, the DWR would not approve the sale without approximately one million in penalties and interest on the existing loan being paid. Approximately at the end of September, 2008, Governor Schwarzenegger signed a bill (AB2860) which basically forgave the previous debt. With the passage of this bill, the county will begin to close escrow on the Arrowhead Manor Water Company and the Cedar Glen water will be handled by a new community service district. After escrow closes, the county can begin making improvements to the infrastructure with a three million dollar Economic and Community Development (ECD) grant.

UTILITIES

Electric:	Southern California Edison
Gas:	The Gas Company and Liquid Propane Gas
Water:	A new CSD (public)
Sewer:	Septic

The one hundred six lots that are the subject of this appraisal range in size from 1,837 square feet to 10,931 square feet in size. Fifty one percent (54) of the properties range from ~~1~~1,837 square feet to 2,999 square feet. Thirty six percent (38) of the properties range in size from 3,000 square feet to 4,999 square feet in size; and thirteen percent (13) range in size from 5,000 square feet to the largest lot which is 10,931 square feet. The small sizes of these lots would make building difficult especially due to the access and topography of these sites and the setback requirements. With the exception of one lot, these sites are situated on dirt roads. These roads range from being average maintained dirt roads to poorly maintained dirt roads to impassable roads. Approximately fifty percent of the sites are situated on either poorly maintained or impassible roads. The poorly maintained and impassible roads appear to have not been maintained since the October, 2003 Old Fire. In addition, most of the lots are in areas where utilities would have to be brought onto the sites. The following identifies the parcels involved along with the size of the lots (based on county assessor's records).

<u>APN</u>	<u>LOT SIZE</u>
0330-022-02	2,531 SQFT
0330-022-07	8,529 SQFT
0330-022-10	4,717 SQFT
0330-023-21	8,372 SQFT
0330-025-48	3,366 SQFT
0330-026-01	7,369 SQFT
0330-033-01	8,625 SQFT
0330-033-04	6,218 SQFT
0330-033-17	10,931 SQFT
0330-033-22	5,070 SQFT
0330-033-23	5,500 SQFT
0330-033-30	2,380 SQFT
0330-035-19	2,114 SQFT
0330-042-07	2,698 SQFT
0330-042-30	2,525 SQFT
0330-055-31	2,227 SQFT

<u>APN</u>	<u>LOT SIZE</u>
0330-055-38	3,635 SQFT
0330-055-39	3,689 SQFT
0330-062-07	2,904 SQFT
0330-062-45	3,820 SQFT
0330-062-61	4,317 SQFT
0330-064-03	2,402 SQFT
0330-064-15	1,917 SQFT
0330-065-27	2,471 SQFT
0330-065-54	2,271 SQFT
0330-081-18	3,771 SQFT
0330-081-24	2,571 SQFT
0330-081-25	3,043 SQFT
0330-083-26	3,265 SQFT
0330-092-20	2,800 SQFT
0330-092-21	2,800 SQFT
0330-092-22	2,800 SQFT
0330-096-08	2,695 SQFT
0330-096-18	2,811 SQFT
0330-098-17	3,150 SQFT
0330-101-26	4,713 SQFT
0330-111-33	5,769 SQFT
0330-111-34	5,997 SQFT
0330-111-35	6,226 SQFT
0330-111-39	4,814 SQFT

<u>APN</u>	<u>LOT SIZE</u>
0330-111-40	3,694 SQFT
0330-111-41	3,396 SQFT
0330-112-28	2,885 SQFT
0330-112-29	2,786 SQFT
0330-112-81	2,748 SQFT
0330-113-24	3,345 SQFT
0330-113-25	2,987 SQFT
0330-113-26	2,759 SQFT
0330-113-29	2,748 SQFT
0330-113-79	1,837 SQFT
0330-123-08	2,756 SQFT
0330-123-18	2,800 SQFT
0330-123-29	2,714 SQFT
0330-123-30	4,200 SQFT
0330-124-01	2,699 SQFT
0330-124-02	2,652 SQFT
0330-125-01	3,100 SQFT
0330-125-54	2,530 SQFT
0330-125-59	3,967 SQFT
0330-131-55	3,000 SQFT
0330-132-03	2,800 SQFT
0330-132-05	2,800 SQFT
0330-132-38	3,100 SQFT
0330-132-39	3,700 SQFT

<u>APN</u>	<u>LOT SIZE</u>
0330-132-40	4,000 SQFT
0330-164-36	3,373 SQFT
0330-164-37	3,247 SQFT
0330-168-22	5,900 SQFT
0330-171-22	6,536 SQFT
0330-171-23	5,738 SQFT
0330-173-02	2,700 SQFT
0330-173-03	3,100 SQFT
0330-173-13	2,800 SQFT
0330-174-19	3,205 SQFT
0330-174-27	2,400 SQFT
0330-181-24	3,250 SQFT
0330-203-33	2,745 SQFT
0330-203-49	2,758 SQFT
0330-203-50	3,491 SQFT
0330-204-10	2,557 SQFT
0330-204-14	2,534 SQFT
0330-204-16	2,770 SQFT
0330-204-19	3,163 SQFT
0330-204-32	2,507 SQFT
0330-206-08	2,636 SQFT
0330-211-07	2,481 SQFT
0330-211-08	3,550 SQFT
0330-213-11	3,700 SQFT

APN**LOT SIZE**

0330-213-21	2,224 SQFT
0330-214-57	3,092 SQFT
0330-221-27	3,475 SQFT
0330-221-29	2,869 SQFT
0330-222-14	3,010 SQFT
0330-222-49	4,017 SQFT
0330-222-50	4,547 SQFT
0331-144-13	2,560 SQFT
0331-153-36	2,308 SQFT
0331-155-09	3,520 SQFT
0331-157-02	2,400 SQFT
0331-157-03	2,400 SQFT
0331-157-36	2,571 SQFT
0331-157-47	2,475 SQFT
0331-157-48	2,439 SQFT
0331-158-42	2,394 SQFT
0331-159-18	3,443 SQFT
0331-159-19	2,695 SQFT

SALES COMPARISON ANALYSIS

Sales of vacant land (or improved properties) have been almost non-existent since the Old Fire. There have been only three sales of land in Cedar Glen within the past years that were arms-length transactions, not involved in tax sales. In addition to the closed sales, I also looked at current listing to help support the current value of the properties. Below summarizes the comparable sold properties and the current listed properties that were utilized in this report.

Comparable No 1

APN 0331-104-08 Lot 7 Ponderosa Drive Cedar Glen 11,328 sqft \$50,000 2/28/2008

This comparable consists of a large, gently uphill sloping lot located in a much superior location. It is located on a maintained asphalt paved road within walking distance to all local amenities. The lot is 100% useable and has all utilities to the site.

Comparable No. 2

APN s 0330-114-20, 18, 02, 01 30085 Hickory Drive Cedar Glen 14,912 sqft \$48,500
2/04/2008

This comparable consists of five contiguous lots that total 14,912 square feet in size. It is a predominantly level to downhill sloping street to street site. The site had improvements on them which burned in the 2003 "Old Fire". All utilities are to the site.

Comparable No. 3

APN 0331-442-52 Lots 6, 7, and 8 Lakeview Drive 7,658 sqft \$30,000 1/09/2008

This comparable property consists of three lots that have total 7,658 square feet in size. They are gently downhill sloping lots with all utilities to the site. Like Comparable No. 1, this sale is located in a far superior location on a maintained asphalt paved street in close proximity to local amenities.

Six current listings were also considered in the valuation of the subject property. These listings are of properties that are more similar to the subject sites rather than the three comparable sales utilized. They are summarized below.

Listing No. 1

APN 0330-211-12 Lot 5 Pine Drive \$6,000 4,475 square feet

Listed on 10/02/2007 Dirt Road, No utilities

Listing No. 2

APN 0330-104-18 Lot 193 Juniper Lane \$6,400 3,242 square feet

Listed on 07/28/2008 Dirt (washed out) Road, No utilities

Listing No. 3

APN 0330-123-16 Lot 36 Walnut Drive \$7,000 3,022 square feet

Listed on 10/02/2008 Dirt Road, No Utilities

Listing No. 4

APN 0330-103-19 Lot 19 Hook Creek Road \$4,900 2,920 square feet

Listed on 7/14.2008 Asphalt paved road, Utilities to site

Listing No. 5

APN 0330-113-43 Lot 41 Hickory Drive \$11,500 6,103 square feet

Listed on 02/06/2007 Dirt Road, No Utilities

Listing No. 6

APN 0330-204-35 Lot 4 Hook Creek Road \$5,000 2,520 square feet

Listed on 5/08/2008 Asphalt paved road, Utilities to site

MARKET DATA SUMMARY GRID

COMP NO.	LOCATION ASSESSOR'S PARCEL	PARCEL SIZE	SALE DATE DOC NO.	SALES/LISTING PRICE	PRICE/SQFT
S-1	Lot 7 Ponderosa 331-104-08	11,328 sf	02/28/2008 80131	\$50,000	\$4.41/sqft
S-2	30085 Hickory Drive 330-114-20,18,02,01	14,912 sf	02/04/2008 50818	\$48,500	\$3.25/sqft
S-3	Lots 6-8 Lakeview Drive 331-442-52	7,658 sf	01/09/2008 10111	\$30,000	\$3.92/sqft
L-1	Lot 5 Pine Drive 330-211-12	4,475 sf	N/A	\$6,000	\$1.34/sqft
L-2	Lot 193 Juniper Lane 330-104-18	3,242 sf	N/A	\$6,400	\$1.97/sqft
L-3	Lot 36 Walnut Drive 330-123-16	3,022 sf	N/A	\$7,000	\$2.32/sqft
L-4	Lot 19 Hook Crk Rd 330-103-19	2,920 sf	N/A	\$4,900	\$1.68/sqft
L-5	Lot 41 Hickory Drive 330-113-43	6,103 sf	N/A	\$11,500	\$1.88/sqft
L-6	Lot 4 Hook Creek Rd 330-204-35	2,520 sf	N/A	\$5,000	\$1.98/sqft

COMMENTS ON SALES COMPARISON ADJUSTMENTS

The Cedar Glen market has not been very active since the Old Fire in 2003. There have only been three sales in the immediate area (that were not tax sales) within the past year. Currently, there are 31 listed lots for sale that range from \$4,900 to \$99,000 with an average listing price of \$25,000. The three closed sales were utilized – all of which are superior to the subject property along with six current listings that are more similar to the subject sites. The following explains the adjustments that were made in the adjustment grid found on the following page.

Based on the fact that 81% of the subject sites are less than 5,000 square feet in size, and of those 51% are 3,000 square feet or less, a 3,000 square foot lot was utilized as the basis of the sales comparison analysis. For purposes of this analysis and the adjustments made, the subject site will be known as APN 0330-131-55 which is 3,000 square feet.

Financing Terms

All three closed comparable sales sold on Cash terms and are considered to be cash equivalent sales and therefore, no adjustments were made.

Time of Sale

Based on data in the local RIM MLS, the housing values have declined just over 24% in the Cedar Glen area over the past year. This was based on the average sales price between 10/2006 and 10/2007 (\$207,022) and the average sales price between 10/2007 and 10/2008 (\$156,550). Therefore, given this information, the time adjustment made to Comparable Nos. 1 – 3 were made at 2% per month.

Listing Adjustment

Comparable Listings No. 1 – 6 were all adjusted downwards by 15% of the listing prices to reflect typical buyer and seller negotiations. The adjustment was based on information in the MLS on the three closed sales. On average, the difference between the sales prices and the listing prices was 15%.

Location Adjustment

Comparable Nos. 1 and 3, and Comparable Listings Nos. 4 and 6 are located on asphalt paved streets that are maintained and plowed by the County of San Bernardino. They have superior ingress and egress to the property and all were adjusted downwards by 25%. Comparable No 2 and Comparable Listing No. 5 are both located on dirt roads that are maintained and easily accessible and both were adjusted downwards by 15%.

Size Adjustment

Comparable Nos. 1 and 2 are significantly larger sites with superior lot utility and were adjusted downwards by 30% of their sales prices. Comparable No. 3 and Comparable Listing No. 5 are slightly larger with superior utility and downwards adjustments were made at 20%. The remaining five comparable listings are similar in size and lot utility and no adjustments were made.

Utility Adjustment

The subject sites have no utility hook-ups on site and many will have difficulty gaining utility access due to either the topography or accessibility of the sites. Those with utility to the site have all been adjusted downwards by 10%.

Final Reconciliation

All three comparables were considered along with the six current listings. Comparable Listings No. 1 and 4 are most similar to the subject property and were weighted most heavily in arriving at the final indicative value of the subject sites. Equal, but lesser, weight was given to the remaining comparable properties. It is this appraiser's opinion that the lower end of the market value range is reasonable to value the subject sites due to their poor accessibility, smaller size and topography. Therefore, the lots that are up to 5,000 square feet in size will be valued at \$0.90 per square foot. Due to economies of scales (the larger the site, the lower the price per square foot), the lots between 5,000 square feet and 6,000 square feet will be adjusted at \$0.80 per square foot and sites over 6,000 square feet will be valued at \$0.75 per square foot, the lowest end of the value range.

ADJUSTMENT GRID

	SUBJECT	S-1	S-2	S-3	L-1	L-2	L-3	L-4	L-5	L-6
SALES PRICE	N/A	\$50,000	\$48,500	\$30,000	\$6,000	\$6,400	\$7,000	\$4,900	\$11,500	\$5,000
\$/SQFT		\$4.41	\$3.25	\$3.92	\$1.34	\$1.97	\$2.32	\$1.68	\$1.88	\$1.31
FINANCE		CASH	CASH	CASH	N/A	N/A	N/A	N/A	N/A	N/A
TIME ADJUST		-16%	-16%	-18%	----	-----	-----	-----	-----	-----
LISTING ADJUST					-15%	-15%	-15%	-15%	-15%	-15%
ADJUSTED \$/SQFT		\$3.70	\$2.73	\$3.21	\$1.14	\$1.68	\$1.97	\$1.43	\$1.60	\$1.11
LOCATION	FAIR DIRT RD	GOOD -25%	AVG -15%	GOOD -25%	FAIR	FAIR	FAIR	GOOD -25%	AVG -15%	GOOD -25%
SIZE	3,000 SF	11,328 -30%	14,912 -30%	7,658 -20%	4,475	3,242	3,022	2,920	6,103 -20%	3,816
UTILITIES	NONE	YES -10%	YES -10%	YES -10%	NONE	NONE	NONE	YES -10%	NONE	YES -10%
NET ADJUST		-65%	-55%	-55%	0	0	0	-35%	-35%	-35%
ADJUSTED PRICE PER SQFT		\$1.30	\$1.23	\$1.44	\$1.14	\$1.68	\$1.97	\$0.93	\$1.04	\$0.72

The adjusted indicated value range for the subject sites are \$0.72 per square foot to \$1.97 per square foot. Listing No. 3 was just listed this week and represents the higher end of the value range. The concluded value estimates are illustrated on the following pages.

<u>APN</u>	<u>LOT SIZE</u>	<u>\$/SQFT</u>	<u>VALUE</u>	<u>MKT VALUE</u>
0330-022-02	2,531 SQFT	\$0.90	\$2,277.90	\$2,300
0330-022-07	8,529 SQFT	\$0.75	\$6,396.75	\$6,400
0330-022-10	4,717 SQFT	\$0.90	\$4,245.30	\$4,200
0330-023-21	8,372 SQFT	\$0.75	\$6,279.00	\$6,300
0330-025-48	3,366 SQFT	\$0.90	\$3,039.40	\$3,000
0330-026-01	7,369 SQFT	\$0.75	\$5,526.75	\$5,500
0330-033-01	8,625 SQFT	\$0.75	\$6,468.75	\$6,500
0330-033-04	6,218 SQFT	\$0.75	\$4,663.50	\$4,600
0330-033-17	10,931 SQFT	\$0.75	\$8,198.25	\$8,200
0330-033-22	5,070 SQFT	\$0.80	\$4,056.00	\$4,100
0330-033-23	5,500 SQFT	\$0.80	\$4,400.00	\$4,400
0330-033-30	2,380 SQFT	\$0.90	\$2,142.00	\$2,100
0330-035-19	2,114 SQFT	\$0.90	\$1,902.60	\$1,900
0330-042-07	2,698 SQFT	\$0.90	\$2,428.20	\$2,400
0330-042-30	2,525 SQFT	\$0.90	\$2,272.50	\$2,300
0330-055-31	2,227 SQFT	\$0.90	\$2,004.30	\$2,000
0330-055-38	3,635 SQFT	\$0.90	\$3,271.50	\$3,300
0330-055-39	3,689 SQFT	\$0.90	\$3,320.10	\$3,300
0330-062-07	2,904 SQFT	\$0.90	\$2,613.60	\$2,600
0330-062-45	3,820 SQFT	\$0.90	\$3,438.00	\$3,400
0330-062-61	4,317 SQFT	\$0.90	\$3,885.30	\$3,900
0330-064-03	2,402 SQFT	\$0.90	\$2,161.80	\$2,200
0330-064-15	1,917 SQFT	\$0.90	\$1,725.30	\$1,700
0330-065-27	2,471 SQFT	\$0.90	\$2,223.90	\$2,200

<u>APN</u>	<u>LOT SIZE</u>	<u>\$/SQFT</u>	<u>VALUE</u>	<u>MKT VALUE</u>
0330-065-54	2,271 SQFT	\$0.90	\$2,043.90	\$2,000
0330-081-18	3,771 SQFT	\$0.90	\$3,393.90	\$3,400
0330-081-24	2,571 SQFT	\$0.90	\$2,313.90	\$2,300
0330-081-25	3,043 SQFT	\$0.90	\$2,738.70	\$2,700
0330-083-26	3,265 SQFT	\$0.90	\$2,938.50	\$2,900
0330-092-20	2,800 SQFT	\$0.90	\$2,520.00	\$2,500
0330-092-21	2,800 SQFT	\$0.90	\$2,520.00	\$2,500
0330-092-22	2,800 SQFT	\$0.90	\$2,520.00	\$2,500
0330-096-08	2,695 SQFT	\$0.90	\$2,425.50	\$2,400
0330-096-18	2,811 SQFT	\$0.90	\$2,529.90	\$2,500
0330-098-17	3,150 SQFT	\$0.90	\$2,835.00	\$2,800
0330-101-26	4,713 SQFT	\$0.90	\$4,241.70	\$4,200
0330-111-33	5,769 SQFT	\$0.80	\$4,615.20	\$4,600
0330-111-34	5,997 SQFT	\$0.80	\$4,797.60	\$4,700
0330-111-35	6,226 SQFT	\$0.75	\$4,669.50	\$4,700
0330-111-39	4,814 SQFT	\$0.90	\$4,332.60	\$4,300
0330-111-40	3,694 SQFT	\$0.90	\$3,324.60	\$3,300
0330-111-41	3,396 SQFT	\$0.90	\$3,056.40	\$3,100
0330-112-28	2,885 SQFT	\$0.90	\$2,596.50	\$2,600
0330-112-29	2,786 SQFT	\$0.90	\$2,507.40	\$2,500
0330-112-81	2,748 SQFT	\$0.90	\$2,473.20	\$2,500
0330-113-24	3,345 SQFT	\$0.90	\$3,010.50	\$3,000
0330-113-25	2,987 SQFT	\$0.90	\$2,680.20	\$2,700
0330-113-26	2,759 SQFT	\$0.90	\$2,483.10	\$2,500

<u>APN</u>	<u>LOT SIZE</u>	<u>\$/SQFT</u>	<u>VALUE</u>	<u>MKT VALUE</u>
0330-113-29	2,748 SQFT	\$0.90	\$2,473.20	\$2,500
0330-113-79	1,837 SQFT	\$0.90	\$1,685.70	\$1,700
0330-123-08	2,756 SQFT	\$0.90	\$2,480.40	\$2,500
0330-123-18	2,800 SQFT	\$0.90	\$2,520.00	\$2,500
0330-123-29	2,714 SQFT	\$0.90	\$2,442.60	\$2,400
0330-123-30	4,200 SQFT	\$0.90	\$3,780.00	\$3,800
0330-124-01	2,699 SQFT	\$0.90	\$2,429.10	\$2,400
0330-124-02	2,652 SQFT	\$0.90	\$2,386.80	\$2,400
0330-125-01	3,100 SQFT	\$0.90	\$2,790.00	\$2,800
0330-125-54	2,530 SQFT	\$0.90	\$2,277.00	\$2,300
0330-125-59	3,967 SQFT	\$0.90	\$3,570.30	\$3,600
0330-131-55	3,000 SQFT	\$0.90	\$2,700.00	\$2,700
0330-132-03	2,800 SQFT	\$0.90	\$2,520.00	\$2,500
0330-132-05	2,800 SQFT	\$0.90	\$2,520.00	\$2,500
0330-132-38	3,100 SQFT	\$0.90	\$2,790.00	\$2,800
0330-132-39	3,700 SQFT	\$0.90	\$3,330.00	\$3,300
0330-132-40	4,000 SQFT	\$0.90	\$3,600.00	\$3,600
0330-164-36	3,373 SQFT	\$0.90	\$3,035.70	\$3,000
0330-164-37	3,247 SQFT	\$0.90	\$2,922.30	\$2,900
0330-168-22	5,900 SQFT	\$0.80	\$4,720.00	\$4,700
0330-171-22	6,536 SQFT	\$0.75	\$4,902.00	\$4,900
0330-171-23	5,738 SQFT	\$0.80	\$4,590.40	\$4,600
0330-173-02	2,700 SQFT	\$0.90	\$2,430.00	\$2,400
0330-173-03	3,100 SQFT	\$0.90	\$2,790.00	\$2,800

<u>APN</u>	<u>LOT SIZE</u>	<u>\$/SQFT</u>	<u>VALUE</u>	<u>MKT VALUE</u>
0330-173-13	2,800 SQFT	\$0.90	\$2,520.00	\$2,500
0330-174-19	3,205 SQFT	\$0.90	\$2,884.50	\$2,900
0330-174-27	2,400 SQFT	\$0.90	\$2,160.00	\$2,200
0330-181-24	3,250 SQFT	\$0.90	\$2,925.00	\$2,900
0330-203-33	2,745 SQFT	\$0.90	\$2,470.50	\$2,500
0330-203-49	2,758 SQFT	\$0.90	\$2,482.20	\$2,500
0330-203-50	3,491 SQFT	\$0.90	\$3,141.90	\$3,100
0330-204-10	2,557 SQFT	\$0.90	\$2,301.30	\$2,300
0330-204-14	2,534 SQFT	\$0.90	\$2,280.60	\$2,300
0330-204-16	2,770 SQFT	\$0.90	\$2,493.00	\$2,500
0330-204-19	3,163 SQFT	\$0.90	\$2,846.70	\$2,800
0330-204-32	2,507 SQFT	\$0.90	\$2,256.30	\$2,300
0330-206-08	2,636 SQFT	\$0.90	\$2,372.40	\$2,400
0330-211-07	2,481 SQFT	\$0.90	\$2,232.90	\$2,200
0330-211-08	3,550 SQFT	\$0.90	\$3,195.00	\$3,200
0330-213-11	3,700 SQFT	\$0.90	\$3,330.00	\$3,300
0330-213-21	2,224 SQFT	\$0.90	\$2,001.60	\$2,000
0330-214-57	3,092 SQFT	\$0.90	\$2,782.80	\$2,800
0330-221-27	3,475 SQFT	\$0.90	\$3,127.50	\$3,100
0330-221-09	2,869 SQFT	\$0.90	\$2,582.10	\$2,600
0330-222-14	3,010 SQFT	\$0.90	\$2,709.00	\$2,700
0330-222-49	4,017 SQFT	\$0.90	\$3,615.30	\$3,600
0330-222-50	4,547 SQFT	\$0.90	\$4,092.30	\$4,100
0331-144-13	2,560 SQFT	\$0.90	\$2,304.00	\$2,300

<u>APN</u>	<u>LOT SIZE</u>	<u>\$/SQFT</u>	<u>VALUE</u>	<u>MKT VALUE</u>
0331-153-36	2,308 SQFT	\$0.90	\$2,077.20	\$2,100
0331-155-09	3,520 SQFT	\$0.90	\$3,168.00	\$3,200
0331-157-02	2,400 SQFT	\$0.90	\$2,160.00	\$2,200
0331-157-03	2,400 SQFT	\$0.90	\$2,160.00	\$2,200
0331-157-36	2,571 SQFT	\$0.90	\$2,313.90	\$2,300
0331-157-47	2,475 SQFT	\$0.90	\$2,227.50	\$2,200
0331-157-48	2,439 SQFT	\$0.90	\$2,195.10	\$2,200
0331-158-42	2,394 SQFT	\$0.90	\$2,154.60	\$2,200
0331-159-18	3,443 SQFT	\$0.90	\$3,098.70	\$3,100
0331-159-19	2,695 SQFT	\$0.90	\$2,425.50	\$2,400

These estimate values represent the fair market value given a normal exposure time which for these types of lots have been over 180 days. There are currently 31 listings of lots in the Cedar Glen area. These lots have a current average marketing time of 183 days. In addition, within the past year there have been an additional 26 expired or withdrawn listings that ranged in asking price between \$7,500 and \$39,000. These expired listings were on the market an average of 180 days. Therefore, if the County is looking for a quick sale or "fire sale", say within 30 days, it is recommended that the values be lowered between 25% and 50% of the current market value.

EXHIBITS
PHOTOS AND PLAT MAPS



APN 0330-181-24



DIRT ROAD



GENERAL AREA APN 0330-022-02, 07, 10



WASHED OUT/IMPASSIBLE ROAD



APNS 0330-055-31, 38, 39



DIRT ROAD



APN 0330-211-06, 07



DIRT ROAD



APN 0330-214-57



DIRT ROAD



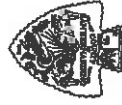
APN 0330-164-36, 37



DIRT ROAD WASHED OUT

SUBJECT SITE PLAT MAPS

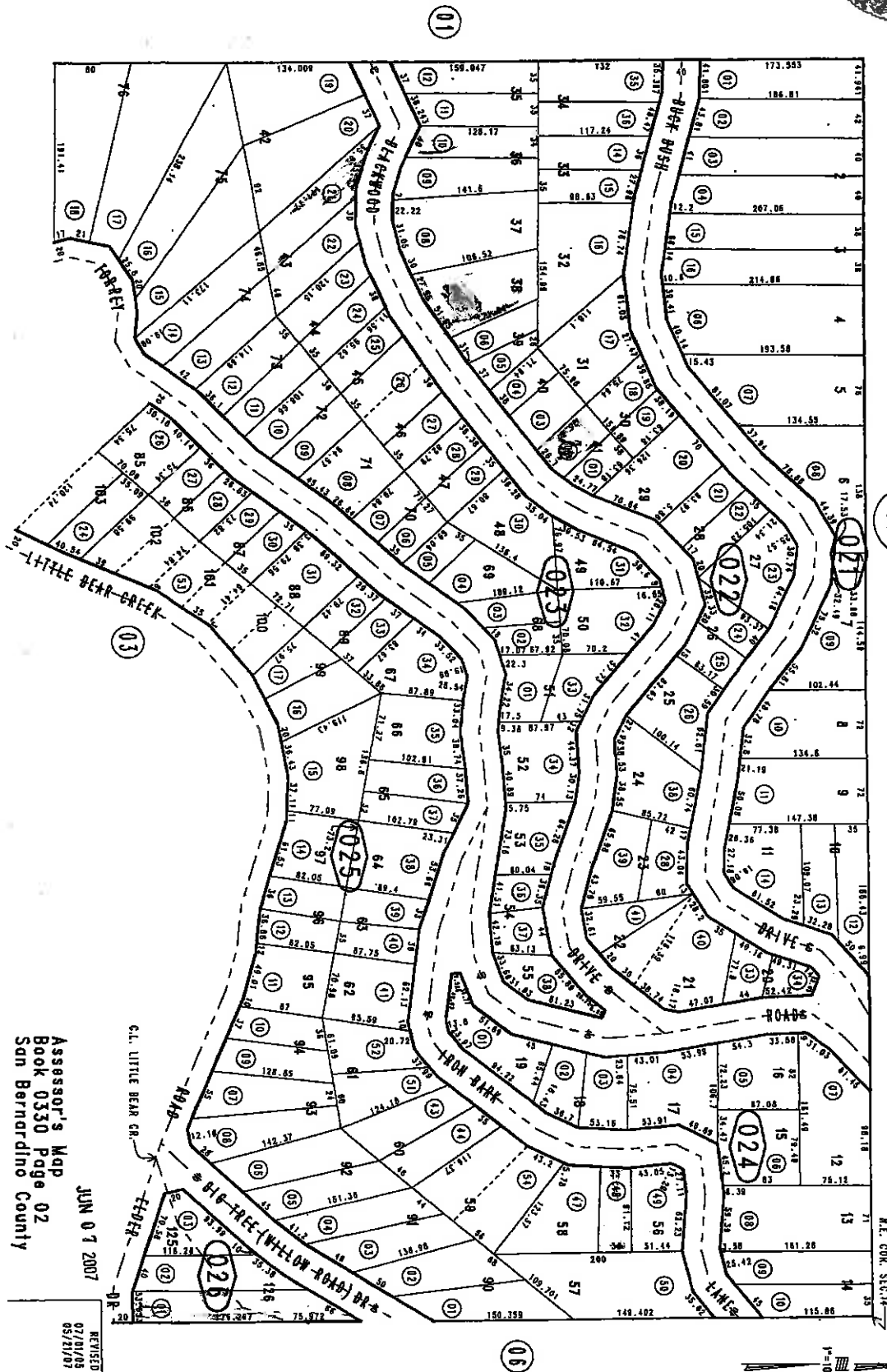
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Tract No. 2898, M.B. 41/34-49
Ptn. N.E.1/4 Sec.14., T.2N., R.3W., S.B.B.&M.

0329
06

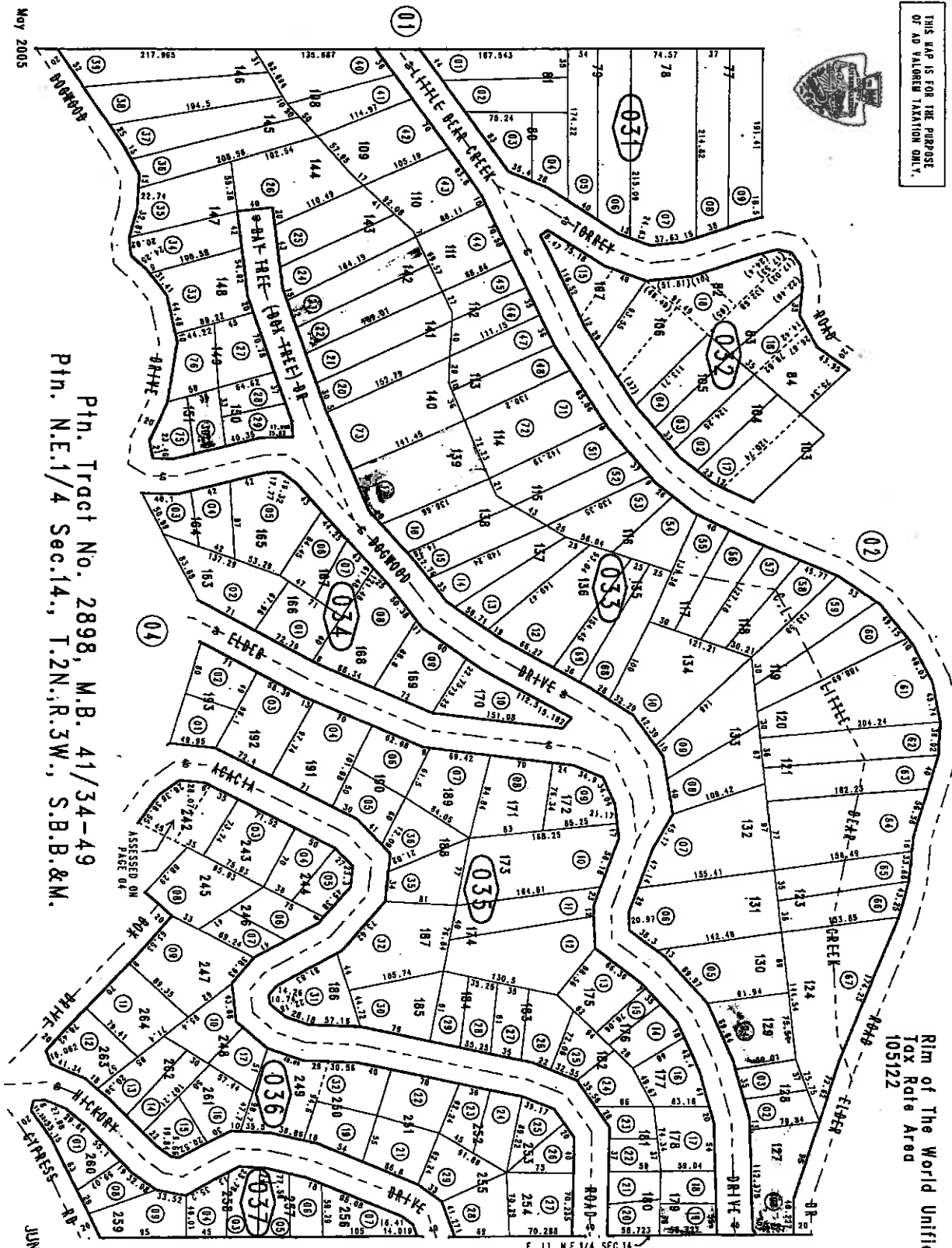
Rim of The World Unified 0330-02
Tax Rate Area
105122



Map 2005

Assessor's Map
Book 0330 Page 02
San Bernardino County
JUN 07 2007
REVISED
07/01/08 KC
05/21/07 GW

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Tract No. 2898, M.B. 41/34-49
Ptn. N.E.1/4 Sec.14, T.2N., R.3W., S.B.B.&M.

Rim of The World Unified 0330-033
Tax Rate Area
105122

May 2005

JUN 07 2007

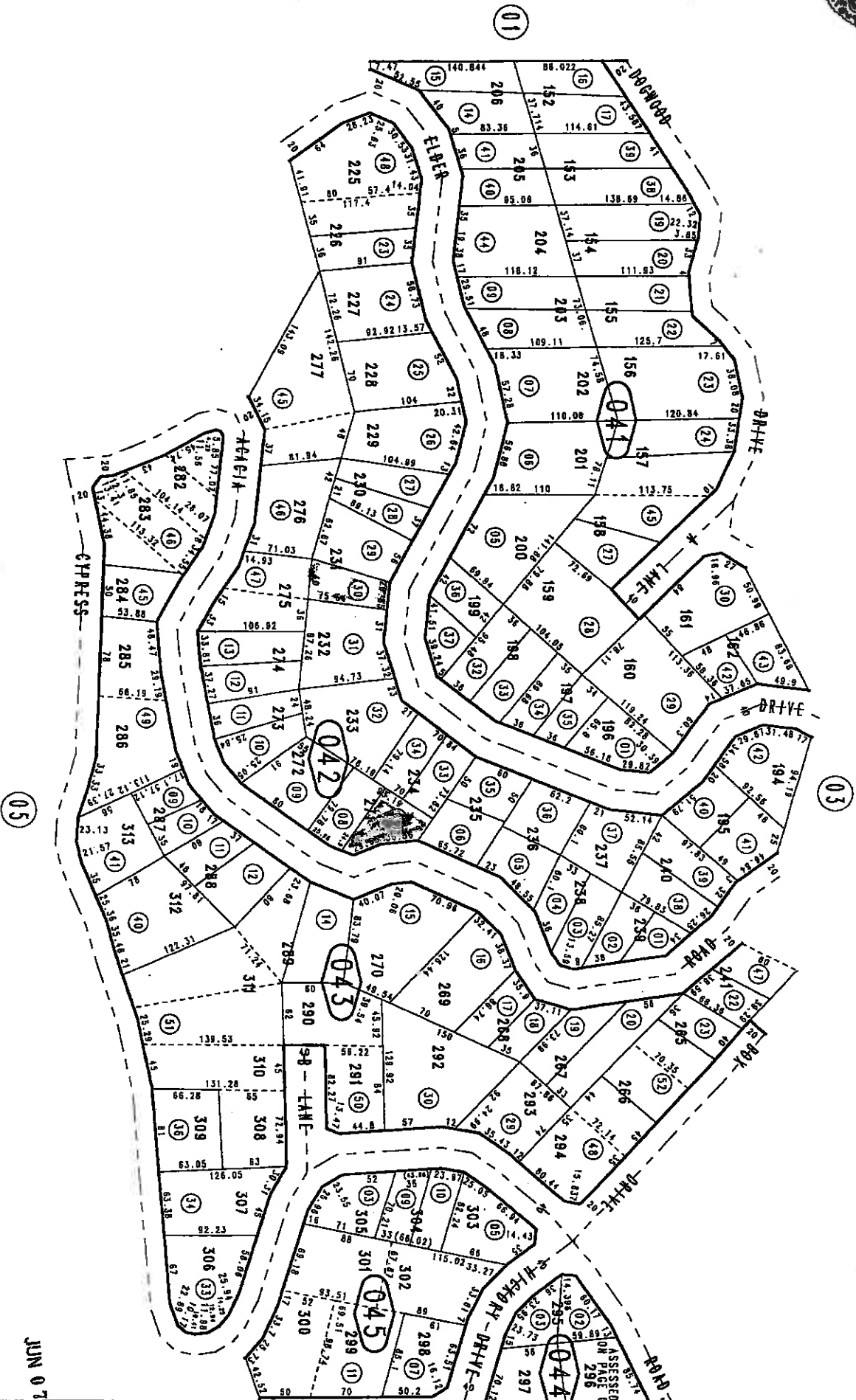
Assessor's Map
Book 0330 Page 03
San Bernardino County

REVISED
07/13/05 RC
12/27/05 BK
05/21/07 CV

FOR THE PURPOSE
OF NEW TAXATION ONLY.

Ptn. Tract No. 2898, M.B. 41/34-49
Ptn. N.E.1/4 Sec.14., T.2N.,R.3W., S.B.B.&M.

Rim of The World Unified 03
Tax Rate Area
105122

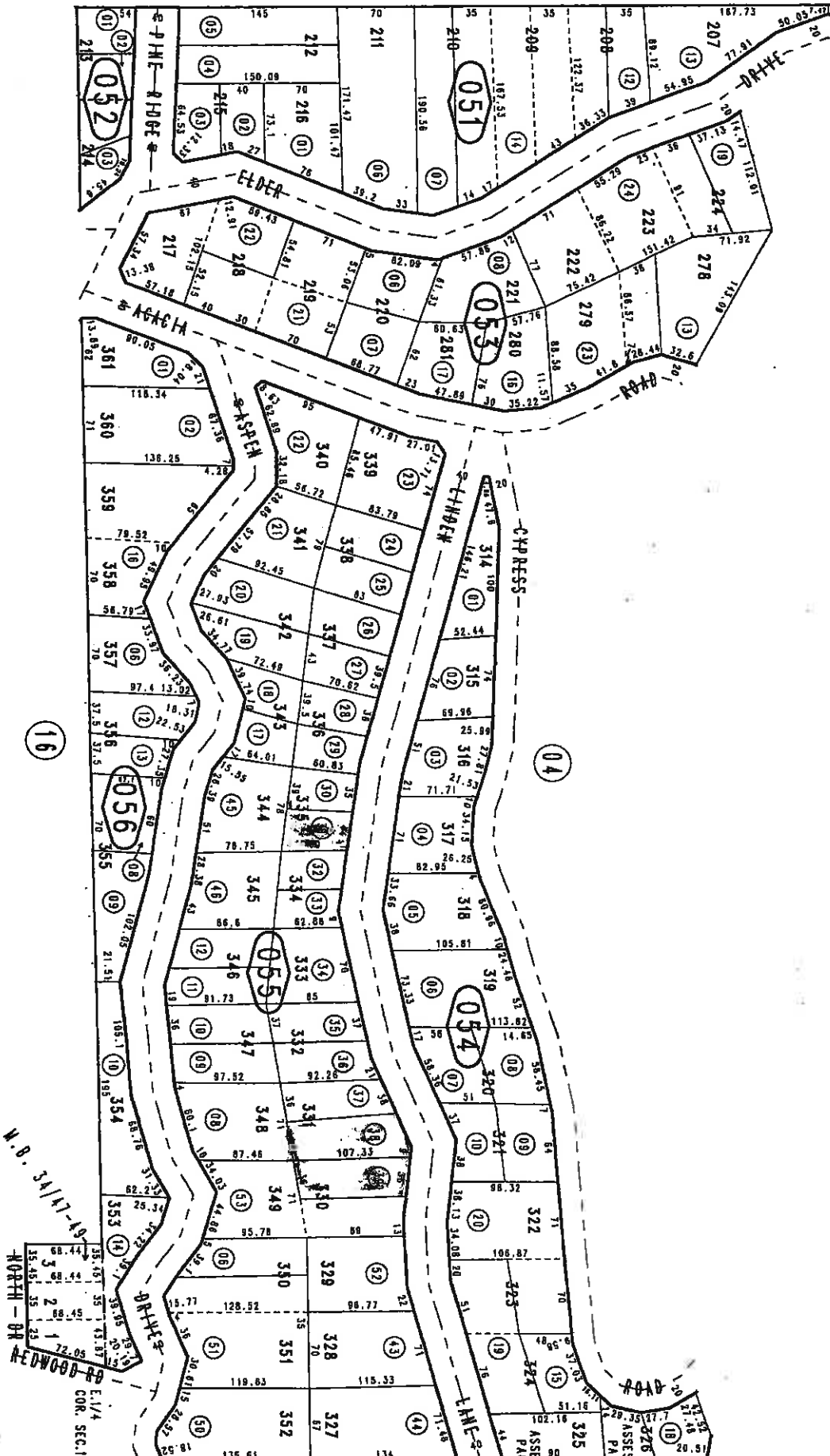


JUN 07

FOR THE PURPOSE
OF TAXATION ONLY.

Ptn. Tract No. 2898, M.B. 41/34-49
Ptn. N.E.1/4 Sec.14., T.2N.,R.3W., S.B.B.&M.

Rim of The World Unified
Tax Rate Area
105122

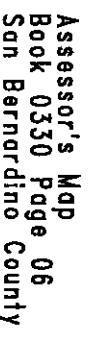
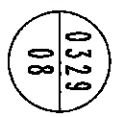


Ptn. Tract No. 1921 Larchmont, M.B. 28/12-14
Ptn. Lake-Brook Park, Unit No. 8, Tract No. 2411, M.B. 34/47-49

Assessor's Map
Book 0330 Page 05
San Bernardino County

JUN 01

Rim of The World Unified	033
Tax Rate Area	
105122	



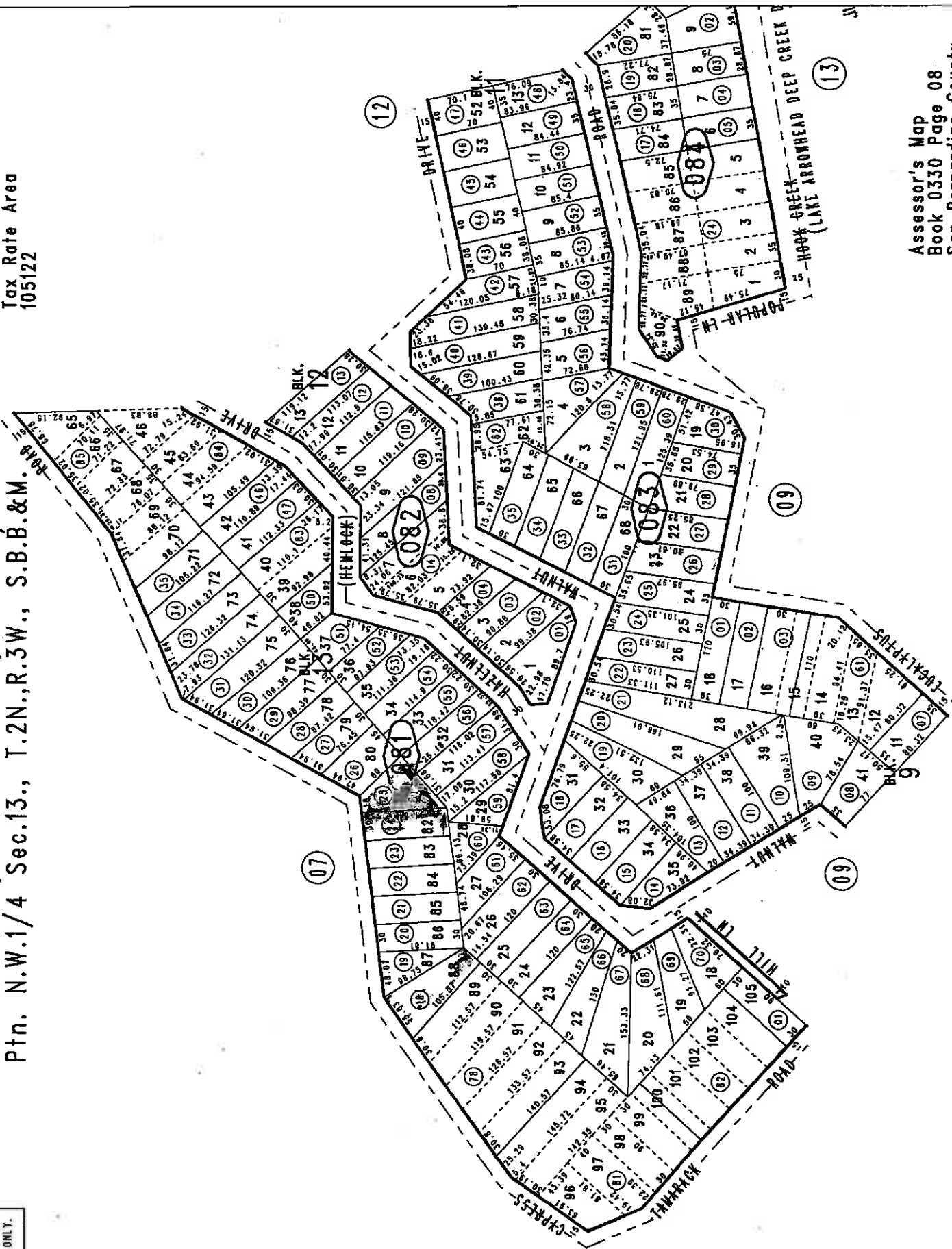
FOR THE PURPOSE
OF TAXATION ONLY.



Ptn. Larchmont, Tract No. 1921, M.B. 28/12-14
Ptn. N.W.1/4 Sec.13., T.2N.,R.3W., S.B.B.&M.

Rim of The World Unified
Tax Rate Area
105122

03



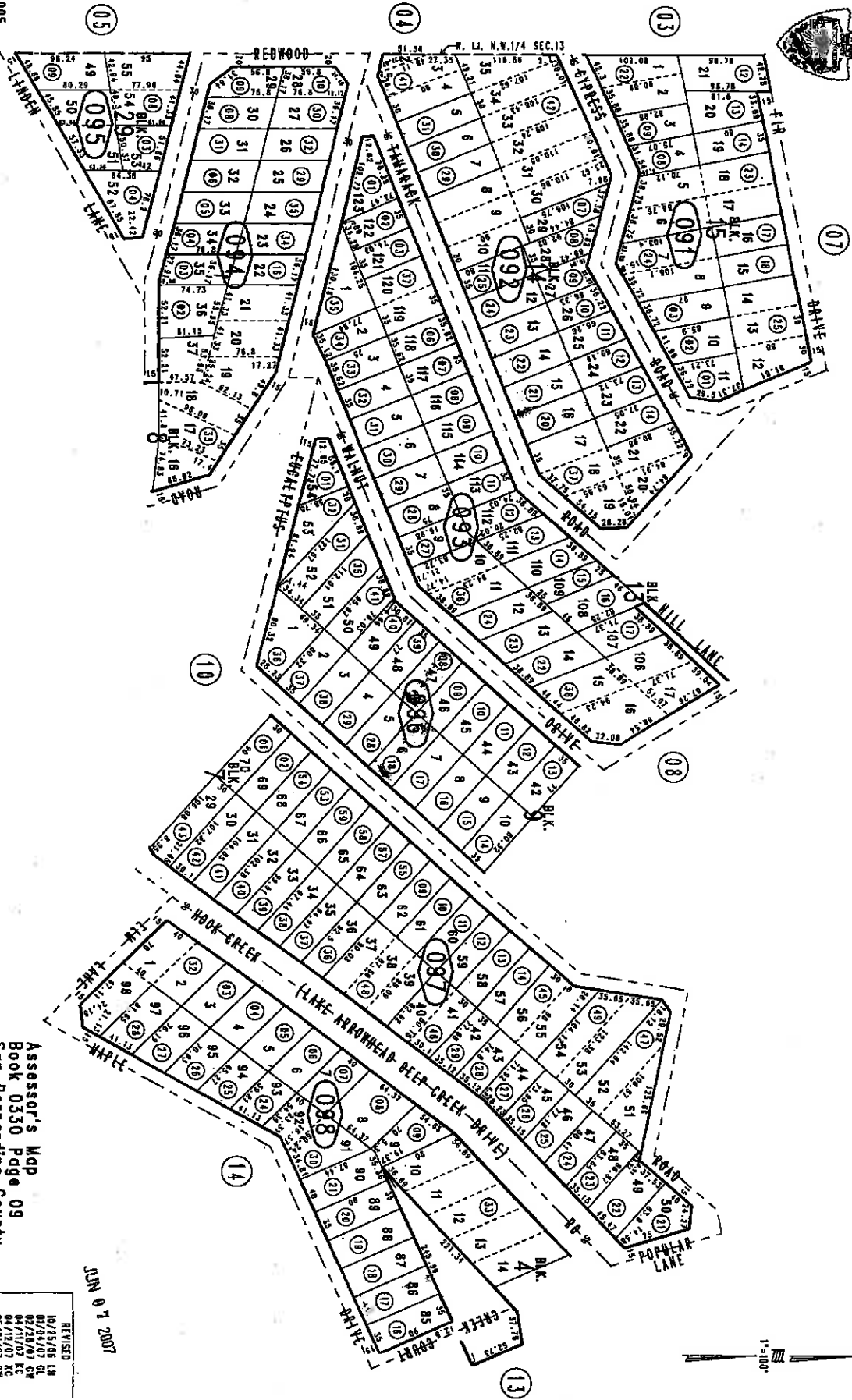
Assessor's Map
Book 0330 Page 08
San Bernardino County

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OF AD VALOREM TAXATION ONLY.

Ptn. Larchmont, Tract No. 1921, M.B. 28/12-14
Ptn. N.W.1/4 Sec.13, T.2N.,R.3W., S.B.B.&M.

Rim of The World Unified 0330-09
Tax Rate Area
105122

May 2005



Assessor's Map
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San Bernardino County

REVISED
06/23/05
07/23/07
04/12/07
05/21/07

JUN 01 2007

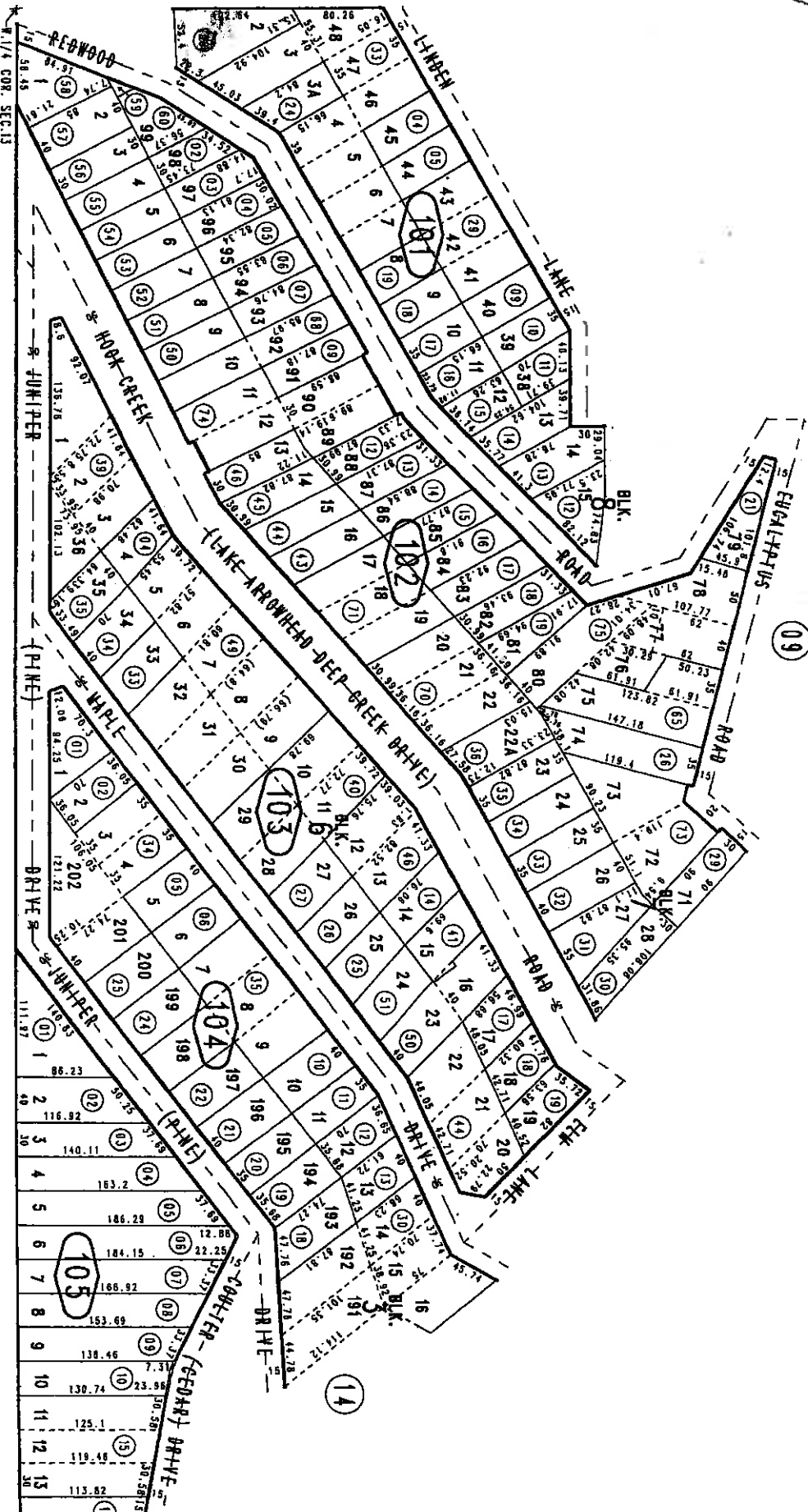
FOR THE PURPOSE
OF NEW TAXATION ONLY.

MUS, Assessor

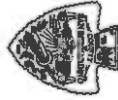


Ptn. Larchmont, Tract No. 1921, M.B. 28/12-14
Ptn. N.W.1/4 Sec.13., T.2N.,R.3W., S.B.B.&M.

Rim of The World United
Tax Rate Area
105122

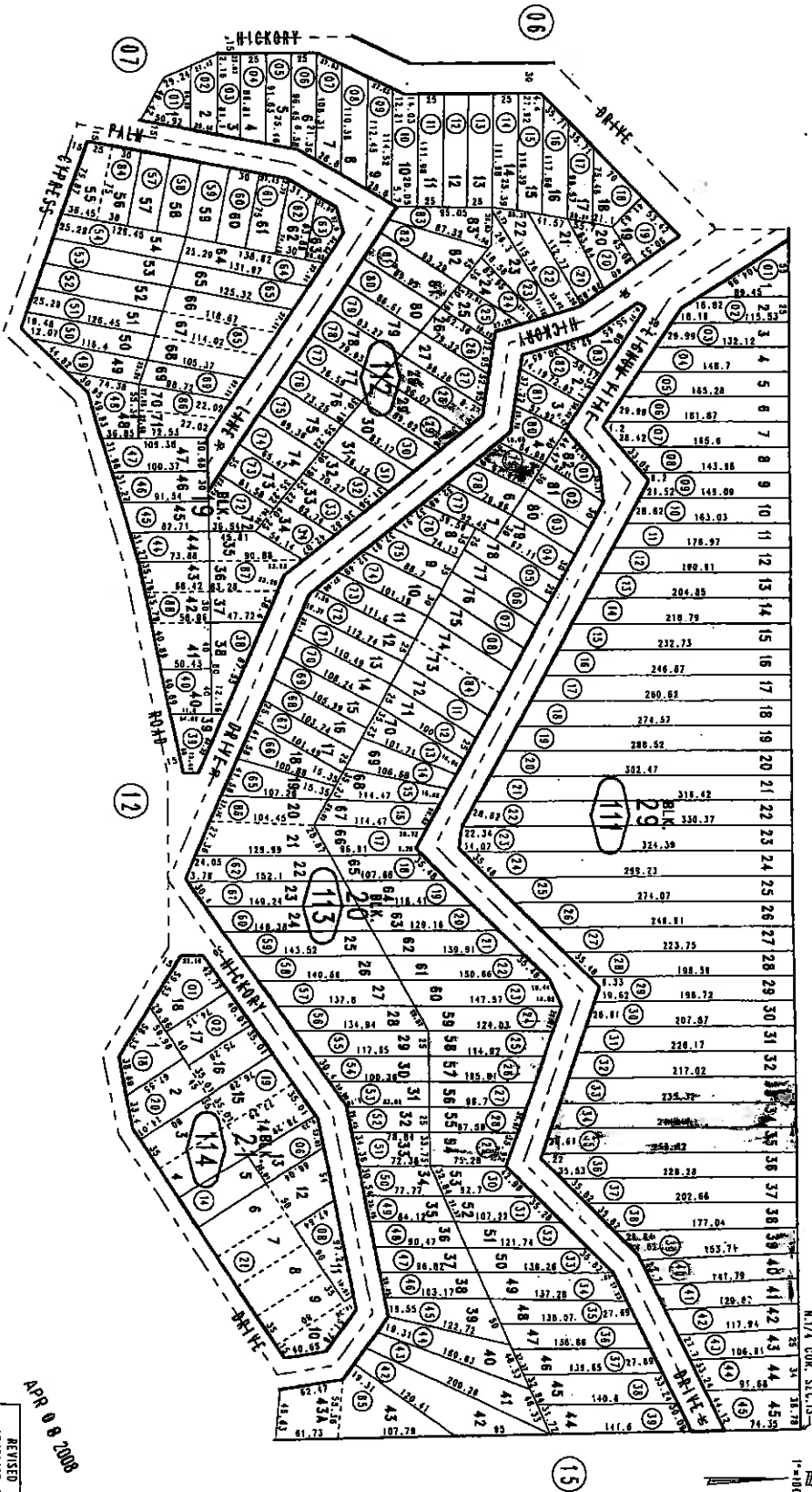


THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.



Pln. Larchmont, Tract No. 1921, M.B. 28/12-14
Pln. N.W.1/4 Sec.13., T.2N., R.3W., S.B.B.&M.

Rim of The World Unified 0330-11
Tax Role Area
105122



May 2005

Assessor's Map
Book 0330 Page 11
San Bernardino County

APR 8 2008

REVISED
03/21/07 GR
03/17/08 KA

Jul 9 2008

**Rim of The World Unified
Tax Rate Area
105122**

Ptn. Larchmont, Tract No. 1921, M.B. 28/12-14
Ptn. N.W.1/4 Sec.13., T.2N., R.3W., S.B.B.&M.

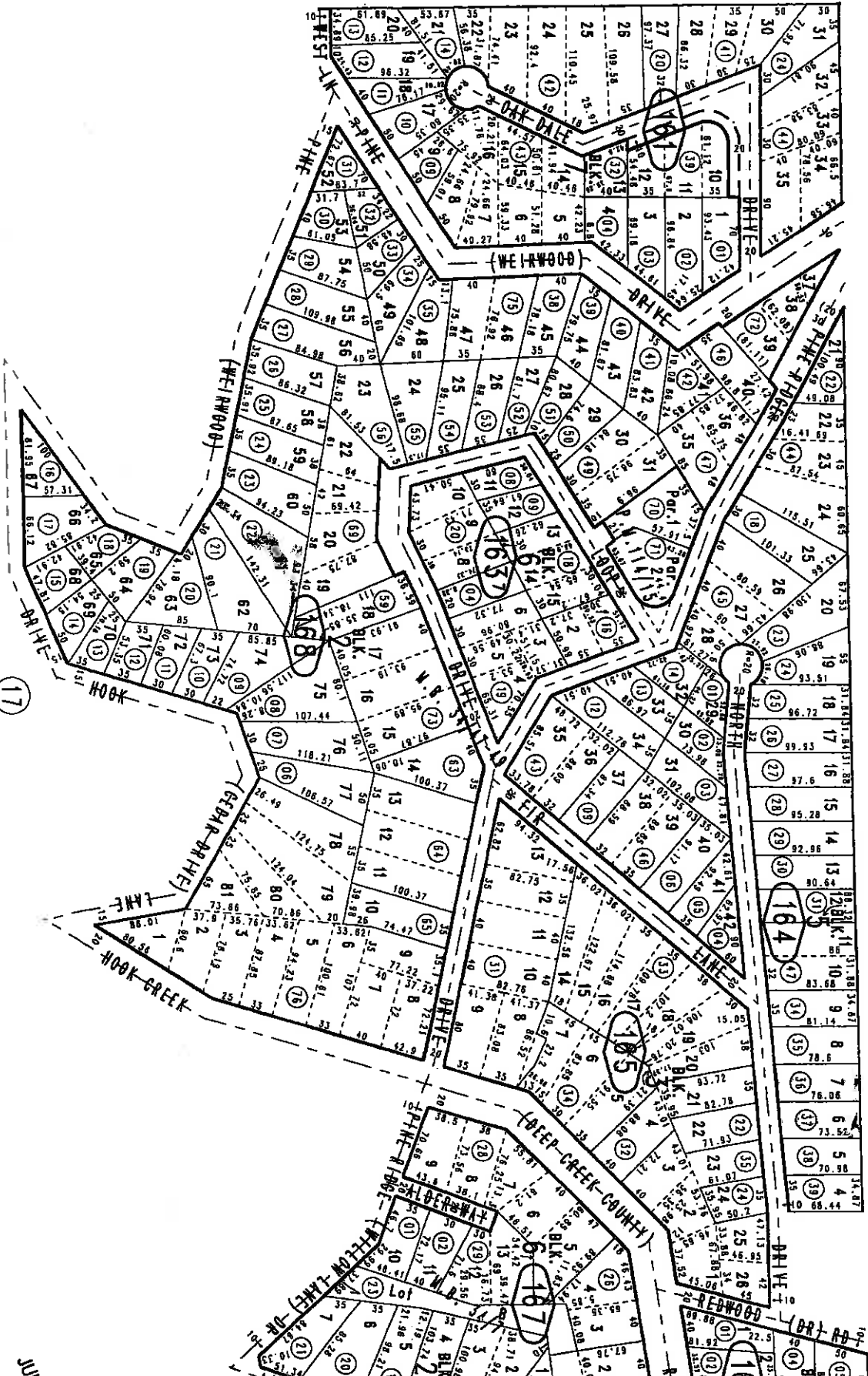
Assessor's Map
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San Bernardino County

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OF
LOCAL TAXATION ONLY.

TMUS, Assessor

Ptn. S.E.1/4 Sec.14., T.2N.,R.3W., S.B.B.&M.

Rim of The World United
Tax Rate Area
105122

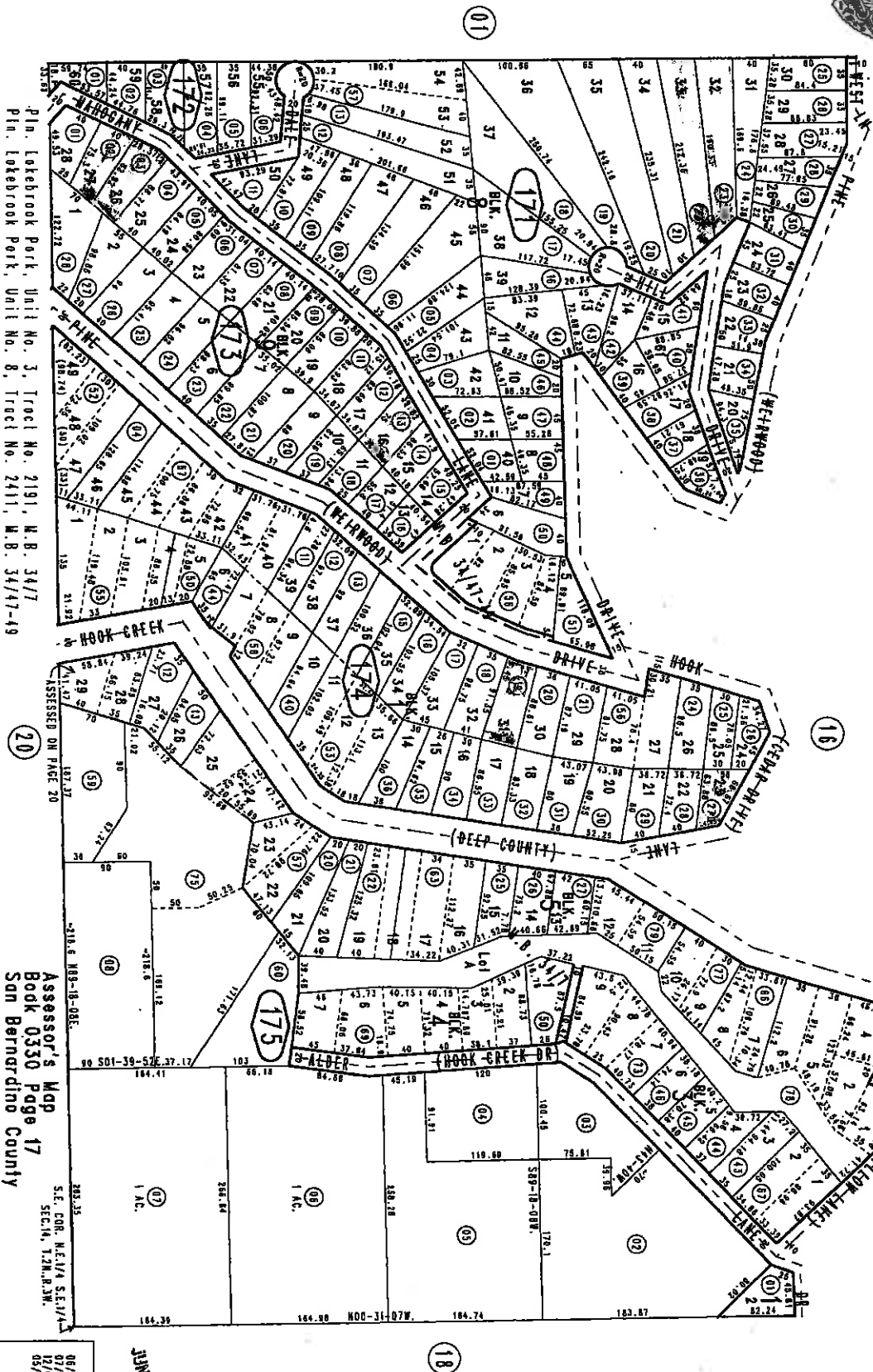


Parcel Map No. 9940, P.M. 114/15
Ptn. Lake-Brook Park, Unit No. 3, Tract No. 2191, W.B. 34/7
Ptn. Lake-Brook Park, Unit No. 8, Tract No. 2411, W.B. 34/47-49

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San Bernardino County

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Tax Rate Area
105122

0330-17



May 2005

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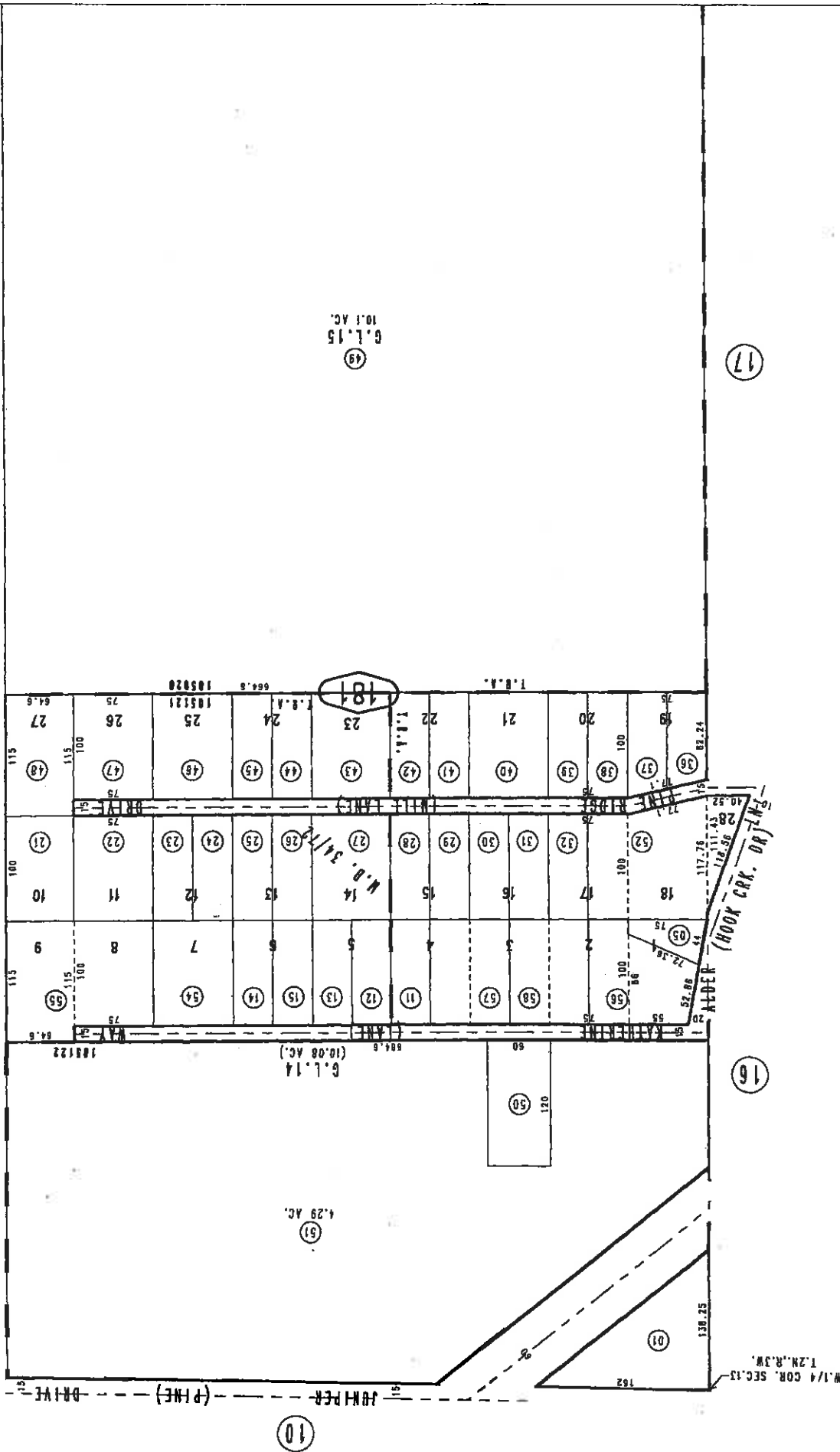
06/22/05	GL
07/01/05	KC
12/05/05	GL
05/21/07	GM

JUN 07 2007

FOR THE PURPOSE
OF TAXATION ONLY.

W.1/2 N.W.1/4 S.W.1/4 Sec.13, T.2N.,R.3W., S.B.B.&M.

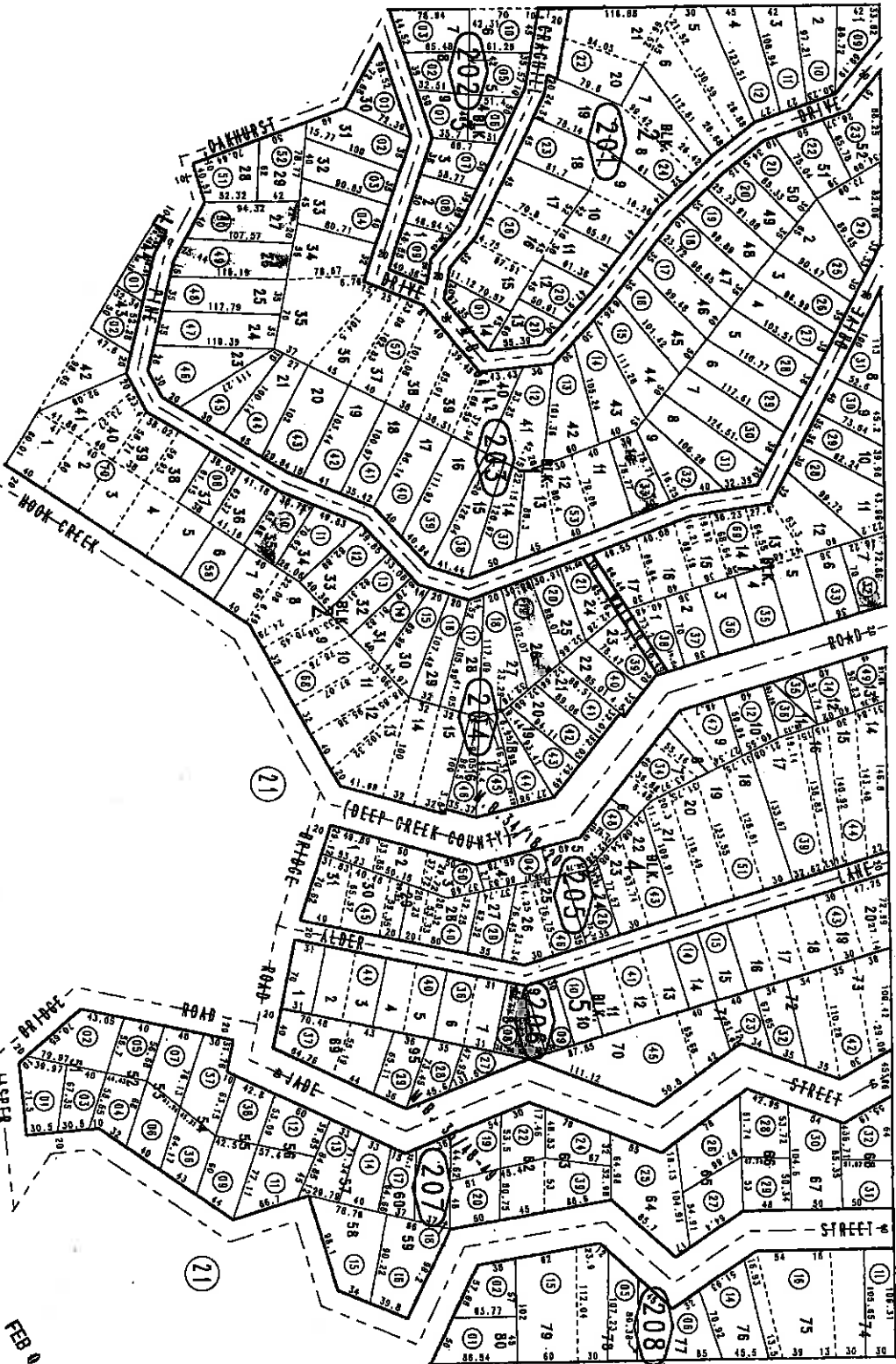
Rim of The World Unified
Tax Rate Area
105020,105121,150122



Assessor's Map
Book 0330 Page 18
San Bernardino County

Hook Creek Woods, Tract No. 2423, M.B. 34/72

17



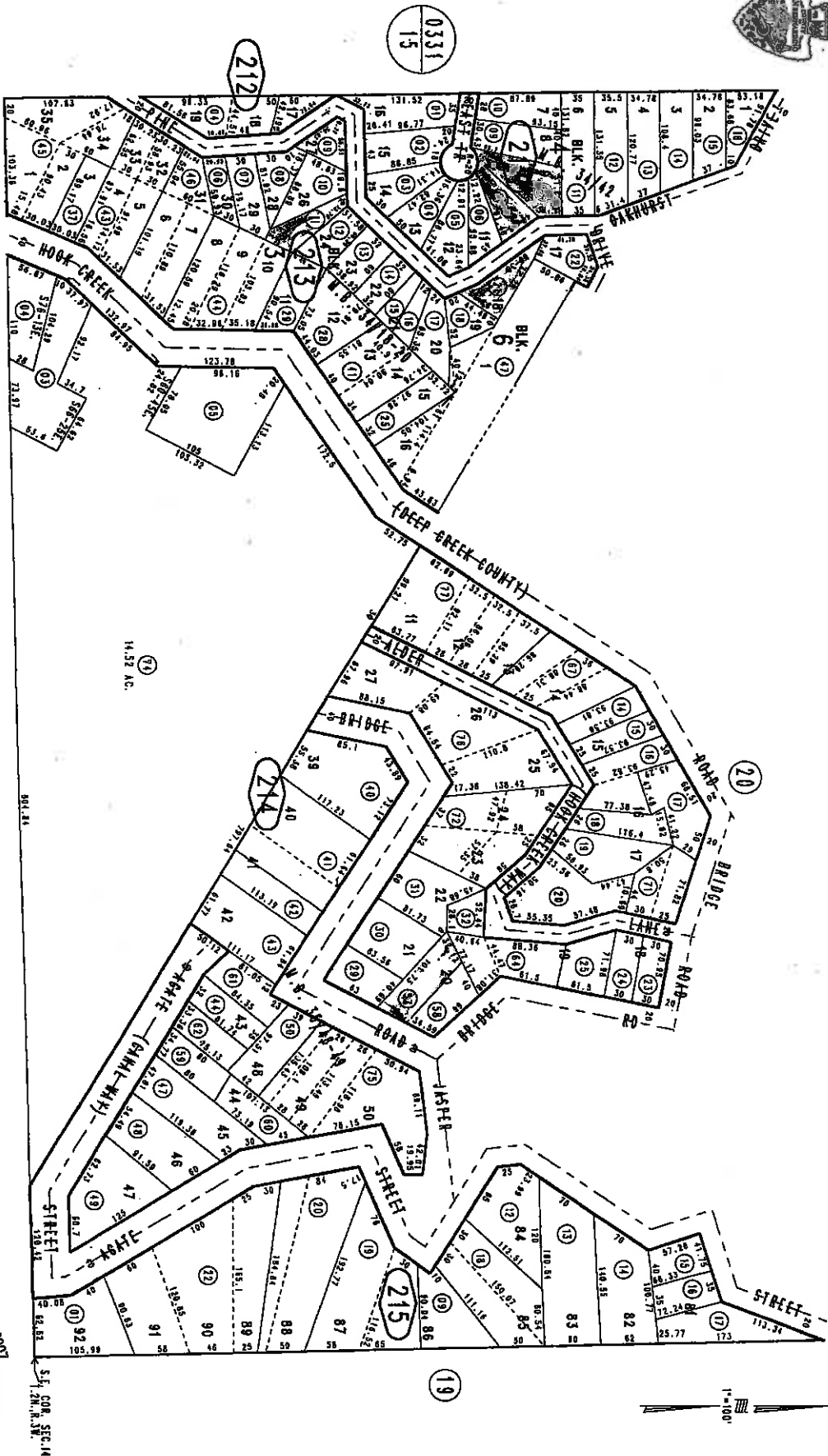
Pin. Lake-Brook Park, Unit No. 7, Tract No. 2344, M.B. 34/18-20
Pin. Lake-Brook Park, Unit No. 9, Tract No. 2412, M.B. 34/42
Pin. Lake-Brook Park, Unit No. 10, Tract No. 2459, M.B. 35/48-49

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FEB 08 2008

REVISED
01/03/07 GL
05/21/07 GW
08/16/07 RM
01/16/08 KA

Rim of The World Unified 0330-21
Tax Rate Area
105122

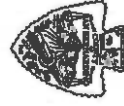


Pln. Lohetook Park, Unit No. 9, Tract No. 2412, M.B. 34/42
Pln. Lohetook Park, Unit No. 7, Tract No. 2344, M.B. 34/18-20
Pln. Lohetook Park, Unit No. 10, Tract No. 2469, M.B. 35/48-49

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San Bernardino County

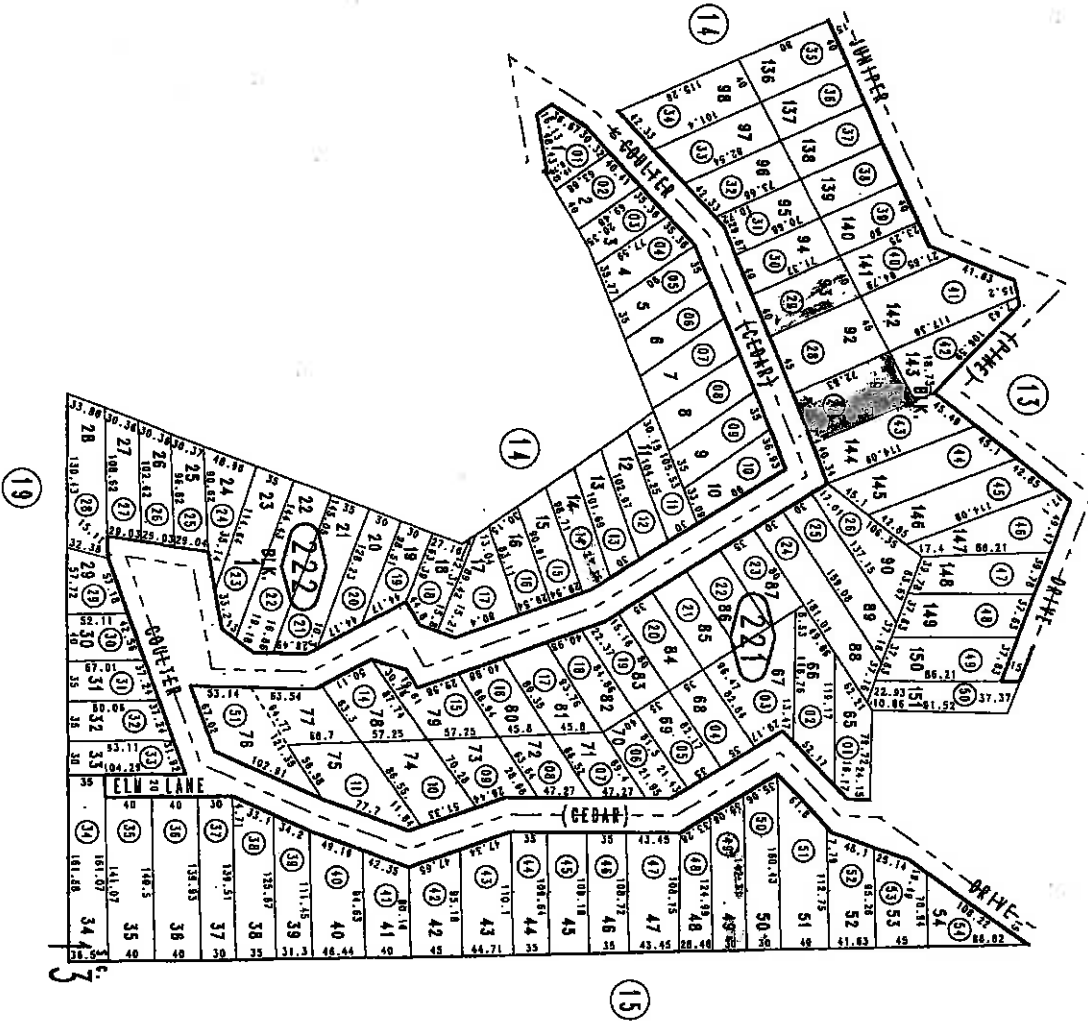
05/02/06	VK
12/05/06	RU
02/28/07	RM
03/19/07	LN
05/21/07	GW

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OF AD VALOREM TAXATION ONLY.



Ptn. N.W.1/4, Sec.13, T.2N.,R.3W., S.B.B.&M.
Ptn. Larchmont, Tract No. 1921, M.B. 28/12-14

Rim of The World Unified 0330-22
Tax Rate Area 105122



May 2005

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San Bernardino County

JUN 0 8 2007

REMOVED
07/13/05 XC
03/21/07 CR

0330
01

Pin. S.E.1/4 S.W.1/4 & S.W.1/4 S.E.1/4 Sec.14, T.2N., R.3W., S.B.B.&M.

Pin. Tr. 2026, Lake-Brook Park, M.B. 29/26	
Pin. Tr. 2112, Lake-Brook Park Uri: 2, M.B. 31/43-47	

Assessor's Map
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San Bernardino County

Rim of The World Unified 0331-14
Tax Rate Area
105122

1" = 100'

S. LI. SEC. 14
 N. LI. SEC. 23

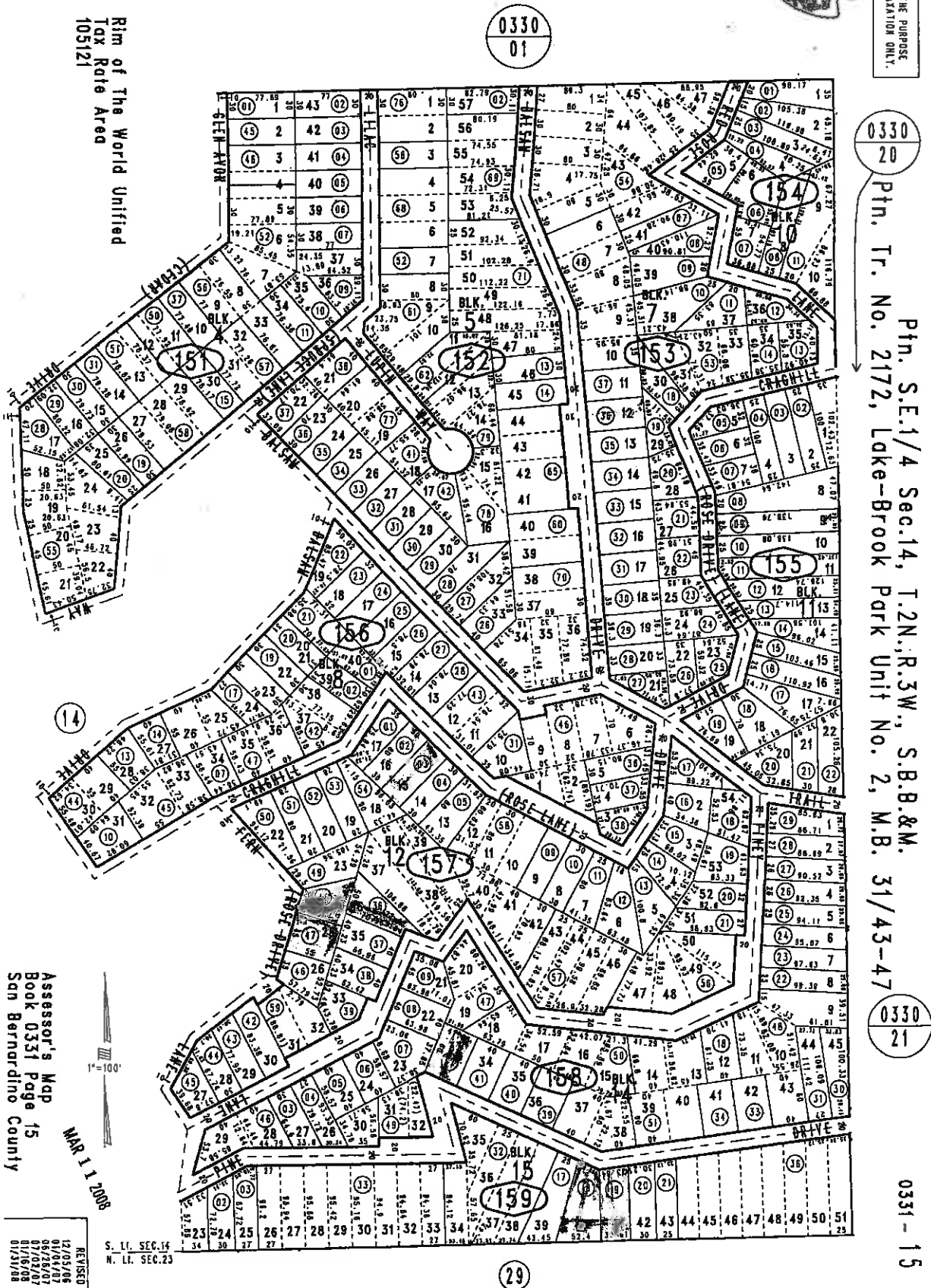
REV 2008 6 2

REVISED
11/26/07 KA
02/26/08 GL
04/16/08 KA
05/02/08 TY
05/16/08 BK
07/15/08 KA

April 2005

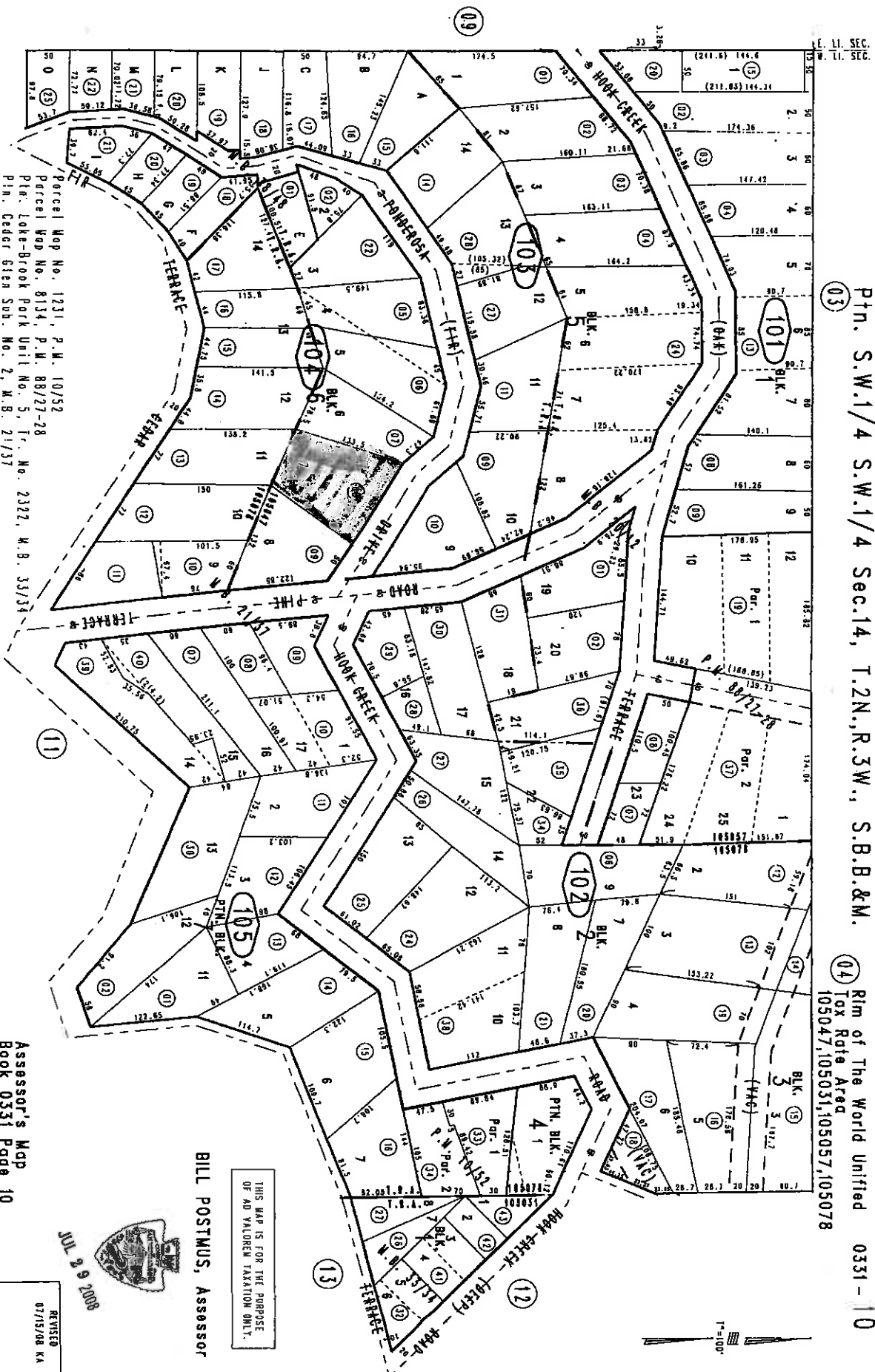
Rim of The World Unified
Tax Rate Area
105121

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



COMPARABLE SALES AND LISTINGS
PLAT MAPS

Assessor's Map
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San Bernardino County



BILL POSTMUS, Assessor

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



JUL 29 2008

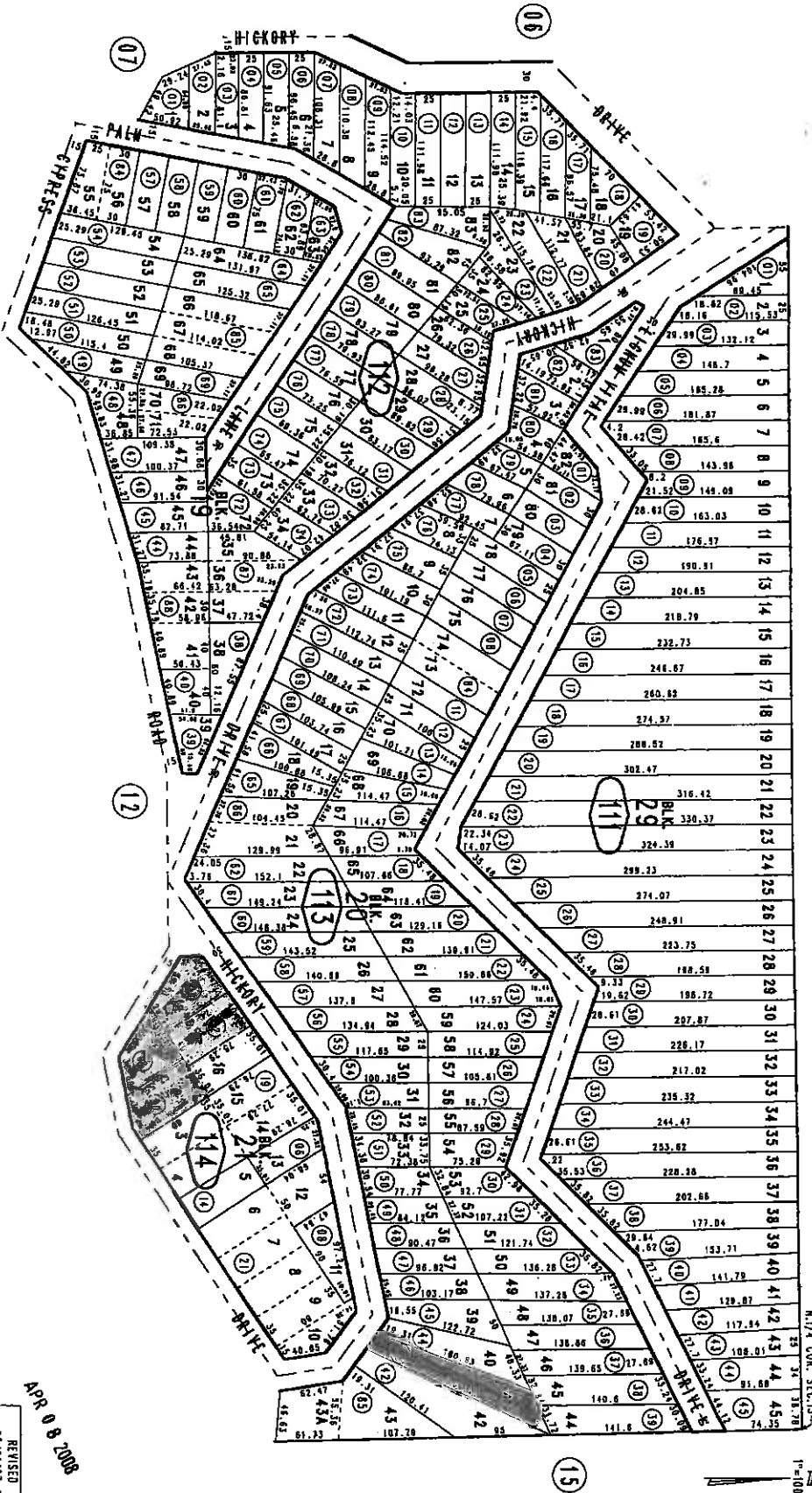
REVISED

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Larchmont, Tract No. 1921, M.B. 28/12-14
Ptn. N.W.1/4 Sec.13., T.2N.,R.3W., S.B.B.&M.

Rim of The World United 0330-11
Tax Rate Area
105122



May 2005

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San Bernardino County

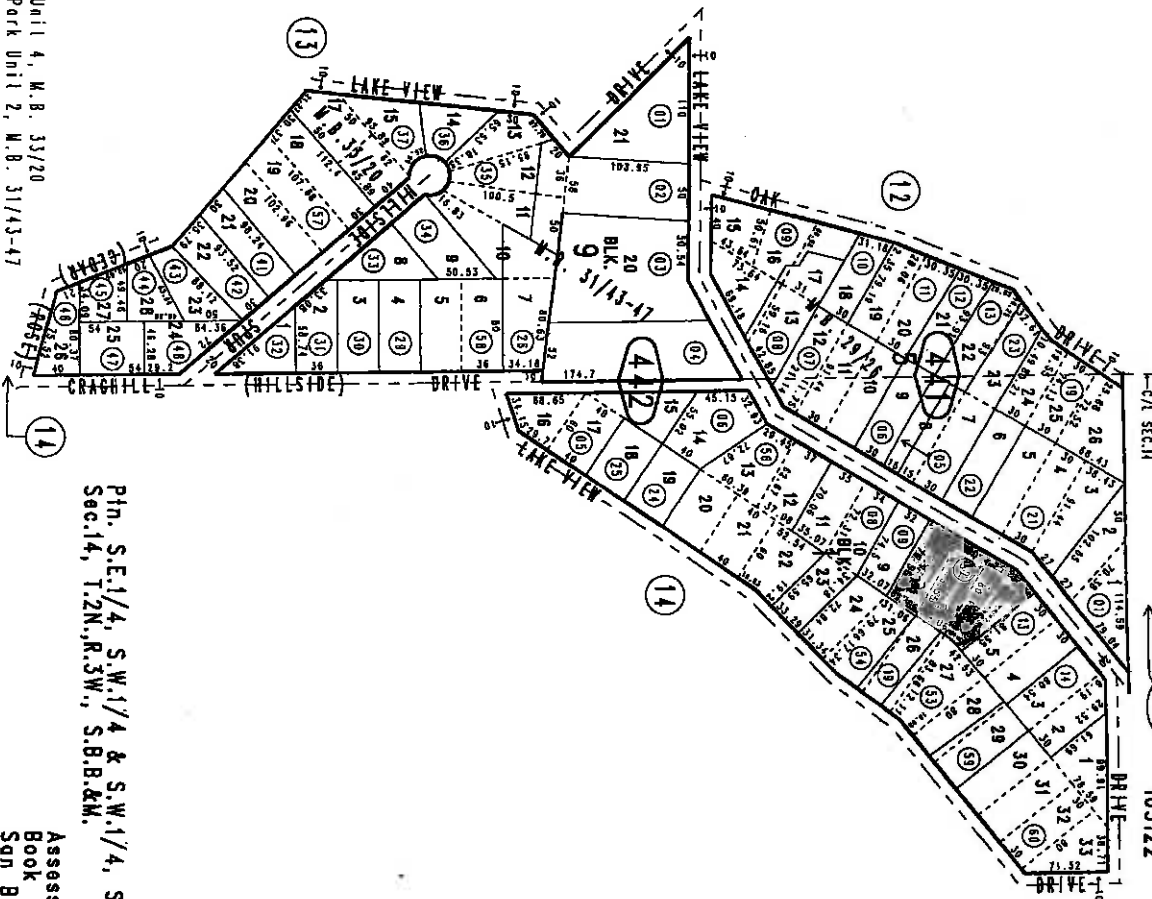
APR 08 2008

REVISED
05/21/07 CW
03/17/06 KA

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Tract No. 2026 Lake-Brook Park, M.B. 29/26 (0330 01) Rim of The World Unified 0331-44
Tax Rate Area 105122



April 2005

Tract No. 2293, Lake-Brook Park Unit 4, M.B. 33/20
Ptn. Tract No. 2172, Lake-Brook Park Unit 2, M.B. 31/43-47

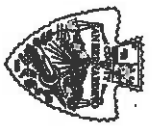
Ptn. S.E.1/4, S.W.1/4 & S.W.1/4, S.E.1/4
Sec.14, T.2N., R.3W., S.B.B.&M.

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MAR 1 2008

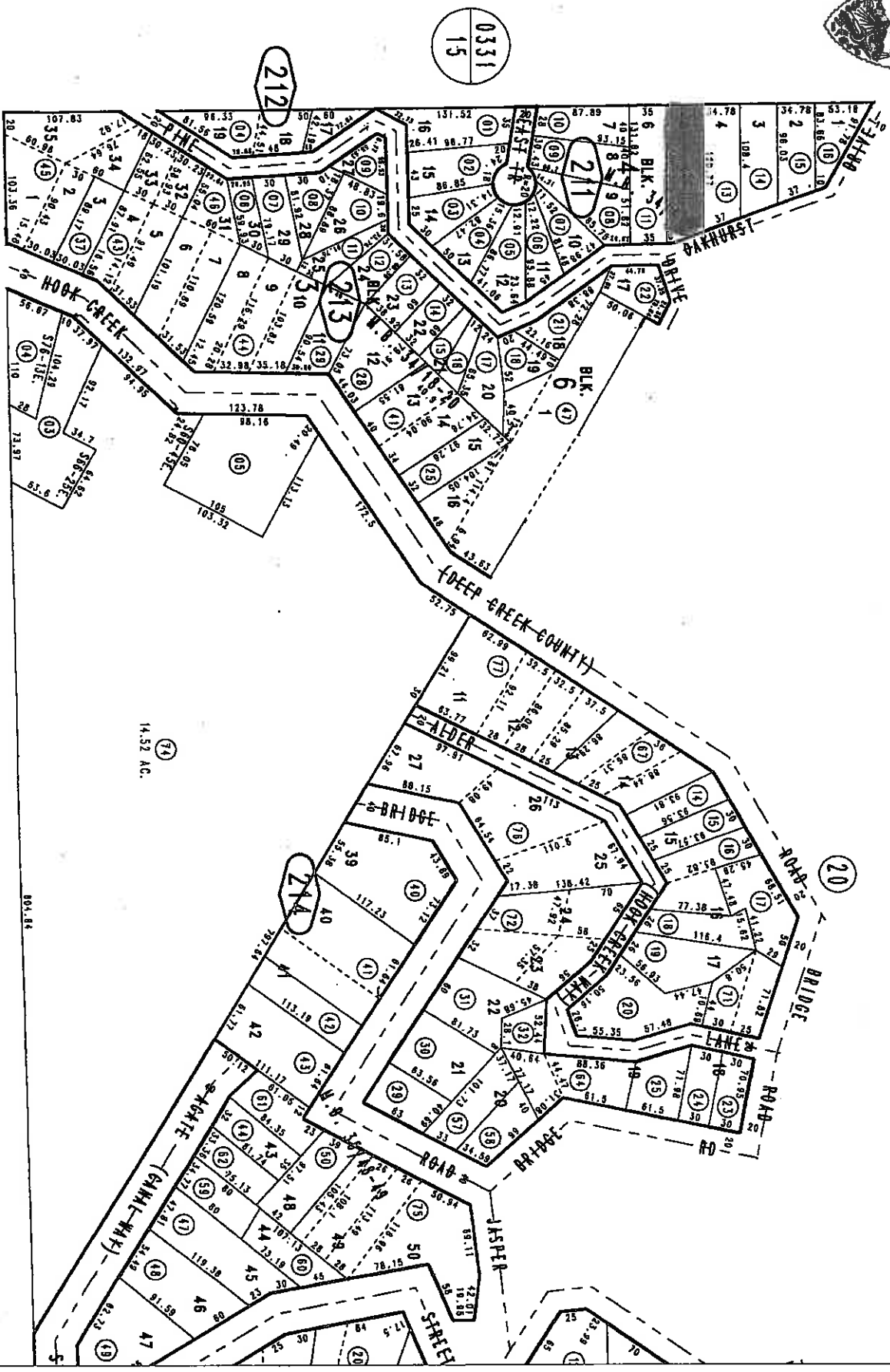
REVISED
03/21/07 CM
06/06/07 KC
07/21/08 KA
02/21/08 KA

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. S.E.1/4 Sec.14, T.2N.,R.3W., S.B.B.&M.

Rim of The World U
Tax Rate Area
105122



May 2005

Ptn. Lakebrook Park, Unit No. 9, Tract No. 2412, M.B. 34/42
Ptn. Lakebrook Park, Unit No. 7, Tract No. 2344, M.B. 34/18-20
Ptn. Lakebrook Park, Unit No. 10, Tract No. 2469, M.B. 35/48-49

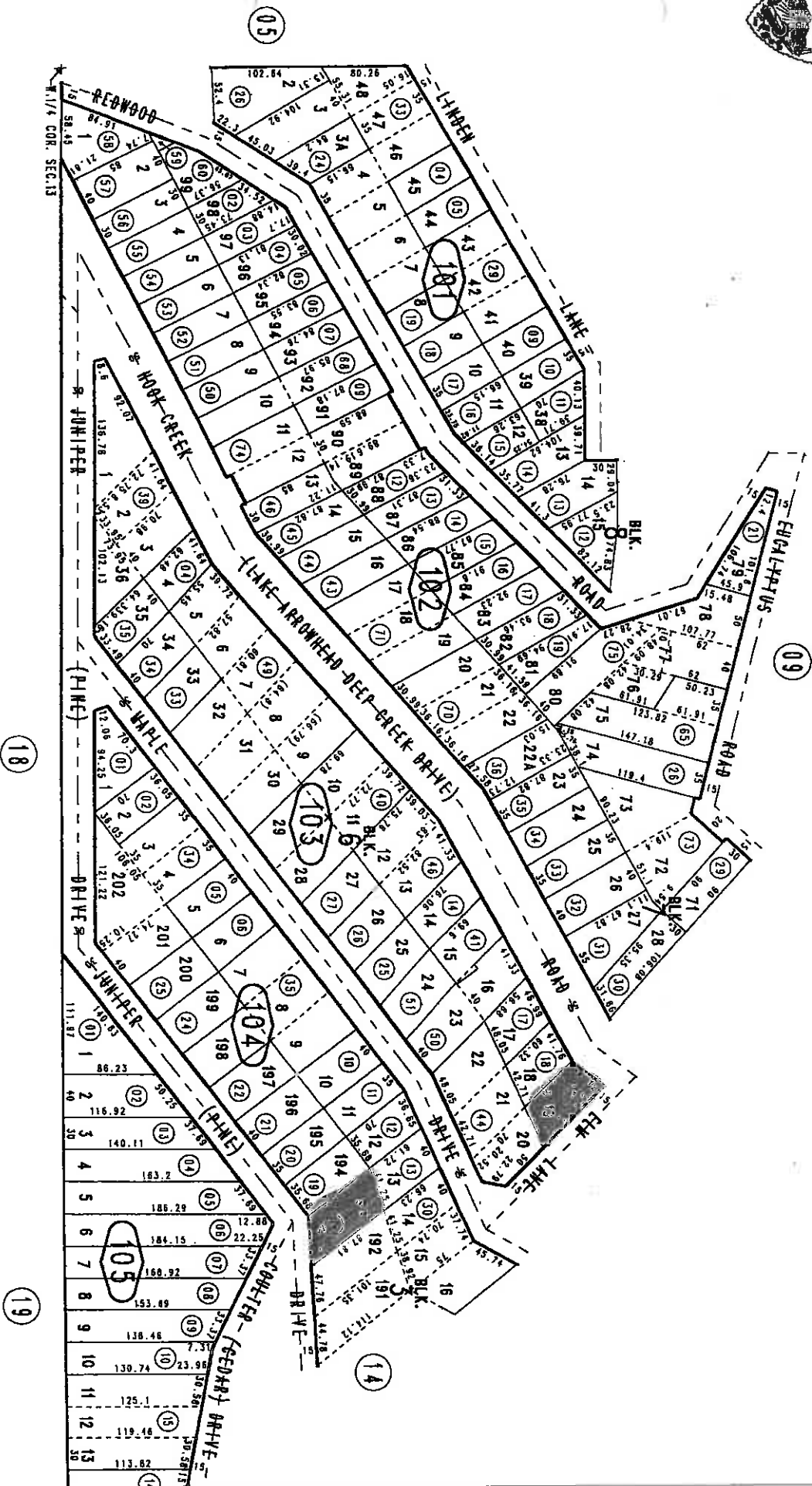
Assessor's Map
Book 0330 Page
San Bernardino

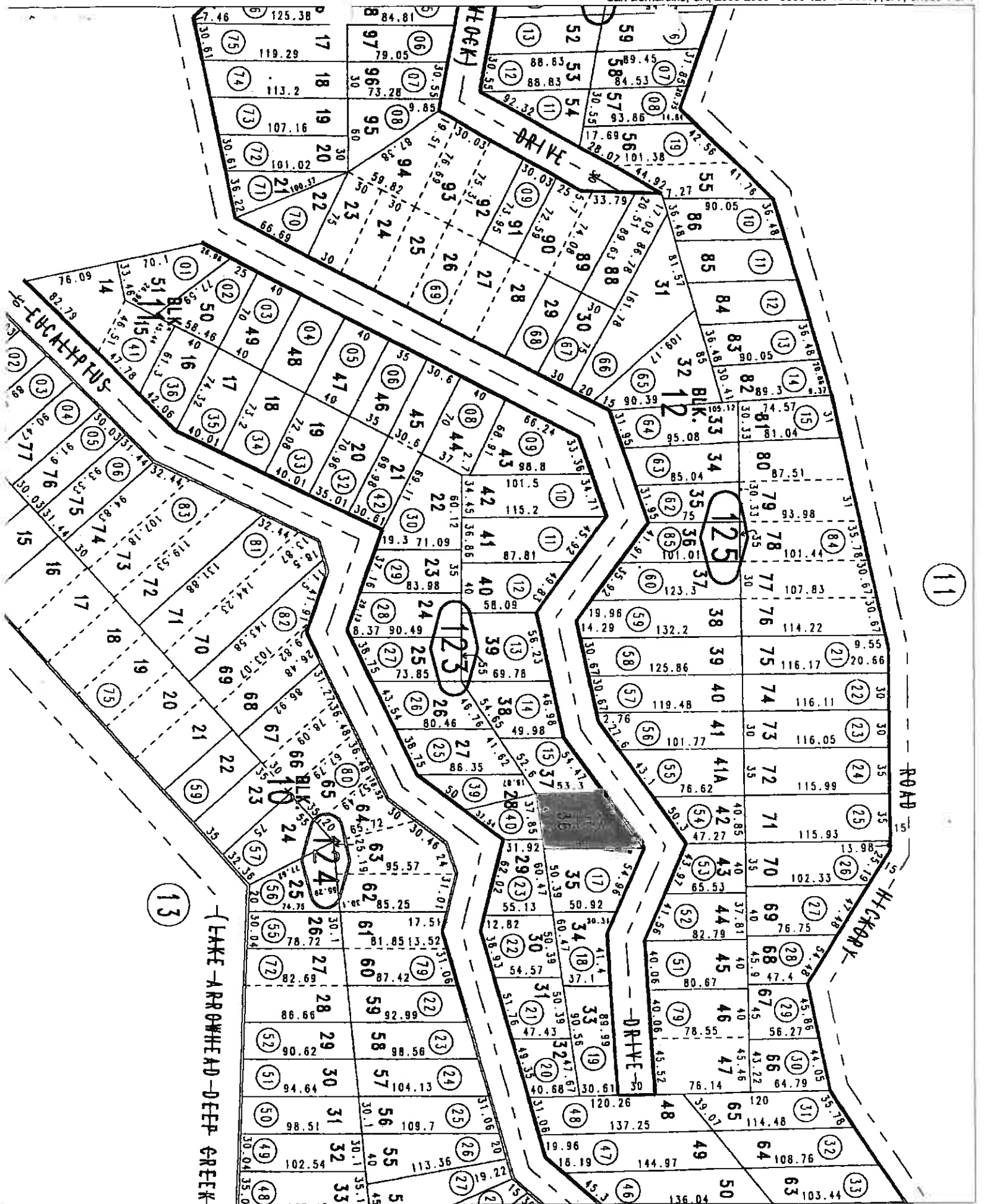
IS FOR THE PURPOSE
OF OPEN TAXATION ONLY.

MUS, Assessor

Ptn. Larchmont, Tract No. 1921, M.B. 28/12-14
Ptn. N.W.1/4 Sec.13, T.2N.,R.3W., S.B.B.&M.

Rim of The World Unified
Tax Rate Area
105122



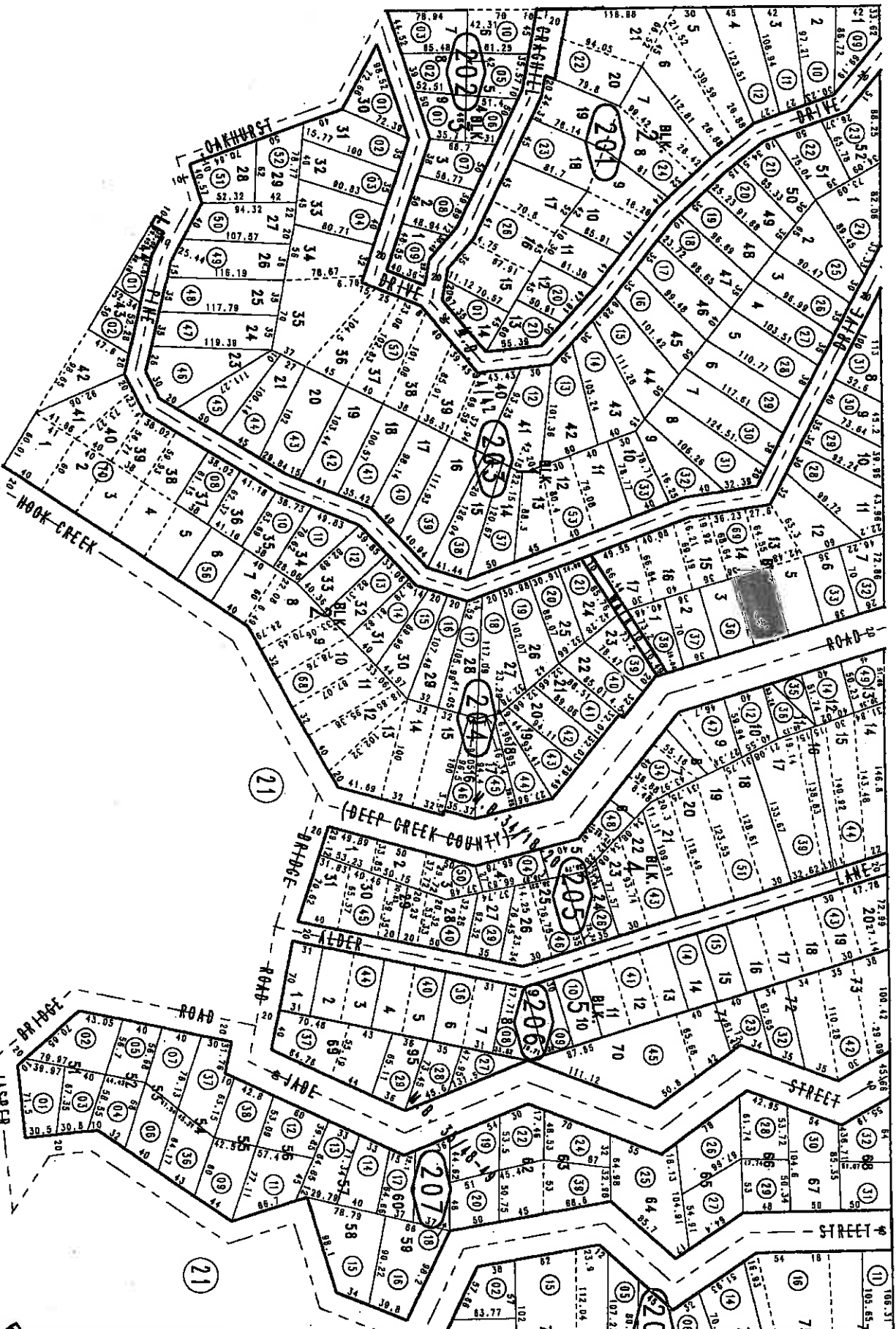


IS FOR THE PURPOSE
OF NEW TAXATION ONLY.

Ptn. S.E.1/4 Sec.14., T.2N.,R.3W., S.B.B.&M.

Rim of The World Unified
Tax Rate Area
105122

0331
15



Pln. Lake-Brook Park, Unit No. 7, Tract No. 2344, M.B. 34/18-20
Pln. Lake-Brook Park, Unit No. 9, Tract No. 2412, M.B. 34/42
Pln. Lake-Brook Park, Unit No. 10, Tract No. 2409, M.B. 35/48-49

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