OB RESOLUTION NO. 2014-006

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CHINO, CALIFORNIA, APPROVING A LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH & SAFETY CODE SECTION 34191.5, AND TAKING CERTAIN ACTIONS IN CONNCECTION THEREIN PROVIDING FOR THE DISPOSITION OF REAL PROPERTY ASSETS OF THE FORMER REDEVELOPMENT AGENCY

WHEREAS, Pursuant to Health and Safety Code Sections 34172 and 34175(b), and the California Supreme Court's decision in *California Redevelopment Association* v. *Matosantos* (53 Cal.4th 231 (2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Chino Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency (the "Successor Agency") by operation of law; and

WHEREAS, Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the California Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on May 1, 2014; and

WHEREAS, The Successor Agency has prepared and submitted to the Oversight Board a long-range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the disposition and use of the real property of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c); and

WHEREAS, Pursuant to Health and Safety Code Section 34180(j). at the same time the Successor Agency submitted the LRPMP to the Oversight Board, the Successor Agency submitted the LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF; and

WHEREAS, notice of the date of the meeting at which the Oversight Board considered the LRPMP was provided in accordance with law.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE CHINO REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A.

Section 4. The Staff of the Successor Agency is hereby directed to transmit to DOF the Resolution and LRPMP, together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in the manner prescribed by DOF.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to take any and all actions necessary or advisable to effectuate this Resolution and implement the LRPMP as approved by DOF. Any such actions previously taken by staff and the Board of the Successor Agency in preparing the LRPMP are hereby ratified.

Section 6: The Secretary shall certify to the adoption of this resolution.

APPROVED AND ADOPTED THIS 8TH DAY OF OCTOBER 2014.

DENNIS R. YATES, CHAIRPERSON

ATTEST:

ANGELA ROBLES, SECRETARY

State of California)
County of San Bernardino) §
City of Chino)

I, Angela Robles, Secretary of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Chino, California ("Oversight Board"), do hereby certify the foregoing Resolution was duly adopted by said Oversight Board at a regular meeting held on the 8th day of October 2014 by the following vote:

AYES:	OVERSIGHT BOARD MEMBERS:	YATES, HEIDE, COMPEAN, GATES, GEORGE, SIDDIQI, STACHURA
NOES:	OVERSIGHT BOARD MEMBERS:	NONE
ABSENT:	OVERSIGHT BOARD MEMBERS:	NONE
ABSTAINED:	OVERSIGHT BOARD MEMBERS:	NONE

Angela Robles

ANGELA ROBLES, SECRETARY

LONG RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the City of Chino Redevelopment Agency

13220 Central Avenue
Chino, CA 91710

OCTOBER 8, 2014

Introduction

The Long Range Property Management Plan (LRPMP) of the Successor Agency of the former Redevelopment Agency of the City of Chino (Successor Agency) has been prepared in accordance with Health and Safety Code Section 34191.5.

The Chino RDA was dissolved on February 1, 2012, pursuant to ABX1 26 (as amended by AB 1484). Pursuant to such action, the Successor Agency is responsible for winding down the affairs of the former Chino Redevelopment Agency, including disposing of its assets. The successor agency is required to develop a long-range property management plan that governs the disposition and use of the former redevelopment agency properties. Successor agencies will only be permitted to dispose of property pursuant to Department of Finance (DOF) approval of the LRPMP.

Overview

The LRPMP includes a description and historic overview of seven former RDA owned properties (Properties). The plan addresses the estimated fair market value and proposed disposition of each property including 1) the retention of property for governmental use, 2) the retention of property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

The Properties are located within the boundaries of the Central City Redevelopment Project Area and Project Area No. 2.

The Successor Agency is now responsible for the disposition of the Properties in accordance with the procedures and requirement of the Redevelopment Dissolution Statutes (Health and Safety Code Sections 34191.1, 34191.3, 34191.4(a), and 34191.5).

Pursuant to Health and Safety Codes Section 34179.7, on May 1, 2014, the Successor Agency received its Finding of Completion from the California Department of Finance (DOF). Based on that date, the Successor Agency has six months to file its LRPMP.

The LRPMP was presented to the Successor Agency on September 16, 2014 for consideration and approval. On October 8, 2014, the LRPMP will be presented to the Oversight Board for consideration and approval. Upon approval by both the Successor Agency and Oversight Board, the LRPMP will be transmitted to the DOF for its review and approval.

I. PROPERTY INVENTORY

Parcel 1: 5112 Riverside Drive (APN: 1015-622-07)

Date of Acquisition

December 14, 1987

Value at Time of Acquisition

$107,315

Purpose for Which Property Was Acquired

Public right-of-way street improvements.

Parcel Data Including Address Lot Size and Current Zoning

5112 Riverside Drive. 16,500 SF improved public park – "Oak Tree Square" maintained by the City of Chino. Zoned CO (Commercial/Office).

Estimate of Current Value of the Parcel

No value. Property is fully improved as a public park and costs approximately $8,500 annually to maintain by the City of Chino.

Estimate of Lease, Rental or Other Revenues Generated by the Property and Description of Contractual Requirements for Disposition of Those Funds

NA

History of Environmental Contamination and History of Remediation Efforts

NONE

Description of Property's Potential for Transit Oriented Development

NONE

Description of the Advancement of the Planning Objectives of the Successor Agency

NONE

Brief History of Previous Development Proposals and Activity Including Rental or Lease of Property

Since 1990, the subject property has been improved as a public park – "Oak Tree Square" and is maintained by the City at a cost of $8,500 per year.

Parcel 1: 5112 Riverside Drive (APN: 1015-622-07)

Parcel 2: 12875 3rd Street (APN: 1015-651-12)

Date of Acquisition

December 14, 1987

Value at Time of Acquisition

$140,938

Purpose for Which Property Was Acquired

Public Right of Way.

Parcel Data Including Address Lot Size and Current Zoning

12875 3rd Street. 840 SF Single Family home. 7,222 SF lot. Zoned RD12

Estimate of Current Value of the Parcel

$295,000 per recent appraisal

Estimate of Lease, Rental or Other Revenues Generated by the Property and Description of Contractual Requirements for Disposition of Those Funds

NONE

History of Environmental Contamination and History of Remediation Efforts

NONE

Description of Property's Potential for Transit Oriented Development

NONE

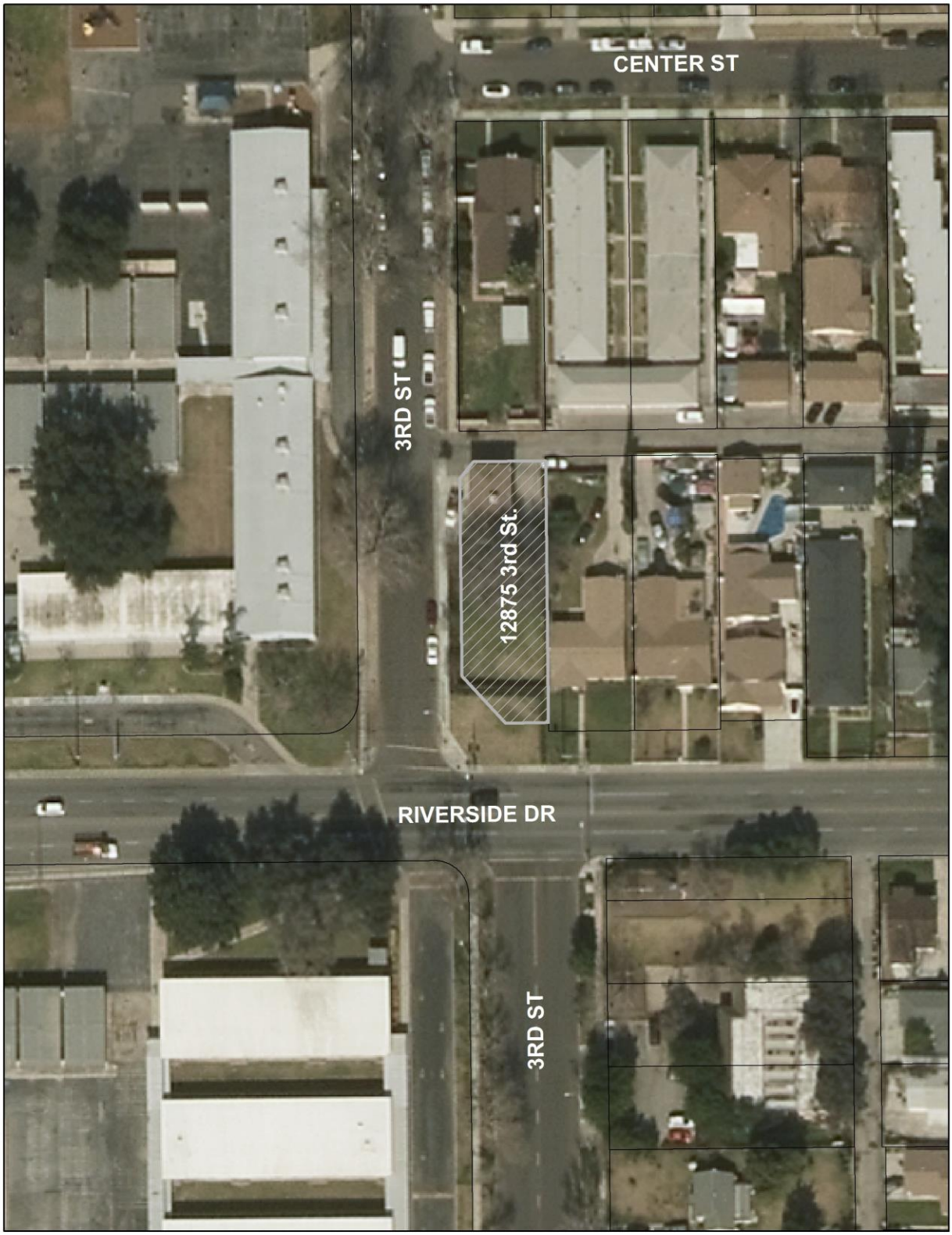
Description of the Advancement of the Planning Objectives of the Successor Agency

NONE

Brief History of Previous Development Proposals and Activity Including Rental or Lease of Property

The Subject property was leased up until 2011 and has been vacant since. Right of Way dedication has been processed and the single family home will be sold.

Parcel 2: 12875 3rd Street (APN: 1015-651-12)



Parcel 3: 5075 Carter Street (APN: 1020-591-27)

Date of Acquisition

July 7, 1992

Value at Time of Acquisition

$225,700

Purpose for Which Property Was Acquired

Future expansion of City Maintenance facilities.

Parcel Data Including Address Lot Size and Current Zoning

5075 Carter Street. 1.03 acres. Current Zoning: M-2

Estimate of Current Value of the Parcel

$450,000

Estimate of Lease, Rental or Other Revenues Generated by the Property and Description of Contractual Requirements for Disposition of Those Funds

NONE

History of Environmental Contamination and History of Remediation Efforts

NONE

Description of Property's Potential for Transit Oriented Development

NONE

Description of the Advancement of the Planning Objectives of the Successor Agency

NONE

Brief History of Previous Development Proposals and Activity Including Rental or Lease of Property

Subject site was acquired for future expansion of City Maintenance facilities and related public uses. The City Public Works Service Center is located adjacent to site.

Parcel 3: 5075 Carter Street (APN: 1020-591-27)

Parcel 4: 5085 Carter Street (APN: 1020-591-28)

Date of Acquisition

July 7, 1992

Value at Time of Acquisition

$225,700

Purpose for Which Property Was Acquired

Future expansion of City Maintenance facilities.

Parcel Data Including Address Lot Size and Current Zoning

5085 Carter Street. 1.03 acres. Current Zoning: M-2

Estimate of Current Value of the Parcel

$450,000.

Estimate of Lease, Rental or Other Revenues Generated by the Property and Description of Contractual Requirements for Disposition of Those Funds

NONE

History of Environmental Contamination and History of Remediation Efforts

NONE

Description of Property's Potential for Transit Oriented Development

NONE

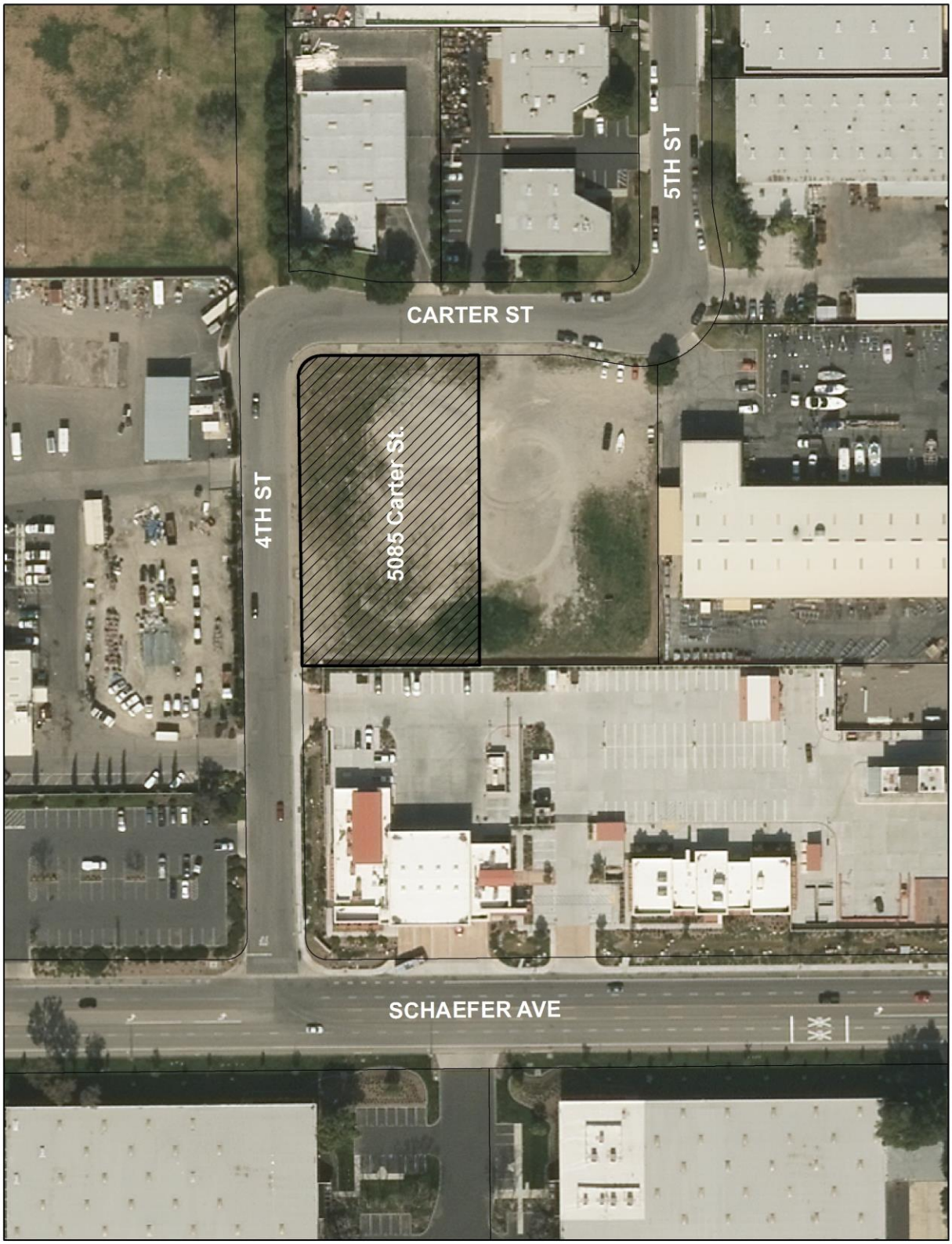
Description of the Advancement of the Planning Objectives of the Successor Agency

NONE

Brief History of Previous Development Proposals and Activity Including Rental or Lease of Property

Subject site was acquired for future expansion of City Maintenance facilities and related public uses. The City Public Works Service Center is located adjacent to site.

Parcel 4: 5085 Carter Street (APN: 1020-591-28)



Parcel 5: 4346 Corporate Center (APN: 1025-211-28)

Date of Acquisition

March 17, 2006

Value at Time of Acquisition

$1,977,504

Purpose for Which Property Was Acquired

Hold for future expansion of auto center

Parcel Data Including Address Lot Size and Current Zoning

4.223 acres or 183,954 SF. Zoned AM (Auto Mall restrictive zoning)

Estimate of Current Value of the Parcel

$1,287,678 ($7/sf) to $1,655,000 ($9/sf) per recent appraisal

Estimate of Lease, Rental or Other Revenues Generated by the Property and Description of Contractual Requirements for Disposition of Those Funds

No revenue is generated from the site. Site is vacant.

History of Environmental Contamination and History of Remediation Efforts

NONE

Description of Property's Potential for Transit Oriented Development

NONE

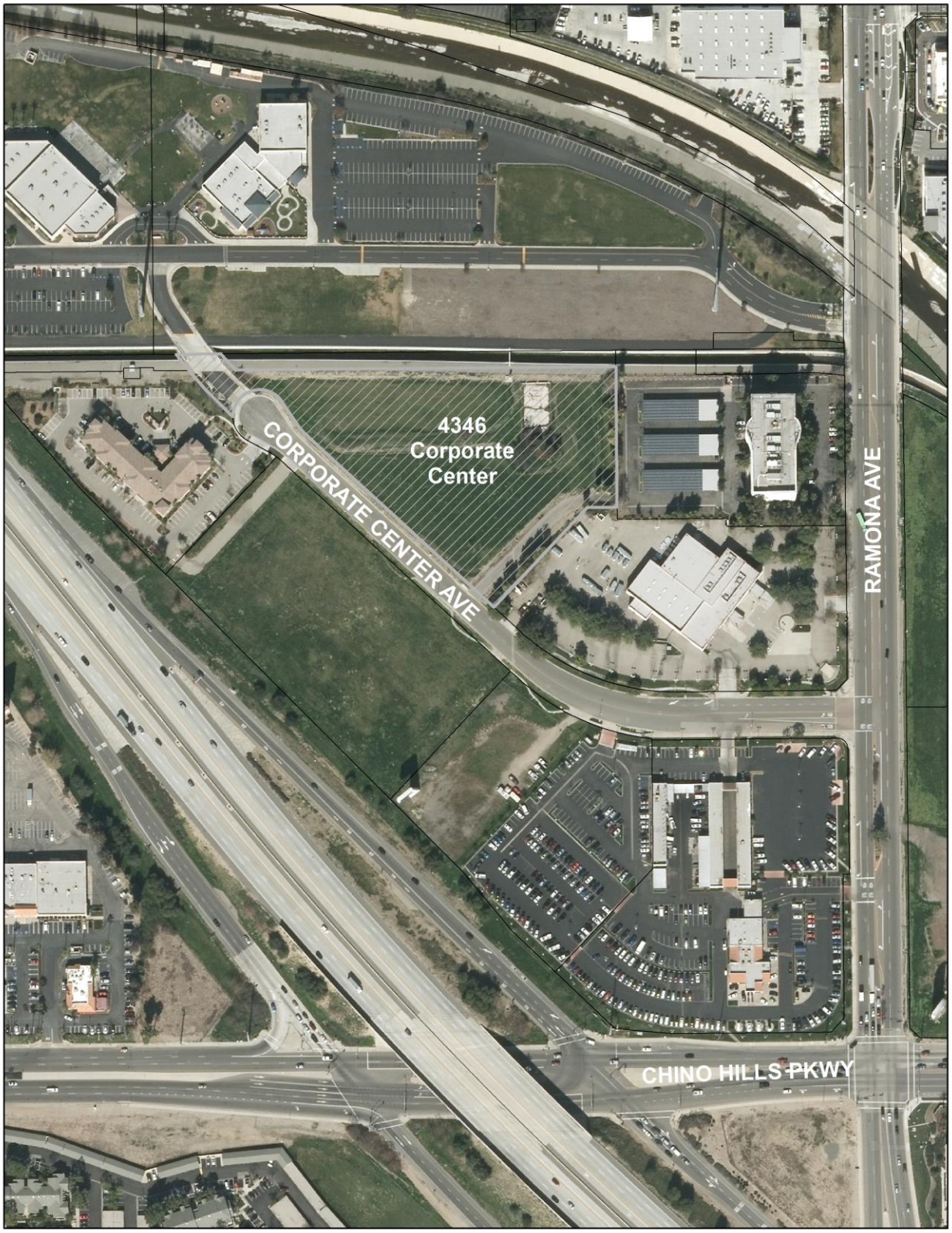
Description of the Advancement of the Planning Objectives of the Successor Agency

NONE

Brief History of Previous Development Proposals and Activity Including Rental or Lease of Property

No prior development proposals or activity, however there is a current offer within the appraisal value range to acquire property for storage of new buses.

Parcel 5: 4346 Corporate Center (APN: 1025-211-28)



Parcel 6: 13286 3rd Street (APN: 1020-304-13)

Date of Acquisition

February 1, 1993

Value at Time of Acquisition

$73,796

Purpose for Which Property Was Acquired

Chino Avenue street widening. Taking of ROW will result in complete demolition of existing SF residence

Parcel Data Including Address Lot Size and Current Zoning

13286 3rd Street. 1044 SF 3BR/1BA home on 6,800 SF lot. Zoned RD12

Estimate of Current Value of the Parcel

$0. Street improvements will result in demolition of existing improvements.

Estimate of Lease, Rental or Other Revenues Generated by the Property and Description of Contractual Requirements for Disposition of Those Funds

The property will be leased and is expected to generate approximately $8,400 in annual gross revenue.

History of Environmental Contamination and History of Remediation Efforts

NONE

Description of Property's Potential for Transit Oriented Development

NONE

Description of the Advancement of the Planning Objectives of the Successor Agency

NONE

Brief History of Previous Development Proposals and Activity Including Rental or Lease of Property

Property will be leased until such time the right of way improvements are constructed. To the extent the SA receives net rental income from the properties (after deducting property management expenses), these funds will be accounting for in future ROPS and applied against the SA's "enforceable obligations."

Parcel 6: 13286 3rd Street (APN: 1020-304-13)

Parcel 7: 13285 9th Street (APN: 1020-262-13)

Date of Acquisition

May 2, 2008

Value at Time of Acquisition

$185,000

Purpose for Which Property Was Acquired

Chino Avenue street widening. Partial taking of ROW completed in 2010. Taking of ultimate ROW will result in complete demolition of existing SF residence.

Parcel Data Including Address Lot Size and Current Zoning

13285 9th Street. 708 SF 2BR/1BA home on a 4,138 SF lot. Zoned RD12

Estimate of Current Value of the Parcel

$0. Street improvements will result in demolition of existing improvements.

Estimate of Lease, Rental or Other Revenues Generated by the Property and Description of Contractual Requirements for Disposition of Those Funds

House is currently leased generating $4,572 in annual gross revenue.

History of Environmental Contamination and History of Remediation Efforts

NONE

Description of Property's Potential for Transit Oriented Development

NONE

Description of the Advancement of the Planning Objectives of the Successor Agency

NONE

Brief History of Previous Development Proposals and Activity Including Rental or Lease of Property

Property is currently leased on a month-to-month for $381.00 per month and will continue to be leased until such time the right of way improvements are constructed. To the extent the SA receives net rental income from the properties (after deducting property management expenses), these funds will be accounting for in future ROPS and applied against the SA's "enforceable obligations."

Parcel 7: 13285 9th Street (APN: 1020-262-13)

II. DISPOSITION OF PROPERTIES

Parcel 1: 5112 Riverside Drive APN 1015-622-07

Retain for continued use as a Public Park and future construction of right of way street improvements on Riverside Drive.

Parcel 2: 12875 3rd Street APN 1015-651-12

Sell the residential unit at fair market value. Net proceeds of the sale will be transmitted to the County of San Bernardino for distribution to taxing entities.

Parcel 3: 5075 Carter Street APN 1020-591-27

Retain for future public use – expansion of City Maintenance facilities.

Parcel 4: 5085 Carter Street APN 1020-591-28

Retain for future public use – expansion of City Maintenance facilities.

Parcel 5: 4346 Corporate Center APN 1025-211-28

Accept current offer from Creative Bus Sales, Inc. to acquire the 4.22 acre site for $1.2 million. Offer price is supported by recent property appraisal. Net proceeds of the sale will be transmitted to the County of San Bernardino for distribution to taxing entities.

Parcel 6: 13286 3rd Street APN 1020-304-13

Retain for future construction of right of way street improvements.

Parcel 7: 13285 9th Street APN 1020-262-13

Retain for future construction of right of way street improvements.