

RESOLUTION NO. 14-03

**A RESOLUTION OF THE SUCCESSOR AGENCY TO THE CITY OF MONTCLAIR REDEVELOPMENT AGENCY APPROVING AND ADOPTING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO SECTION 34191.5 OF THE HEALTH AND SAFETY CODE**

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Community Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency (the Successor Agency") by operation of law; and

WHEREAS, pursuant to AB 26, all California redevelopment agencies were dissolved effective February 1, 2012; 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 property of the former Agency and which must be submitted to the Oversight Board for the Successor Agency (the "Oversight Board") and the 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, Section 34191.5 of the Health and Safety Code requires a successor agency to prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Section 34191.3 of the Health and Safety Code states that if DOF has not approved the long-range property management plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to the successor agency. These sections govern the process by which property may be disposed; and

WHEREAS, the Successor Agency received DOF's Finding of Completion on May 15, 2013, and the Successor Agency's deadline for submitting the Oversight Board-approved Long-Range Property Management Plan to DOF is November 14, 2013; and

WHEREAS, the Successor Agency prepared the Long-Range Property Management Plan ("Plan") for the disposition of Successor Agency properties and the Oversight Board approved the Plan on November 13, 2013; and

WHEREAS, the Successor Agency submitted the Long-Range Property Management Plan to the Department of Finance (DOF) on November 14, 2013; and

WHEREAS, DOF requested changes to the original Long-Range Property Management Plan and Successor Agency staff has incorporated those changes into the Revised Long-Range Property Management Plan; and

WHEREAS, the Oversight Board approved the Revised Long-Range Property Management Plan through the Adoption of Resolution No. 13-6 on August 13, 2014; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to submit the Long-Range Property Management Plan to the Oversight Board and Department of Finance for review and approval no later than six months following DOF's issuance to the Successor Agency of a Finding of Completion pursuant to Health and Safety Code Section 34279.7 and this submittal has been completed; and

WHEREAS, the Successor Agency to the City of Montclair Redevelopment Agency has reviewed the Revised Long-Range Property Management Plan (Exhibit A).

NOW, THEREFORE, BE IT RESOLVED that the Successor Agency to the City of Montclair Redevelopment Agency does hereby find and determine as follows:

**Section 1.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2.** Approval of the Revised Long-Range Property Management Plan through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Successor Agency Secretary is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following date of adoption of this Resolution.

**Section 3.** The Successor Agency to the City of Montclair Redevelopment Agency hereby approves and adopts the Revised Long-Range Property Management Plan, in substantially the form attached to this Resolution as Exhibit A.

**Section 4.** The Successor Agency Executive Director or his designee is directed to take any and all action necessary to carry out the purposes of this Resolution and comply with applicable law regarding preparation of the Revised Long-Range Property Management Plan; the Successor Agency Executive Director or his designee is hereby authorized and directed to submit such Revised Long-Range Property Management Plan to DOF, the County of San Bernardino Administrative Officer, and the San Bernardino County Auditor-Controller pursuant to Health and Safety Code Sections 34180(j) and 34191.5.

**Section 5.** If any provisions of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provisions or applications; and to this end, the provisions of the Resolution are severable. The Successor Agency declares that the Successor Agency would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

**Section 6.** The Successor Agency to the City of Montclair Redevelopment Agency Secretary shall certify to the adoption of this Resolution.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

APPROVED AND ADOPTED this 18th day of August, 2014



Chairman

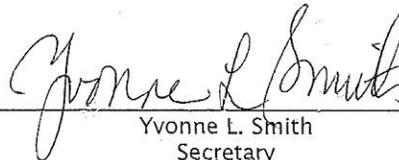
ATTEST:



Secretary

I, Yvonne L. Smith, Secretary of the Successor Agency to the City of Montclair Redevelopment Agency, DO HEREBY CERTIFY that Resolution No. 14-03 was duly adopted by the Successor Agency Board of Directors at a regular meeting thereof held on the 18th day of August, 2014, and that it was adopted by the following vote, to-wit:

AYES: Dutrey, Raft, Eaton  
NOES: None  
ABSTAIN: None  
ABSENT: Paulitz, Ruh



Yvonne L. Smith  
Secretary

RESOLUTION NO. 13-13

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE CITY OF MONTCLAIR REDEVELOPMENT AGENCY APPROVING AND ADOPTING A LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO SECTION 34191.5 OF THE HEALTH AND SAFETY CODE**

**WHEREAS**, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4th 231(2011)), all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Community Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency (the Successor Agency") by operation of law; and

**WHEREAS**, pursuant to AB 26, all California redevelopment agencies were dissolved effective February 1, 2012; 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 property of the former Agency and which must be submitted to the Oversight Board for the Successor Agency (the "Oversight Board") and the 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**, Section 34191.5 of the Health and Safety Code requires a successor agency to prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency; and

**WHEREAS**, Section 34191.3 of the Health and Safety Code states that if DOF has not approved the long-range property management plan by January 1, 2015, subdivision (e) of Section 34177 and subdivision (a) of Section 34181 shall be operative with respect to the successor agency. These sections govern the process by which property may be disposed; and

**WHEREAS**, the Successor Agency received DOF's Finding of Completion on May 15, 2013, and the Successor Agency's deadline for submitting the Oversight Board-approved Long-Range Property Management Plan to DOF is November 14, 2013; and

**WHEREAS**, the Successor Agency has prepared the Long-Range Property Management Plan ("Plan") for the disposition of Successor Agency properties. The Plan is presented to the Oversight Board consideration; and

**WHEREAS**, DOF required the Successor Agency to include 98 units of affordable housing in the Long-Range Property Management Plan; and

**WHEREAS**, these 98 units of affordable housing were purchased with Low- to Moderate-Income Housing Funds, were rehabilitated by the former Redevelopment Agency, and contain 55-year affordability covenants; and

**WHEREAS**, 80 percent of the 98 units are deed-restricted to and occupied by very low-income families, and over 300 people occupy the units; and

**WHEREAS**, the Oversight Board objects to the inclusion of these units in the Long-Range Property Management Plan; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to submit a Long-Range Property Management Plan to the Oversight Board and Department of Finance for review and approval no later than six months following DOF's issuance to the Successor Agency of a Finding of Completion pursuant to Health and Safety Code Section 34279.7; and

**WHEREAS**, on November 4, 2013, the Successor Agency approved the Long-Range Property Management Plan in substantially the form attached to this Resolution as Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED** that the Oversight Board to the Successor Agency to the City of Montclair Redevelopment Agency does hereby find and determine as follows:

**Section 1.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2.** Approval of the Long-Range Property Management Plan through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act. The Successor Agency Secretary is authorized and directed to file a Notice of Exemption with the appropriate official of the County of San Bernardino, California, within five (5) days following date of adoption of this Resolution.

**Section 3.** The Oversight Board for the Successor Agency to the City of Montclair Redevelopment Agency hereby approves and adopts the Long-Range Property Management Plan, in substantially the form attached to this Resolution as Exhibit A, and maintains an objection to the inclusion of the 98 deed-restricted affordable housing units pursuant to Health and Safety Code Section 34191.5.

**Section 4.** The Oversight Board hereby directs the Successor Agency Executive Director or his designee to take any and all action necessary to carry out the purposes of this Resolution and comply with applicable law regarding preparation of the Long-Range Property Management Plan by the Oversight Board; the Successor Agency Executive Director or his designee is hereby authorized and directed to submit such Long-Range Property Management Plan to DOF, the County of San Bernardino Administrative Officer, and the San Bernardino County Auditor-Controller pursuant to Health and Safety Code Sections 34180(j) and 34191.5.

**Section 5.** If any provisions of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provisions or applications; and to this end, the provisions of the Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

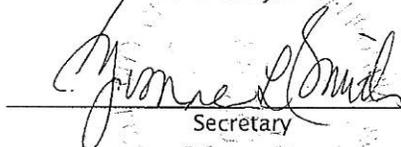
**Section 6.** The Oversight Board for the Successor Agency to the City of Montclair Redevelopment Agency Secretary shall certify to the adoption of this Resolution.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**APPROVED AND ADOPTED** this 13th day of November 2013.

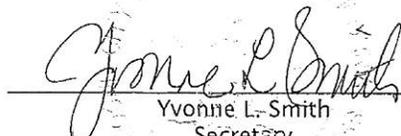
  
\_\_\_\_\_  
Chairman

**ATTEST:**

  
\_\_\_\_\_  
Secretary

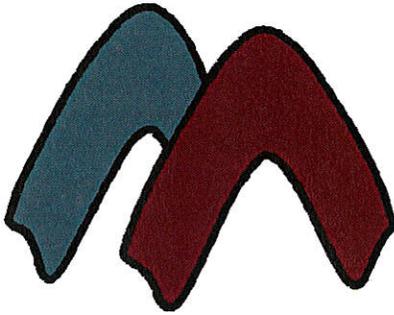
I, Yvonne L. Smith, Secretary of the Oversight Board for the Successor Agency to the City of Montclair Redevelopment Agency, DO HEREBY CERTIFY that Resolution No. 13-13 was duly adopted by the Oversight Board of Directors at a regular meeting thereof held on the 13th day of November, 2013, and that it was adopted by the following vote, to-wit:

AYES: Richardson, Piotrowski, Hillman, Catlin, Johnson, Ruh  
NOES: None  
ABSTAIN: None  
ABSENT: Erickson

  
\_\_\_\_\_  
Yvonne L. Smith  
Secretary

---

# LONG-RANGE PROPERTY MANAGEMENT PLAN



Successor Agency  
to the City of Montclair Redevelopment Agency

November 4, 2013

**Successor Agency to the City of Montclair Redevelopment Agency  
Board of Directors**

Paul M. Eaton-Chairman

William Ruh-Vice Chairman

Leonard Paulitz-Board Member

Carolyn Raft-Board Member

J. John Dutrey-Board Member

Edward C. Starr-Executive Director

## INTRODUCTION

Assembly Bill (“AB”) 1484, enacted in June 2012, requires all successor agencies for the former redevelopment agencies that owned property as of the time of redevelopment dissolution in 2011 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, which are detailed in the “Statement of Legal Requirements” section of this report.

## EXECUTIVE SUMMARY

The former City of Montclair Redevelopment Agency (“Agency”) was the owner of record on the title for nine properties in the City of Montclair. These properties are now held by the Successor Agency. The majority of these properties are publically used or being held for a public use. Two properties are a part of the City’s transit-oriented development plan called the North Montclair Downtown Specific Plan. A portion of one public-use property is temporarily leased. It would be the intent of the Successor Agency to continue the lease until the ultimate disposition of the site as right-of-way for construction of the Metro Gold Line has been determined. In the meantime, it is proposed that these properties be transferred to the City for governmental purposes. There is one property designated for sale and another property designated for sale or for lease.

## STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code Section 34191.5, each successor agency that holds property from a former redevelopment agency is required to submit a PMP to the State Department of Finance (“DOF”) within six months after receiving a “finding of Completion” from DOF. Prior to the submittal of the PMP to DOF, the successor agency’s oversight board must approve the PMP.

In general, the PMP addresses the disposition and use of the real properties of the former redevelopment agency. AB 1484 requires that the PMP include all of the following components:

1. 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. The inventory shall consist of all the following information:
  - a. **Date of Acquisition** of the property and the value of the property at that time, and an estimate of the current value of the property.
  - b. **Purpose** for which the property was acquired.
  - c. **Parcel Data** including address, lot size, and current zoning in the former redevelopment agency plan or specific, community, or general plan.
  - d. **Estimate of the current value** of the parcel including, if available, any appraisal information.
  - e. **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. **History of environmental contamination**, including designation as a brownfield site, and related environmental studies, and history of any remediation efforts.

- g. Description of the **property's potential for transit-oriented development and the advancement of the planning objectives** of the successor agency.
  - h. 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;
  - d. **Use of the 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 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 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, city and county, unless the PMP has been approved by the oversight board and DOF.

## **PROPERTY INVENTORY FORMER REDEVELOPMENT AGENCY PROPERTIES**

The Long-Range Property Management Plan will initially identify the eight properties currently owned by the City of Montclair Successor Agency. The location of each of the nine properties within the boundaries of the City is shown on Exhibit A. Individual photographs of the properties define the boundaries of the Successor Agency-owned parcels in blue. The aerial photographs of the City do not depict the present conditions of the properties in most cases because the aerial photographs were flown in 2008.

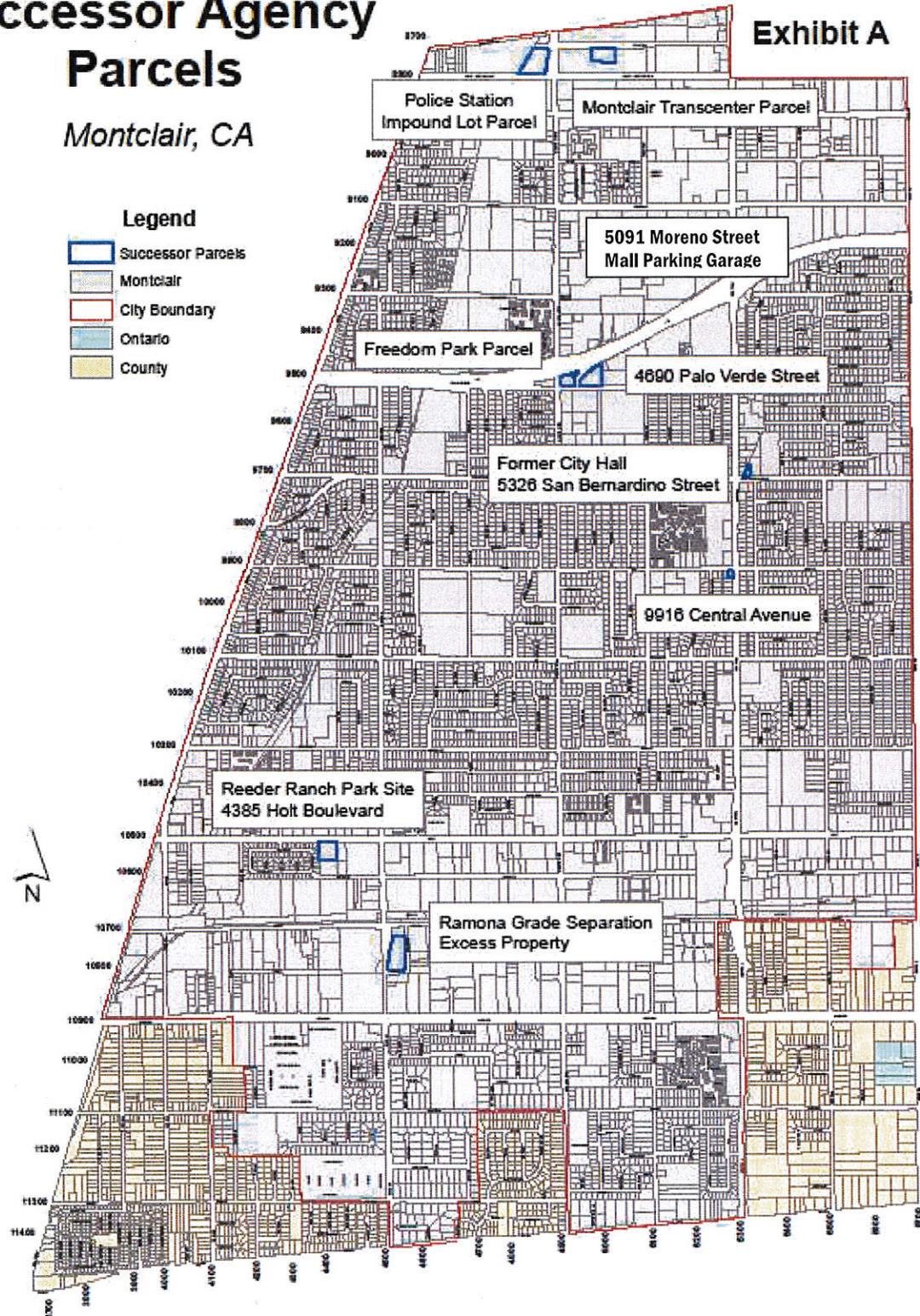
# Successor Agency Parcels

Montclair, CA

Exhibit A

### Legend

- Successor Parcels
- Montclair
- City Boundary
- Ontario
- County

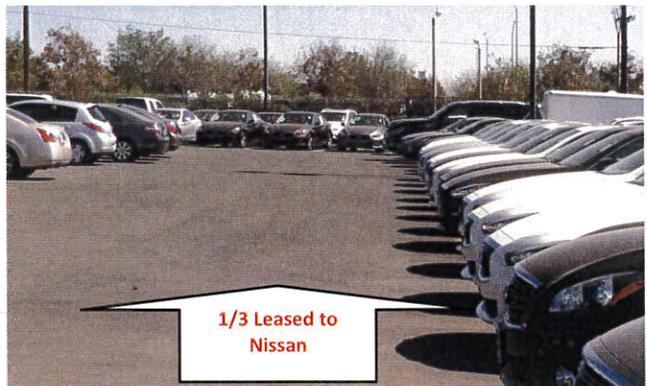
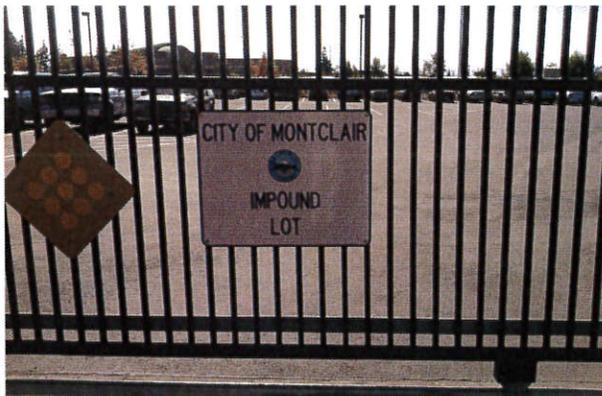


Source: City of Montclair, CA 2013

W:\api\Departmental\DA\Successor\_Parcels.mxd

# PROPERTY INVENTORY FORMER REDEVELOPMENT AGENCY PROPERTIES

## POLICE STATION IMPOUND CENTER PARCEL



## **Parcel Information**

**Address:** 8752 Monte Vista Avenue

**APN:** 1007-722-07

**Lot Size:** 2.42 net acres

**Acquisition Date:** 12/16/1999

**Original Seller:** San Bernardino Associated Governments

**Original Purchase Price:** Approximately \$369,000 (This parcel was originally part of a larger property acquisition)

**Primary and/or Supplemental Acquisition Funding Source(s):** Project Area No. III Tax Allocation Bonds

**Current Zoning:** North Montclair Downtown Specific Plan-Courtyard Housing 10-30 DU per acre

**Property Type:** The property was improved by the former Redevelopment Agency for use as a Police Department Impound Center. Improvements include paving, lighting, fencing, security cameras, secured entry and landscaping.

**Current Use:** Two-thirds of the parcel is currently being used by the Montclair Police Department as an impound center. One third of the parcel is leased to Metro Nissan for vehicle storage. This parcel is **not** subdivided.

## **Estimate of Current Property Value**

*Estimate of current value of the parcel including, if available, appraisal, any appraisal information*

**Estimated Current Value:** No current appraisal exists. As indicated, two-thirds of the property is used for a governmental purpose and the property has purposely not been subdivided for resale. A portion of the parcel will be needed for the Gold Line Light Rail system right-of-way.

**Proposed Sale Value:** The property is not proposed for sale. The property was developed for use as the Police Department Impound Center.

## **Estimate of Any Lease, Rental, or Other Revenue**

*Estimate of any lease, rental, or any other revenue generated by the property, and a description of the contractual requirements for the disposition of those funds.*

**Estimated Lease/Rental Value:** Rental value for one-third of the parcel has been determined as \$1,800 per month pursuant to the appraisal conducted by Integra Realty Resources. The appraisal report from Integra Realty Resources is attached as Appendix A.

### **Contractual Requirements/**

**Agreements for Use of the Site:** The former Redevelopment Agency, now the Successor Agency, is contractually obligated to lease the one-third acre site to Ontario Nissan, Inc., (Metro Nissan) pursuant to Agreement No. 05-143 and subsequent amendments. (See Appendix B, Appendix C, Appendix D, Appendix E, and Appendix F)

## **Environmental Contamination History**

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.*

**Brownfield Status:** N/A

**Studies Conducted:** Phase 1 Site Assessment

**Remediation Efforts:** N/A

## **Transit-Oriented Development Potential**

*Description of the property's potential for transit-oriented development.*

The subject site lies within the boundaries of the North Montclair Downtown Specific Plan This Specific Plan is the City's master plan for transit-oriented development of approximately 150 acres in North Montclair. The basis for the North Montclair Specific Plan is the City's multi-modal transportation station known as the Montclair Transcenter. The Montclair Transcenter acts as a station for regional Metrolink (heavy rail) service to Los Angeles (generally following the Interstate 10 corridor). The Metrolink station is slated to become the terminus for the proposed Metro Gold Line regional (light rail) transit system that generally follows the 210 Freeway corridor. The Metrolink commuter train system runs traditional diesel locomotive trains throughout the Los Angeles region. The Gold Line currently runs from Union Station in Downtown Los Angeles to Pasadena. It runs on track with an overhead electrical power source. Segment 2 of the Gold Line from Pasadena to Azusa is currently under construction. The third segment of Gold Line construction will see the light rail system run from Azusa to Montclair.

The Montclair Transcenter also acts as the major regional bus transit hub in western San Bernardino County with San Bernardino County bus service (Omnitrans) initiating and terminating many of its bus routes at the Montclair Transcenter. Foothill Transit operates bus services throughout eastern Los Angeles County. Foothill Transit bus services initiate and terminate routes at the Montclair Transcenter. Riverside Transit Authority (RTA) also includes

bus routes to and from the Montclair Transcenter. In addition, a regional bike trail runs along the north side of the Montclair Transcenter that extends from Fontana to Montclair.

The North Montclair Downtown Specific Plan was approved by the City of Montclair City Council on May 15, 2006 through the adoption of Resolution No. 06-2628. This Specific Plan for North Montclair is guided by the design principles for transit oriented development and uses a form-based method of zoning. The North Montclair Downtown Specific Plan proposes a relatively small amount of local serving retail but largely calls for a great variety of housing types that incorporate the highest densities in the city. Residential densities in the plan range from 10 to 60 units per acre depending on the type of housing. All of the housing would be within a 20 minute walk from public transit.

The south property line of the parcel at 8752 Monte Vista Avenue is adjacent to the Metrolink railroad track right-of-way. The Metro Gold Line is the light rail transit system that will be located north of the adjacent Metrolink track system. Therefore, additional right-of-way from the subject site will be needed for the Gold Line track system right-of-way. The extent of future right-of-way needed for the Gold Line is not accurately known at this time. It is anticipated that after the expiration of the lease options to Ontario Nissan, Inc., all of the property, not used for Gold Line right-of-way, will be used for public use as the Police Department Impound Center.

### **Planning Objectives of the Successor Agency**

*Description of the advancement of the planning objectives of the successor agency.*

Implementation of the North Montclair Downtown Specific Plan, adopted in 2006, is the main advanced planning objective of the Successor Agency relative to the rights-of way needed for the Gold Line specific to the property at 8752 Monte Vista Avenue. The North Montclair Downtown Specific Plan is attached as Appendix G. Construction of the Gold Line project is a priority for the City and the cities composing the regional Gold Line Construction Authority. The Gold Line Construction Authority is not anticipating paying for right-of-way costs where properties are publically-owned and agencies are a part of the Gold Line Construction Authority.

The construction of a Police Facility was a project identified in the Redevelopment Plan for Redevelopment Project Area No. III. Construction of the Police Facilities and the Impound Center began in 2006. The new Police Department building completed construction with the assistance of redevelopment agency funding in 2008. However, the site for the Impound Center was completed by 2006. The subject Police Impound Center is located within the boundaries of Redevelopment Project Area No. III. The Redevelopment Plan for the Project Area specifically identified construction of Police Facilities and the construction of a commuter rail station as proposed public improvements. The Redevelopment Plan for Redevelopment Project Area No. III was adopted pursuant to Ordinance No. 83-569 on July 5, 1983 and amended on June 17, 1991 pursuant to Ordinance No. 91-700 (Appendix H-Attachment C). The Implementation Plan for Redevelopment Project Area No. III for Fiscal Years 2009-2015 identified funds for projects to implement provisions of the North Montclair Downtown Specific Plan. The Implementation Plan was adopted by the Redevelopment Agency Board of Directors on December 21, 2009 (Appendix I).

## **History of Development Proposals and Activity**

*Brief history of previous development proposals and activity, including the rental or lease of the property.*

Prior to the development of the property by the former Redevelopment Agency, the property was vacant land. The property had been owned by the State of California, but was an undeveloped parcel that had been part of a larger Department of Transportation (Caltrans) Park and Ride location. The Montclair Transcenter was subsequently developed by the Regional Transportation Authority, San Bernardino Associated Governments (SANBAG), east of the States' Park and Ride location. The Park and Ride was incorporated into the Montclair Transcenter and the State traded its Park and Ride site for the Montclair Transcenter site. This left SANBAG owning the property. The Redevelopment Agency purchased the property from SANBAG for fair market value in 1999. The property then became the site for the Montclair Police Facility including a new police station, shooting range utilized by the California Highway Patrol, the fuel station for Police Department and Fire Department vehicles, and the Impound Center.

While re-establishing itself at the new Police Facility, it took the Montclair Police Department time to establish and begin administration of the Impound Center. During this time, the Redevelopment Agency took the opportunity to lease the property to Ontario Nissan, Inc., (Metro Nissan of Montclair) for the purpose of automobile storage. An initial lease for the entire site was executed with Ontario Nissan, Inc., in 2005 for use of the entire site. The initial term of the lease ran from the date Ontario Nissan, Inc., began occupancy of the site (July 1, 2006) for five years. The lease contained provisions for three five-year options. Ontario Nissan, Inc., exercised its first five-year option. In 2009, automobile dealerships across the United States were suffering from the effects of the Great Recession. The automobile dealer requested and was granted relief by the Redevelopment Agency Board of Directors from payment of rent until sales met a certain threshold or until a new agreement could be negotiated on July 1, 2011 (Agreement No. 09-04). In 2010, the Police Department Impound Center became fully operational and the lease with Ontario Nissan, Inc., was amended to limit the amount of space provided to the auto dealer to one third of the site (Agreement No. 10-15).

Given the inability of the Redevelopment Agency to enter into contracts after June 29, 2011 pursuant to State statute, a successor agreement was not negotiated. Since the Successor Agency is legally bound to provide a portion of the subject site for lease to Ontario Nissan, Inc., the Successor Agency intends to enter into an Agreement with the entity to pay the rental value determine by appraisal as \$1,800 per month subject to the approval of the Oversight Board and Department of Finance (DOF).

## **Use/Disposition of the Property**

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

**The Successor Agency would intend to transfer the property to the City as a governmental use.** As indicated, a portion of the subject site will be needed to accommodate Gold Line right-of-way and for use as the Police Department Impound Center. That portion of the property used to fulfill its enforceable obligation to Ontario Nissan, Inc., would be leased at the value determined through the appraisal until the lease terms expire. Rental proceeds would be used to reduce the costs of operation and staffing the Police Department Impound Center.

# MONTCLAIR TRANCENTER PARCEL



## Parcel Information

<b>Ownership:</b>	<b>This parcel is jointly owned by the Successor Agency and San Bernardino County Associated Governments (SANBAG)</b>
<b>Address:</b>	<b>4985 Richton Street</b>
<b>APN:</b>	1007-691-06
<b>Lot Size:</b>	1.61 gross acres
<b>Acquisition Date:</b>	July 29, 1993
<b>Original Seller:</b>	Ruby/Turner One, a California General Partnership
<b>Original Purchase Price:</b>	Estimated value at purchase: \$410,500 (the parcel was originally part of a larger 20 acre property acquisition)
<b>Primary and/or Supplemental Acquisition Funding Source(s):</b>	Federal Transportation Act Funds supplied by SANBAG for the purposes of developing a regional transportation center
<b>Current Zoning:</b>	North Montclair Downtown Specific Plan-Structured Parking
<b>Property Type:</b>	The property is landscaped and contains a child care center operated by the City of Montclair.
<b>Current Use:</b>	A portion of the property is landscaped open space and a portion of the property is developed as a Child Care Center for the benefit of commuters because the larger surrounding property, owned by the State of California, is a multimodal transportation hub.

## Estimate of Current Property Value

*Estimate of current value of the parcel including, if available, appraisal, any appraisal information*

<b>Estimated Current Value:</b>	No current appraisal exists. An estimated value of the property is \$560,000.
<b>Proposed Sale Value:</b>	The property is not proposed for sale. A portion of the property may be needed for Gold Line right-of-way and the remainder is intended as use for structured public parking pursuant to the North Montclair Downtown Specific Plan.

## **Estimate of Any Lease, Rental, or Other Revenue**

*Estimate of any lease, rental, or any other revenue generated by the property, and a description of the contractual requirements for the disposition of those funds.*

**Estimated Lease/Rental Value:** None

**Contractual Requirements/  
Agreements for Use of the Site:** None

## **Environmental Contamination History**

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.*

**Brownfield Status:** N/A

**Studies Conducted:** Phase 1 Site Assessment

**Remediation Efforts:** N/A

## **Transit-Oriented Development Potential**

*Description of the property's potential for transit-oriented development.*

The subject site lies within in the middle of the Montclair Transcenter and the Montclair Transcenter is the basis for the North Montclair Downtown Specific Plan. The Specific Plan is the City's master plan for transit-oriented development of approximately 150 acres in North Montclair. As previously indicated above, the Montclair Transcenter acts a station for the regional Metrolink (heavy rail) service to Los Angeles (generally following the Interstate 10 corridor). The Metrolink station is slated to become the terminus for the proposed Metro Gold Line regional (light rail) transit system that generally follows the 210 Freeway corridor. The Metrolink commuter train system runs traditional diesel locomotive trains throughout the Los Angeles region. The Gold Line currently runs from Union Station in Downtown Los Angeles to Pasadena. It runs on track with an overhead electrical power source. Segment 2 of the Gold Line from Pasadena to Azusa is currently under construction. The third segment of Gold Line construction will see the light rail system run from Azusa to Montclair.

The Montclair Transcenter also acts as the major regional bus transit hub in western San Bernardino County with San Bernardino County bus service (Omnitrans) initiating and terminating many of its bus routes at the Montclair Transcenter. Foothill Transit operates bus services throughout eastern Los Angeles County. Foothill Transit buses initiate and terminate services at the Montclair Transcenter. Riverside County operates bus services to and from the Montclair Transcenter administered by the Riverside Transit Authority (RTA). Additionally, a regional bike trail is located on the north side of the Montclair Transcenter that extends from Fontana to Montclair.

The Montclair Transcenter consists of approximately 20 acres and contains 1,600 public parking spaces for commuter use. The State of California Department of Transportation (Caltrans) traded a Park and Ride location on Arrow Highway consisting of approximately 9.8 acres with SANBAG to become the owner of a majority of the Montclair Transcenter. The State currently owns 17.13 net acres of the Transcenter site. The Montclair Transcenter was purchased and

developed with federal funds procured by SANBAG. The site was developed pursuant to standards dictated by the State. The City and the State have joint maintenance responsibilities and liability for 17.13 acres owned by the State. **For this reason, SANBAG and the City of Montclair Redevelopment Agency were jointly named as the owners of the remaining 1.61 acres of property composing the Montclair Transcenter. Joint ownership of the 1.61 acre property was provided to the former Redevelopment Agency instead of the City so the Redevelopment Agency could assist in any future development of the parcel. In fact, the former Redevelopment Agency did assist in construction of the child care center which currently exists onsite.**

The childcare center was operated by a private sector provider for many years (Children's Discovery Centers of America). However, with fewer clients because of job losses during the Great Recession, the operator chose not to renew its lease. With limited options for rental of the child care center given economic conditions, the City of Montclair chose to reopen and operate the child care center.

The North Montclair Downtown Specific Plan was approved by the City of Montclair City Council on May 15, 2006 through the adoption of Resolution No. 06-2628. This Specific Plan for North Montclair is guided by the design principles for transit oriented development and uses a form-based method of zoning. The long range vision of the North Montclair Downtown Specific Plan calls for the 1,600 parking spaces now located in the 17 acre parking field to be consolidated into a parking structure. The location of the parking structure is largely centered on the property jointly owned by SANBAG and the Successor Agency. This would allow a large part of the 17 acres currently owned by the State of California to be sold for higher density residential development. The Specific Plan currently designates the State property to contain courtyard housing units in the range of 10 to 30 units per acre. However, in order to develop the housing, the loss of the 1,600 parking spaces for commuters must be accommodated in structured parking.

### **Planning Objectives of the Successor Agency**

*Description of the advancement of the planning objectives of the successor agency.*

Implementation of the North Montclair Downtown Specific Plan (Appendix G), adopted in 2006, is the main advanced planning objective of the Successor Agency relative to the property located at 4985 Richton Street. Again, construction of the Gold Line project is a priority for the City and the cities composing the regional Gold Line Construction Authority. Until advanced planning for Gold Line right-of-way is established, the precise location for structured public parking to be developed on the site cannot be planned.

Obviously, the implementation of the North Montclair Downtown Specific Plan relies on the ability of the City to replace the 1,600 parking spaces now used for commuter parking in order to redevelop the property currently owned by the State for transit-oriented residential development. If the State is serious about its interest the development of transit-oriented housing, areas for structured parking will be necessary. Therefore, the Successor Agency finds that the subject parcel should remain publically owned pending future development. Additionally, as previously indicated, this parcel is jointly owned by the Successor Agency and SANBAG (regional transportation agency). In maintaining an ownership interest in the 1.61 acres, SANBAG anticipated the property would be utilized for a public transportation purposes. It is currently not possible nor equitable for the Successor Agency (or City) to consider disposing of its interest in the 1.61 acres as SANBAG would undoubtedly request the return of the for Redevelopment Agency's interest in the property since the Redevelopment Agency expended no local funds to

acquire the site. The site was acquired with federal funds that were obtained by SANBAG for the development of a publically-owned transportation facility.

## **History of Development Proposals and Activity**

*Brief history of previous development proposals and activity, including the rental or lease of the property.*

Prior to the development of the property by the SANBAG and the former City of Montclair Redevelopment Agency, the property was vacant land. The land had long been owned by Vulcan Materials presumably for sand and gravel extraction. However, Vulcan Materials sold the land to Ruby/Turner One in approximately 1990. Ruby/Turner One had intended to use the property for industrial office parks.

SANBAG desired to see the 20 acre Ruby Turner property developed as a regional transportation hub with the initiation of Metrolink services in San Bernardino County. The site offered the region a unique opportunity to develop a location for regional transportation services including Park and Ride commuter services, commuter train travel, bus services to San Bernardino County, Los Angeles County and Riverside County locations, and bike travel to many forms of commuter transportation. SANBAG enlisted the assistance of the former Redevelopment Agency to act as an acquisition agent to procure the property. **SANBAG paid for acquisition and development of the Montclair Transcenter site with federal transportation funds.**

As indicated, 17.13 acres were provided to the State by SANBAG in trade for 9.8 acres the State acquired for Park and Ride purposes. SANBAG retained 1.61 acres of the 20 acre site and also placed the City of Montclair Redevelopment Agency on title to the property for the purpose of aiding in the development of the child care center and future development. The City has maintenance responsibilities for the 1.61 acre parcel as well as shared maintenance responsibility with the State for the surrounding 17.13 acre property. The City must hire security guards for the protection of commuters. Security guards are on duty from 4 AM to 11 PM. Additionally, security is necessary because, on a daily basis, the State Department of Corrections uses the Montclair Transcenter as the location for release of felons from the California Institution for Men (CIM) and California Institution for Women (CIW) that is located in Chino. While convenient for former inmates, this decision on the part of the State has created numerous problems for the City and surrounding business establishments.

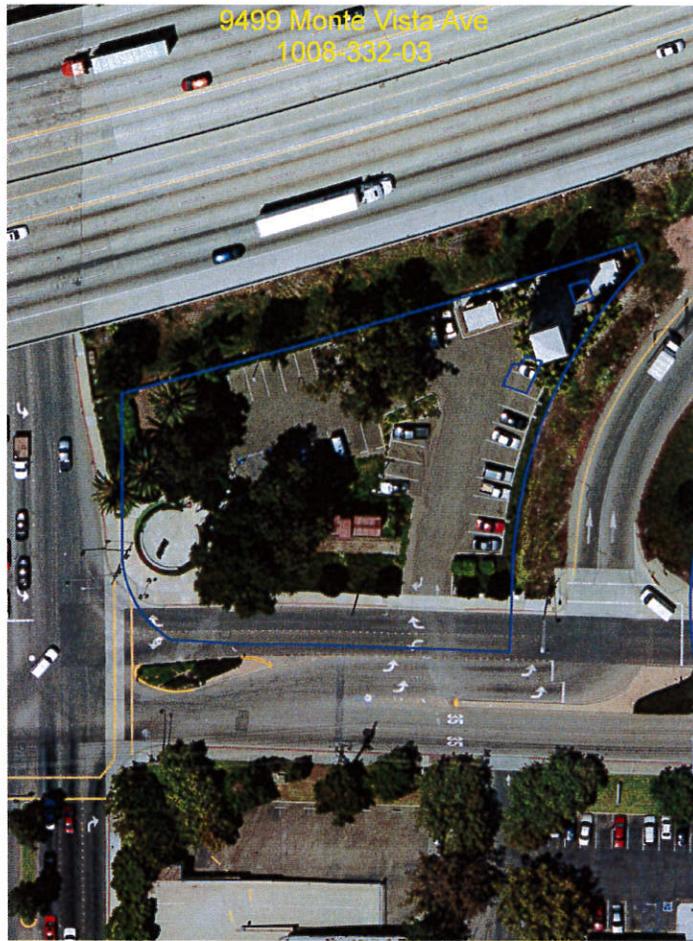
## **Use/Disposition of the Property**

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

**The Successor Agency would intend to transfer its interest in the property to the City for governmental use and/or future development.** As indicated, a portion of the subject site will be needed to accommodate Gold Line right-of-way. A portion of the site is currently used to house a day care center operated by the City. In addition, part of the site will also be needed for structured parking to implement the provisions of the transit-oriented North Montclair Downtown Specific Plan. When a source of financing for the structured parking has been secured, the State will be able to sell its 17 acres for residential development.

In the future event the property would be sold for private development; it would be the intent of the City to provide compensation to the taxing agencies pursuant to a compensation agreement.

# FREEDOM PLAZA PARK



**Parcel Information**

**Address:** 9499 Monte Vista Avenue

**APN:** 1008-332-03

**Lot Size:** .691 acres

**Acquisition Date:** April 25, 1989

**Original Seller:** Reinhard Stadler and Brigita Stadler

**Original Purchase Price:** Estimated value at purchase: \$677,429 (the parcel was originally part of a larger 2.76 acre property acquisition)

**Primary and/or Supplemental Acquisition Funding Source(s):** Project Area No. V Tax Allocation Bonds

**Current Zoning:** C3-General Commercial

**Property Type:** The property is a public park.

**Current Use:** The property has been developed as a public park containing a piece of public art called "The Spirit of Freedom." A former railroad caboose on track is located at the park which is reminiscent of the City's rail heritage connected with the citrus industry, and the site contains a lot for public parking. The property does contain a cellular tower. Two cell companies have leased property on the site.

**Estimate of Current Property Value**

*Estimate of current value of the parcel including, if available, appraisal, any appraisal information*

**Estimated Current Value:** No current appraisal exists. An estimate value of the property is \$450,000.

**Proposed Sale Value:** Property is not proposed for sale.

**Estimate of Any Lease, Rental, or Other Revenue**

*Estimate of any lease, rental, or any other revenue generated by the property, and a description of the contractual requirements for the disposition of those funds.*

**Estimated Lease/Rental Value:** Two current ground leases for cellular tower and equipment pads generate a current total of \$4,989.22 per month in revenue. Revenue is received by the City.

**Contractual Requirements/  
Agreements for Use of the Site:**

Agreement No. 99-75 is a ground lease with Nextel of California, Inc., (current owner is SBA Monarch). The terms of the lease were \$1,250 per month with a 4 percent per year escalator (current monthly rental fee is \$3,064.90). The Lease term was for five years (beginning in 2000) with five three year options. If future options are extended, the lease will terminate in 2020 (Appendix J).

Agreement No. 02-64 is a ground lease with Cingular Wireless, LLC., (current owner is T-Mobile). The terms of the lease were \$1,250 per month with a 4 percent per year escalator (currently monthly rental fee is \$1,924.32). The lease was for the five years with five five year options. If future options are extended, the lease would terminate in 2032 (Appendix K).

**Environmental Contamination History**

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.*

**Brownfield Status:** N/A

**Studies Conducted:** N/A

**Remediation Efforts:** N/A

**Transit-Oriented Development Potential**

*Description of the property's potential for transit-oriented development.*

Limited. Public parking is used by some commuters for "park and ride" purposes.

**Planning Objectives of the Successor Agency**

*Description of the advancement of the planning objectives of the successor agency.*

It is a goal of the City of Montclair's General Plan to "ensure that the residents of the City shall be provided with adequate services including...open space for parks and recreation." The Redevelopment Agency Board of Directors sought to advance the amount of parkland in the City to advance General Plan goals and the goals for allowable improvements found in the Redevelopment Plan for Redevelopment Project Area No. V (Appendix L).

The City's General Plan indicates the City of Montclair currently only has 48.7 acres for park and recreation use in a City of approximately 37,000 population. The existing parks provide less than 1.6 acres of parkland per 1,000 residents. This is considered very low to the standard range of 2.5 to 3.0 acres per thousand recommended for communities. In addition to the City's parkland dedication requirement, the General Plan Open Space Element (Appendix M-page 97) states that "it is the City's goal to bank park land acreage for future development in an attempt to achieve a standard closer to the ideal ratio."

## **History of Development Proposals and Activity**

*Brief history of previous development proposals and activity, including the rental or lease of the property.*

The subject site is located directly south of the I-10 Freeway. The I-10 Freeway was originally constructed with only a west bound on-ramp and east bound off-ramp at Monte Vista Avenue. With population increases in the City and the surrounding area and a corresponding increase in traffic volumes, the creation of full freeway interchange at Monte Vista Avenue was needed. In order to accommodate development of an east bound on-ramp and west bound off-ramp, the State indicated that the City would have to pay for all right-of-way costs and construction. Therefore, in 1987, the City of Montclair Redevelopment Agency was charged with purchase of the right-of-way for the needed I-10 freeway on-and-off ramps at Monte Vista Avenue and Palo Verde Street. The parcel needed for the right-of-way construction was 2.76 acres. The location for the east bound on-ramp cut the existing parcel in half. Therefore, after the property was appraised and the calculations for damages were determined, the Redevelopment Agency Board of Directors made the decision to acquire the entire 2.76 acre parcel. The amount of property needed for the on-ramp was .67 acres. Two remaining parcels were created. The subject site is .691 acres.

The .691 acre northeast corner of Palo Verde Street and Monte Vista Avenue had limited value for commercial development largely because the ingress and egress points to the site are limited. Limited access is necessary because of the proximity of such ingress/egress points to two signalized intersections. With limited commercial potential, the Redevelopment Agency Board of Directors chose to develop the site as a park. A caboose was moved to the site representing the City's link to a past where groves of picked oranges were shipped by rail to the East Coast. A contest for an original piece of public art was conducted by the City and the sculpture selected by a citizens committee now graces the parksite. The sculpture is called "The Spirit of Freedom."

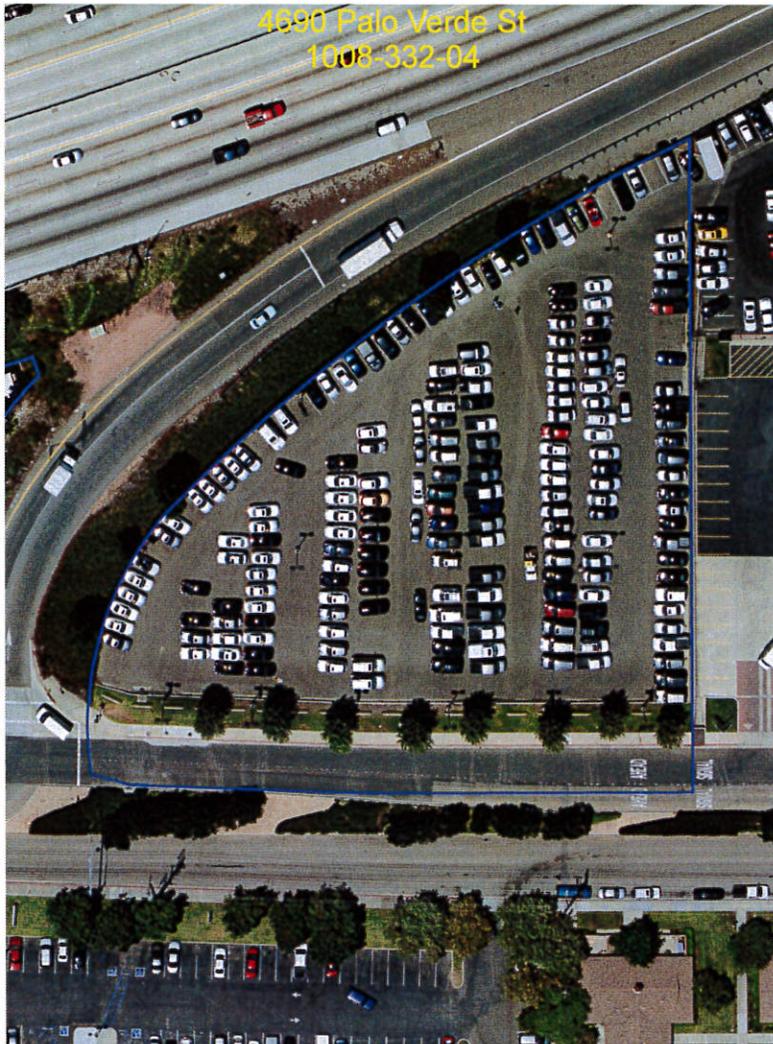
Shortly after development of the parksite began, Nextel of California, Inc., approached the Redevelopment Agency concerning placement of a cellular tower on the property. The Redevelopment Agency Board of Directors approved an agreement with the cellular provider in 1999 and another space for cellular equipment was leased from the former Redevelopment Agency in 2002.

## **Use/Disposition of the Property**

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

**The Successor Agency intends to transfer the property to the City as a governmental use.** The site has been developed and is utilized as a public park. Revenue from the cellular tower is utilized by the City to offset park maintenance costs and costs to provide security guards at the Montclair Transcenter.

# 4960 PALO VERDE STREET



## **Parcel Information**

**Address:** 4960 Palo Verde Street

**APN:** 1008-332-04

**Lot Size:** 1.44 acres

**Acquisition Date:** April 25, 1989

**Original Seller:** Reinhard Stadler and Brigita Stadler

**Original Purchase Price:** Estimated value at purchase: \$1,412,154 (the parcel was originally part of a larger 2.76 acre property acquisition)

**Primary and/or Supplemental Acquisition Funding Source(s):** Project Area No. V Tax Allocation Bonds

**Current Zoning:** C3-General Commercial

**Property Type:** The property is an improved parking lot with landscaping and lighting.

**Current Use:** The property is improved as a parking lot with landscaping and lighting. The land is leased to Ontario Nissan Inc., (Metro Nissan of Montclair) for use as an automobile display area for the auto dealership.

## **Estimate of Current Property Value**

*Estimate of current value of the parcel including, if available, appraisal, any appraisal information*

**Estimated Current Value:** \$1,110,000 appraised value provided by Integra Realty Resources (Appendix N)

**Proposed Sale Value:** \$1,100,000 appraised value provided by Integra Realty Resources

## **Estimate of Any Lease, Rental, or Other Revenue**

*Estimate of any lease, rental, or any other revenue generated by the property, and a description of the contractual requirements for the disposition of those funds.*

**Estimated Lease/Rental Value:** \$5,550 per month as provided by appraisal from Integra Realty Resources

### **Contractual Requirements/ Agreements for Use of the Site:**

The former Redevelopment Agency, now the Successor Agency, is contractually obligated to lease the site to Ontario Nissan, Inc., (Metro Nissan of Montclair) pursuant to Agreement No. 96-28 and subsequent amendments (Appendix O, Appendix P, and Appendix Q).

## **Environmental Contamination History**

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.*

**Brownfield Status:** N/A

**Studies Conducted:** N/A

**Remediation Efforts:** N/A

## **Transit-Oriented Development Potential**

*Description of the property's potential for transit-oriented development.*

The site has not been identified for transit-oriented develop.

## **Planning Objectives of the Successor Agency**

*Description of the advancement of the planning objectives of the successor agency.*

The Redevelopment Plan for Redevelopment Project Area No. V contained a variety of goals related to the promotion of economic well being through the encouragement of the Project Areas commercial base and the promotion of employment opportunities (Appendix L-pages 3-4). Specifically, the Redevelopment Plan also encouraged development of "commercial, residential, and industrial environments which positively relate to adjacent land uses." The use of the former Agency-owned property to expand the existing auto dealership absolutely fit the intent of the goal to promote a commercial use which related to the adjacent commercial use. Metro Nissan is relatively large employer in the City offering full time job opportunities to over 170 people.

The Nissan automobile dealership is an important business to the City's economy and employment base. It is the Successor Agency's intent to see the automobile dealership continue to remain part of the City and community. As indicated below, the Successor Agency would like the dealership to secure ownership of the subject site.

## **History of Development Proposals and Activity**

*Brief history of previous development proposals and activity, including the rental or lease of the property.*

The subject site is located directly south of the I-10 Freeway. The I-10 Freeway was originally constructed with only a west bound on-ramp and east bound off-ramp at Monte Vista Avenue. With population increases in the City and the surrounding area and a corresponding increase in traffic volumes, the creation of full freeway interchange at Monte Vista Avenue was needed. In order to accommodate development of an east bound on-ramp and west bound off-ramp, the State indicated that the City would have to pay for all right-of-way costs and construction costs. Therefore, in 1987, the City of Montclair Redevelopment Agency was charged with purchase of the right-of-way for the needed I-10 freeway on-and-off ramps at Monte Vista Avenue and Palo Verde Street. The parcel needed for the right-of-way construction for the east bound on-ramp was 2.76 acres. The location for the east bound on-ramp cut the existing parcel in half. Therefore, after the property was appraised and the calculations for damages were determined, the Redevelopment Agency Board of Directors made the decision to acquire the entire

2.76-acre parcel. The amount of property needed for the on-ramp was .67 acres. Two remaining parcels were created. The subject site at 4960 Palo Verde Street is 1.44 acres.

The Redevelopment Agency entered into a Lease Agreement with Ontario Nissan, Inc., in 1996 for long-term use of the subject site for automobile display associated with the Metro Nissan of Montclair automobile dealership located northeast of the former Agency-owned parcel. Without the use of this parcel, the automobile dealership would seek an alternate location for their business because the Nissan factory demands the dealership maintain a certain dedicated amount of new automobile stock. The lease was amended in 1999 to meet a Nissan factory requirement for a 20-year leasehold interest of dealership property. At that time the lease was renewed for five years with three five year options. The lease is currently in its second option term. The lease will expire on December 20, 2020. In 2010, the automobile dealer requested and was granted relief by the Redevelopment Agency Board of Directors from payment of rent until sales met a certain threshold or until a new agreement could be negotiated on July 1, 2011 (Agreement No. 10-14).

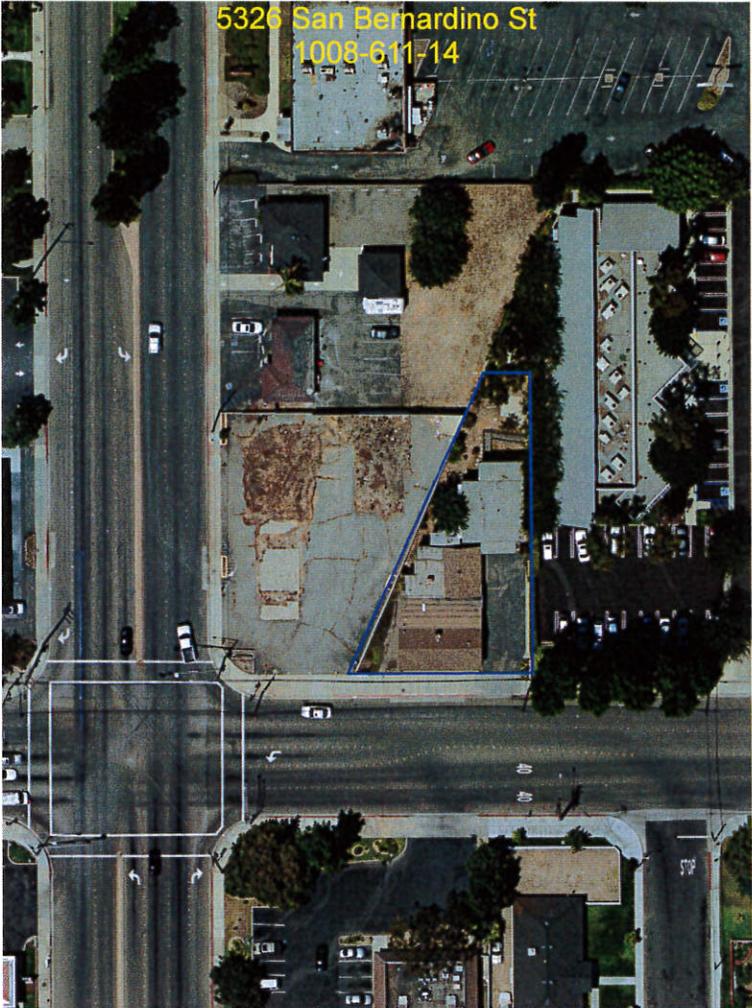
Given the inability of the Redevelopment Agency to enter into contracts after June 29, 2011 pursuant to State statute, a successor agreement was not negotiated. Since the Successor Agency is legally bound to provide a portion of the subject site for lease to Ontario Nissan, Inc., the Successor Agency intends to enter into an Agreement with the entity to pay the rental value determined by appraisal as \$5,550 or attempt to negotiate a sale of the property to Ontario Nissan, Inc., subject to the approval of the Oversight Board and Department of Finance (DOF)

### **Use/Disposition of the Property**

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

**The Successor Agency proposes to offer the parcel to sale to Ontario Nissan, Inc., at the appraised value.** However, if Ontario Nissan, Inc., is not willing to purchase the property, the Successor Agency is obligated to continue to lease the property to Ontario Nissan, Inc., until December 20, 2020. The proceeds of the sale or lease would be transferred to the Bond Trustee for the 2006A Redevelopment Project Area No. V Tax Allocation Bond Issue to be utilized for debt service in accordance with official bond documents.

**FORMER CITY HALL  
5326 SAN BERNARDINO STREET**



## Parcel Information

**Address:** 5326 San Bernardino Street

**APN:** 1008-611-14

**Lot Size:** 9,858 square feet

**Acquisition Date:** July 9, 2003

**Original Seller:** Pomona First Federal Bank as Trustees for the Phillip T. Hurst and Martha E. Hurst Trust

**Original Purchase Price:** \$214,900

**Primary and/or Supplemental Acquisition Funding Source(s):** SB 99 Defeased Bond Reserve Funds

**Current Zoning:** C2-Restricted Commercial

**Property Type:** The property consists of a dwelling unit, garage, and accessory buildings.

**Current Use:** The property contained the structure that was used as the first City Hall for the City of Montclair. The property contains a single-family dwelling unit, garage with attached structure that was the location of the original City Hall building. Even without the zoning limitations, illegal additions to the house and garage make the buildings unusable without major rehabilitation.

## Estimate of Current Property Value

*Estimate of current value of the parcel including, if available, appraisal, any appraisal information*

**Estimated Current Value:** **\$10,000-The shape and size of the parcel make it unusable for commercial use. Pursuant to the Zoning Code the property may not be used residentially because it has been vacant for longer than six months.**

**Proposed Sale Value:** \$10,000-given size and land use restrictions as a "stand-alone" property.

## Estimate of Any Lease, Rental, or Other Revenue

*Estimate of any lease, rental, or any other revenue generated by the property, and a description of the contractual requirements for the disposition of those funds.*

**Estimated Lease/Rental Value:** At this time, the property has no rental or leasable value because it is a nonconforming use with illegal building additions.

### **Contractual Requirements/**

**Agreements for Use of the Site:** No contractual agreements exist for use of the site.

### **Environmental Contamination History**

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.*

**Brownfield Status:** N/A

**Studies Conducted:** Phase 1 Environmental Assessment

**Remediation Efforts:** An asbestos survey and lead assessment would need to be completed prior to demolition of the property.

### **Transit-Oriented Development Potential**

*Description of the property's potential for transit-oriented development.*

The site has not been identified for transit-oriented develop.

### **Planning Objectives of the Successor Agency**

*Description of the advancement of the planning objectives of the successor agency.*

Section 420.1 of the Redevelopment Plan for Redevelopment Project Area No. V (Appendix L) states that the Redevelopment Agency may acquire property for any of the following purposes:

- a. To remove a deteriorated structure requiring clearance as demonstrated by a structural inspection of the property;
- b. To eliminate a deficiency, including, but not limited to, incompatible land uses, small and irregular lot subdivision, inadequate street layout, or overcrowding of the land;
- c. To provide land for needed public facilities, including among others, rights-of-way, schools, public safety services, community centers, and recreational facilities;
- d. To eliminate impediments to land development through assembly of land into parcels of reasonable size and shape, served by an improved street system and public utilities;
- e. To encourage development in the project area as provided for in this plan.

**The size and pie-shape of the 5326 San Bernardino Street parcel make the site impossible to develop commercially.** The portion of the structure containing the original City Hall building gives the location and that structure some slight historical significance to the City. However, the site can only be sold and developed if it becomes part of a larger land assemblage. The property is located adjacent to a vacant pie-shaped commercial lot on the corner of Central Avenue and San Bernardino Street. The adjoining property has very limited development potential without the addition of the 5326 San Bernardino Street property.

**The property also contains a number of illegal building additions. The property has not been tested for lead or asbestos.** Given the age of the structures, lead and asbestos are likely to be found; making the demolition of the structures onsite costly.

## **History of Development Proposals and Activity**

*Brief history of previous development proposals and activity, including the rental or lease of the property.*

The City of Montclair Redevelopment Agency purchased the property located at 5326 San Bernardino to see that the former structure that housed the original Montclair City Hall was preserved in some form. The only way the Agency's parcel could be redeveloped is through the acquisition of the property located on the northeast corner of San Bernardino Street and Central Avenue. The Redevelopment Agency issued an Owner Participation request to the adjoining property owner. A representative of the adjoining property owner did respond with a marginal proposal utilizing both the Agency's property and the adjoining owner's property. This proposal was rejected by the Redevelopment Agency Board of Directors in April 2006.

The Redevelopment Agency received another proposal from a developer, Skyland Partners, LLC., in 2006. This proposal included a small shopping center with a national tenant that included the property at 5326 San Bernardino Street and the adjoining corner parcel. Skyland Partners, LLC., offered the Agency \$327,500 for the property. In addition, the developer offered to incorporate elements of the former City Hall in the design of the project. The Redevelopment Agency approved a Purchase and Sale Agreement with Skyland Partners, LLC., on June 19, 2006. The Agency proceeded to open escrow with Skyland Partners, LLC. Unfortunately, after one year of attempting to negotiate a sale of the corner parcel on San Bernardino Street and Central Avenue, Skyland Partners, LLC., determined their efforts to acquire the property from the owner were futile and terminated the escrow with the Redevelopment Agency.

In July, 2007, after the cancellation of escrow with Skyland Partners, LLC., the owner of the adjoining property approached the Redevelopment Agency with an offer to purchase the Agency-owned site. No offer of compensation was suggested indicating the offer was for a minimal value. In addition, the owner of the adjoining site offered no plan for development. The Redevelopment Agency Board of Directors rejected the offer.

Since 2007, the corner property was sold and current owner of that site has verbally indicated no desire to acquire the Agency-owned site.

The City is currently using the Successor Agency property for storage purposes.

## **Use/Disposition of the Property**

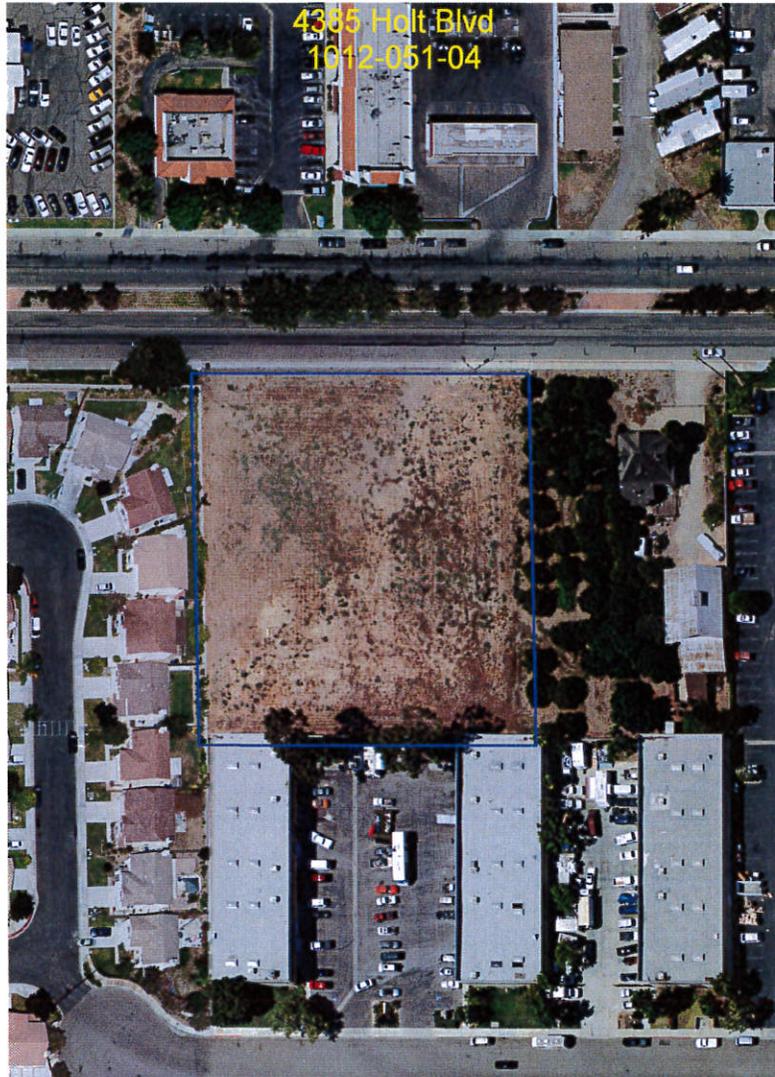
*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

**The Successor Agency would intend to sell this property to the City.** Given the inability of the former Agency-owned parcel to be redeveloped because of the zoning issues, size, and shape of the parcel, the Successor Agency intends to sell the property to the City. As indicated, the parcel is unusable in its present condition. The only way the property could be developed is through the acquisition of additional property to the west. The adjoining property owner to the west is not currently interested in purchasing the former Agency site. The adjoining property to the west is also not on the market for sale.

DOF has disallowed funds from the RPTTF for appraisal services for this property. Staff has attempted to get an estimate of value of the location from a real estate professional but the professional declined because of the development constraints on the property. Therefore, staff looked back at the last valuation of the site (Appendix R). The total assessed value of the property was \$39,998. Of this value, \$21,900 of the value was for the improvements. However, the improvements must be removed from the site because the property cannot be redeveloped residentially. Given demolition, asbestos abatement and lead removal costs, the demolish cost of the structures is estimated to be \$30,000. Therefore, it is suggested that the value for the site, given the demolition costs would be approximately \$10,000.

The City would propose to purchase the site for \$10,000 from the Successor Agency. Upon sale, any proceeds would be sent to the County of San Bernardino for distribution to the taxing entities.

**REEDER RANCH PARKSITE  
4385 HOLT BOULEVARD**



## **Parcel Information**

**Address:** 4385 Holt Boulevard

**APN:** 1012-051-04

**Lot Size:** 1.57 acres

**Acquisition Date:** November 29, 2004

**Original Seller:** Shyh-Hau Leu and Huey-Meei Leu

**Original Purchase Price:** \$750,000

**Primary and/or Supplemental Acquisition Funding Source(s):** Redevelopment Project Area No. V Tax Allocation Bonds

**Current Zoning:** Holt Boulevard Specific Plan-Commercial

**Property Type:** The property is vacant.

**Current Use:** The property is currently vacant but is used for event parking taking place at the historic Reeder Citrus Ranch. The Reeder Citrus Ranch is directly east of the subject parcel.

## **Estimate of Current Property Value**

*Estimate of current value of the parcel including, if available, appraisal, any appraisal information*

**Estimated Current Value:** No current appraisal of the property exists. An estimated current price for the property is \$680,000.

**Proposed Sale Value:** Sale of this property is not proposed.

## **Estimate of Any Lease, Rental, or Other Revenue**

*Estimate of any lease, rental, or any other revenue generated by the property, and a description of the contractual requirements for the disposition of those funds.*

**Estimated Lease/Rental Value:** None

**Contractual Requirements/Agreements for Use of the Site:** None

## **Environmental Contamination History**

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.*

**Brownfield Status:** N/A

**Studies Conducted:** Phase 1 Environmental Assessment

**Remediation Efforts:** N/A

### **Transit-Oriented Development Potential**

*Description of the property's potential for transit-oriented development.*

The site has not been identified for transit-oriented development.

### **Planning Objectives of the Successor Agency**

*Description of the advancement of the planning objectives of the successor agency.*

It is a goal of the City of Montclair's General Plan to "ensure that the residents of the City shall be provided with adequate services including...open space for parks and recreation." The Redevelopment Agency Board of Directors sought to advance the amount of parkland in the City to advance General Plan goals and the goals for allowable improvements found in the Redevelopment Plan for Redevelopment Project Area No. V.

The City's General Plan indicates the City of Montclair currently only has 48.7 acres for park and recreation use in a City of approximately 37,000 population. The existing parks provide less than 1.6 acres of parkland per 1,000 residents. This is considered very low to the standard range of 2.5 to 3.0 acres per thousand recommended for communities. In addition to the City's parkland dedication requirement, the General Plan Open Space Element states that "it is the City's goal to bank park land acreage for future development in an attempt to achieve a standard closer to the ideal ratio". Furthermore, the subject site was acquired not only for recreational purposes but for educational purposes. The site was purposely selected for its proximity to the historic Reeder Citrus Ranch. The parksite is planned to house an interpretative center which uses collections from the Reeder Citrus Ranch to inform the community about the heritage and significance of citrus industry on the development of the City.

### **History of Development Proposals and Activity**

*Brief history of previous development proposals and activity, including the rental or lease of the property.*

The George C. and Hazel H. Reeder Heritage Foundation is a nonprofit organization which owns the Reeder Citrus Ranch. The Reeder Citrus Ranch was established in 1901 as a house in the midst of orange groves where the Reeder family ran a significant citrus business. Today, the house exists in Montclair with the remainder of the original orange grove on approximately one acre of land. The Reeder house, barn and significant archival materials remain documenting the history of citrus ranching in the Pomona Valley. The Reeder Heritage Foundation has limited funding and is using all funding in an attempt to save the 110 year old buildings on the Citrus Ranch.

In 2003, the Reeder Heritage Foundation approached the City of Montclair Redevelopment Agency concerning acquisition of the vacant property adjacent to the Citrus Ranch. The Reeder Heritage Foundation and the Redevelopment Agency Board of Directors shared a mutual concern about preservation of the City's heritage. In addition, population densities within Redevelopment Project Area No. V contains some of the highest persons per dwelling unit in the County. Therefore, it was also important to see that open space/parkland was preserved and developed within the Project Area and the City.

The former Redevelopment Agency was in the process of planning for development of the Reeder Ranch Park when the dissolution of redevelopment agencies occurred. The Successor Agency is proposing to develop the Reeder Ranch Park with tax allocation bond funds currently being held by the Successor Agency.

### **Use/Disposition of the Property**

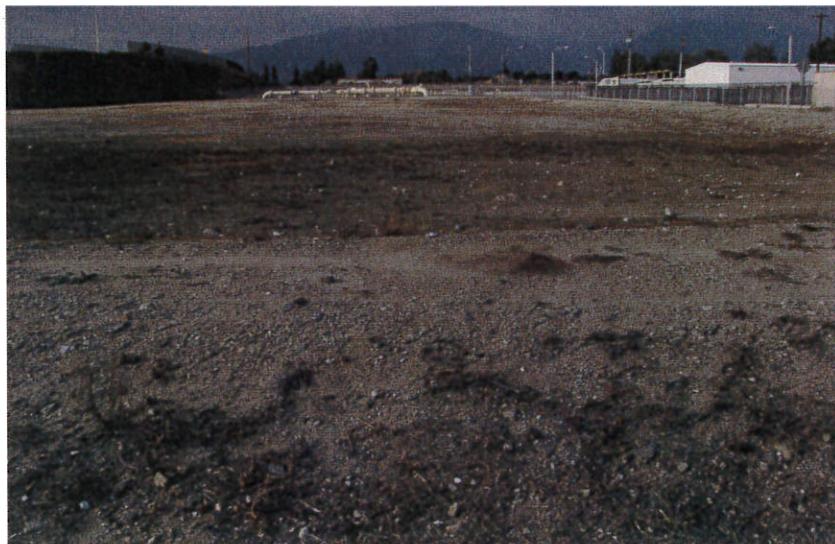
*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

#### **The Successor Agency intends to transfer this property to the City for governmental use.**

The property at 4385 Holt Boulevard will be developed as Reeder Ranch Park (Appendix S). The depiction of the Reeder Park is far more than a parking lot for the Reeder Ranch. The intent of the park is not to act as a parking lot for the Reeder Ranch. The intent of the park is to construct a historical and cultural center park site. The existing Reeder Ranch is shown on the far left of Appendix S. The site plan shows the location of a building that would act as a historical and cultural center regarding the City's citrus-related past to be owned and operated by the City. The facility would house artifacts related to the City's citrus heritage and development. The City would partner with the Ontario-Montclair School District on development of programs to instruct school children about the City's past, suburban and urban development, and environmental issues. The facility also includes an outdoor amphitheatre, shown on the right of the rendering, for community events. This area would be used for environmental and healthy-eating programs associated with the community orchard (fruit park) and a community garden, shown on the right of the drawing, where fresh fruits and produce would be furnished to the children and the community at large. The parking lot would, therefore, be serving the cultural center and the community activities associated with the city programs. To aid with an understanding of the layout of the park, Appendix S is marked with notations as to where the items discussed are located and where the existing historic Reeder structure is located. The planned use of this Successor Agency property is not a parking lot for the Reeder Foundation site; it is a community park with historical influences which would be an attraction to the community and beneficial to the local school system.

The development of Reeder Ranch Park is proposed using the proceeds of pre-2011 tax allocation bonds presently held by the Successor Agency. The Oversight Board will be asked to approve a resolution designating Redevelopment Project Area No. V Tax Allocation Bond proceeds for this purpose on August 13, 2014. The Successor Agency Board of Directors will be asked to consider adoption of a resolution designating use of the bond proceeds on August 18, 2014. The resolution regarding use of the Tax Allocation Bonds will be submitted to DOF for review after its adoption.

# RAMONA GRADE SEPARATION EXCESS PROPERTY



## **Parcel Information**

**Address:** No address

**APN:** 1012-141-18

**Lot Size:** 2.65 acres

**Acquisition Date:** June 25, 1999

**Original Seller:** G.K.H. Diversified Limited Partnership

**Original Purchase Price:** Estimated value of the 2.65 acre parcel at purchase was \$371,000. (The subject site was originally part of a larger 5.4358 acre parcel)

**Primary and/or Supplemental Acquisition Funding Source(s):** Redevelopment Project Area No. V Tax Allocation Bonds

**Current Zoning:** MIP Manufacturing Industrial

**Property Type:** The property is vacant.

**Current Use:** The property is vacant.

## **Estimate of Current Property Value**

*Estimate of current value of the parcel including, if available, appraisal, any appraisal information*

**Estimated Current Value:** \$1,160,000 as appraised by Integra Realty Resources (Appendix T)

**Proposed Sale Value:** \$1,160,000 as appraised by Integra Realty Resources

## **Estimate of Any Lease, Rental, or Other Revenue**

*Estimate of any lease, rental, or any other revenue generated by the property, and a description of the contractual requirements for the disposition of those funds.*

**Estimated Lease/Rental Value:** None

**Contractual Requirements/  
Agreements for Use of the Site:** None

## **Environmental Contamination History**

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.*

**Brownfield Status:** N/A

**Studies Conducted:** Phase 1 Environmental Assessment

**Remediation Efforts:** N/A

### **Transit-Oriented Development Potential**

*Description of the property's potential for transit-oriented development.*

The site has not been identified for transit-oriented development.

### **Planning Objectives of the Successor Agency**

*Description of the advancement of the planning objectives of the successor agency.*

The subject property was part of an original parcel of 5.4358 acres that was acquired by the former Redevelopment Agency for the purchase of constructing a Grade Separation over the Union Pacific Railroad tracks on Ramona Avenue. Currently, the Union Pacific line carries 57 freight trains per day, 21 Metrolink trains, and two Am Track trains. This railroad line is a part of the Alameda Corridor Goods Movement Project to expand train traffic carrying goods from the Ports of Long Beach and Los Angeles to the train classification yard in Colton. Freight cars are moved in various different lots and locations at the classification yard. By 2021, the Alameda Corridor Project is anticipated to increase the amount of freight train traffic by 50 percent on the Union Pacific line. Automobiles waiting for train traffic to clear can already wait in excess of 20 minutes per train. Doubling the amount of freight traffic would cause debilitating train delays. Construction of the grade separation was necessary to assure public safety vehicles could reach all areas of the City without encountering such train traffic delays. The grade separation also reduces vehicle emissions from vehicles waiting for trains to pass.

The Redevelopment Plan for Redevelopment Project Area No. V (Appendix L-page 17) permitted the development of streets and street improvements. In addition, the Implementation for Plans for the periods from 2000 through 2009 included the Ramona Avenue Grade Separation Project (Appendix I-page 36).

### **History of Development Proposals and Activity**

*Brief history of previous development proposals and activity, including the rental or lease of the property.*

As previously indicated, the 2.65 acre subject site is a remnant property that was originally part of a larger 5.4 acre parcel acquired for right-of-way purposes for the Ramona Avenue Grade Separation Project. The Grade Separation Project was necessitated by increased level of train traffic at the "at grade" crossing on Ramona Avenue and State Street because of the Alameda Corridor Project. The 5.4 acre was acquired well before the City and former Redevelopment Agency secured total funding for the project because owners of the property were going to submit development plans for the site. The former Agency and the City did not want the owner to build structures on the property which would later have to be acquired and then relocated. Therefore, the former Redevelopment Agency stepped forward to acquire the property.

In 2000, the Monte Vista Water District, a public agency, purchased approximately .5 acres of the larger site for the construction of a water blending station. Prior to construction of the grade separation, the City stockpiled dirt on the site for use in building the grade separation structure.

The former Redevelopment Agency utilized Tax allocation Bond proceeds to acquire the 5.4 acre site. The Grade Separation would use over \$5 million in Tax Allocation Bonds for right-of-way acquisition and construction-related costs. The contribution from the Public Utilities

Commission Grade Separation Fund to the project was \$5 million, the South Coast Air Quality Management District contributed \$500,000, and Union Pacific Railroad contributed \$650,000. Over \$6 million was garnered from federal transportation funds for the grade separation. With all combined funding sources, the \$17.2 million project was completed in mid 2010.

It was the intention of the former Redevelopment Agency Board of Directors to sell the 2.66 acre property remnant to an industrial user that would secure permanent jobs in the community.

### **Use/Disposition of the Property**

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

**The Successor Agency intends to sell the property.** Proceeds from the sale of the property would be transferred to the Bond Trustee for 2006B Redevelopment Project Area No. V Tax Allocation Bond Issue to be utilized for debt service in accordance with official bond documents. The Successor Agency would hope to sell the property to an industrial user for the purpose of job creation in the community.

**FAMILY RESOURCE CENTER  
9916 CENTRAL AVENUE**



9916 Central Ave.\*\*

**\*\* In researching this property for preparation of the LRPMP the Successor Agency discovered that this property had been inadvertently transferred to the Montclair Housing Corporation because it had originally been purchased with Low- to Moderate-Income Housing Funds. The Low-to Moderate-Income Housing Fund had actually been repaid for this asset. This asset needs to be transferred to the Successor Agency and then transferred pursuant to the LRPMP adopted by the Oversight Board and DOF.**

## **Parcel Information**

**Address:** 9916 Central Avenue

**APN:** 1010-302-12

**Lot Size:** 7,194 sq. ft.

**Acquisition Date:** October 2006

**Original Seller:** Neighborhood Partnership Housing Services

**Original Purchase Price:** \$430,000 (less amount previously paid to Neighborhood Partnership Housing Services) Purchase price Agency paid was \$257,967.

**Primary and/or Supplemental Acquisition Funding Source(s):** SB 99 Defeased Bond Reserve Funds

**Current Zoning:** Single-family Residential (R1)

**Property Type:** The property contains a single-family residence used as a Family Resource Center by the Ontario Montclair School District and the City Por La Vida Program.

**Current Use:** Used as a City facility housing the Ontario Montclair School District Counseling Services for families in crisis and for the City Por La Vida Program.

## **Estimate of Current Property Value**

*Estimate of current value of the parcel including, if available, appraisal, any appraisal information*

**Estimated Current Value:** \$150,000

**Proposed Sale Date:** Property is not proposed for sale. The property is being jointly used for governmental purposes.

## **Estimate of Any Lease, Rental, or Other Revenue**

*Estimate of any lease, rental, or any other revenue generated by the property, and a description of the contractual requirements for the disposition of those funds.*

**Estimated Lease/Rental Value:** There is no lease or rental value for the property.

**Contractual Requirements/Agreements for Use of the Site:** The Ontario Montclair School District uses the facility on an ongoing basis in cooperation with the City for a Family Resource Center. The Ontario Montclair School District contributes \$9,000 to the City to offset the cost of utilities.

## **Environmental Contamination History**

*History of environmental contamination, including designation as a Brownfield site, any related environmental studies, and history of any remediation efforts.*

**Brownfield Status:** N/A

**Studies Conducted:** N/A

**Remediation Efforts:** N/A

## **Transit-Oriented Development Potential**

*Description of the property's potential for transit-oriented development.*

None

## **Planning Objectives of the Successor Agency**

*Description of the advancement of the planning objectives of the successor agency.*

The property is used for governmental purposes housing school district and city programs.

## **History of Development Proposals and Activity**

*Brief history of previous development proposals and activity, including the rental or lease of the property.*

This property was originally purchased by Neighborhood Partnership Housing Services who provided affordable housing services to the Montclair community. The former Redevelopment Agency assisted Neighborhood Partnership Housing Services in purchase of the property with Low-to Moderate-Income Housing Funds. Neighborhood Partnership Housing Services out-grew the home which was used as an office. The former Redevelopment Agency then repurposed the property, intending to use it for Low-to-Moderate-Income housing. However, the Ontario Montclair School District was in need of a location that offered a home-like atmosphere in which to counsel at-risk families where children had performance problems caused by a variety of social issues such as domestic violence, homelessness, mental health issues, family medical issues, or addiction problems. Therefore, the former Redevelopment Agency remodeled the home for use as a counseling center for the Ontario School District program. The former Redevelopment Agency also repaid the Housing Fund the acquisition costs for the site with SB 99 defeased bond reserve funds.

The City of Montclair also operates the Por La Vida program from the 9916 Central Avenue location. Por La Vida is a health promotion program whose mission is to strengthen and promote health and well being within the Latino community. Por La Vida trains Montclair Latina women to become "consejeras". These consejeras present the health information through a social network to share their knowledge. Additionally, through this social network, domestic violence prevention and intervention programs for at-risk undeserved women are established. A Healthy Lifestyle program established through the Nutrition Network is an expansion of Por La Vida that encourages healthy eating and physically active lifestyle choices. The house is needed for this program because it contains a residential kitchen.

## **Use/Disposition of the Property**

*Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

**The Successor Agency intends to retain the property for governmental use as a site for Ontario Montclair School District use and use by the City of Montclair.**