

RESOLUTION NO. OB 2014-02

RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PARLIER REDEVELOPMENT AGENCY APPROVING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, the Oversight Board of the Successor Agency to the Parlier Redevelopment Agency (“Oversight Board”) was established to direct the Successor Agency to the former Parlier Redevelopment Agency (“Successor Agency”) pursuant to Assembly Bill x1 26 (“AB x1 26” or the “Dissolution Act”) as codified in the California Health and Safety Code; and

WHEREAS, among the duties of successor agencies under the Dissolution Act is the preparation of a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency for consideration by a local oversight board and California Department of Finance (“DOF”) for purposes of administering the wind down of financial obligations of the former Redevelopment Agency; and

WHEREAS, the Long-Range Property Management Plan shall be submitted to the Oversight Board and DOF within six months after receiving a Finding of Completion from DOF; and

WHEREAS, the Long-Range Management Plan shall include an inventory of all properties in the Community Redevelopment Property Trust Fund (“Trust”), which was established to serve as the repository of the former redevelopment agency’s real properties; and

WHEREAS, the proposed Revised Long-Range Property Management Plan, attached hereto as Exhibit “A” (the ‘Revised LRPMP’), has been prepared by staff consistent with the provisions of the Dissolution Act Health and Safety Code section 34191.5, and the guidelines made available by DOF; and

WHEREAS, the proposed Revised LRPMP has been revised to reflect the fact that no current appraisal information is available to indicate the current market value of the subject parcels and so the Revised LRPMP reflects each parcel’s acquisition value as its estimated current value; and

WHEREAS, the Oversight Board desires to approve the Revised LRPMP and transmit it to the DOF as required by law.

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE PARLIER REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

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

Section 2. **Approval of the Revised Long-Range Property Management Plan.** The Oversight Board to the Successor Agency hereby approves and adopts the Revised Long-Range Property Management Plan, in substantially the form attached hereto as Exhibit "A", as required by Health and Safety Code section 34191.5.

Section 3. **Transmittal to Appropriate Agencies.** The Successor Agency is hereby authorized and directed to transmit a copy of the Department of Finance for their approval and post a copy of the City's website and to the offices of the Fresno County Auditor-Controller, and the Fresno County Executive Officer.

PASSED, APPROVED AND ADOPTED at regular meeting of the Oversight Board, on the 26th day of February 2014, by the following vote:

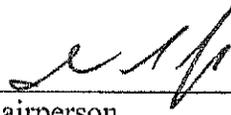
AYES: Israel Lara, Ronald Nishinaka, Frank Andrade, Anthony B. Lopez

NOES: None

ABSENT: Joe Reyna, Ben Fregoso

ABSTAIN: None

APPROVED:



Chairperson

**LONG-RANGE
PROPERTY MANAGEMENT PLAN**

**SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF PARLIER**

November 15, 2013

Amended February 26, 2014

INTRODUCTION

Assembly Bill 1484 ("AB 1484"), enacted in June of 2012, allows all successor agencies to former redevelopment agencies to prepare a Long-Range Property Management Plan ("LRPMP"). The LRPMP governs the disposition and use of property held by the former redevelopment agency at the time of dissolution in 2012, pursuant to legal requirements detailed in the next section.

This is the LRPMP for the Successor Agency to the former Redevelopment Agency of the City of Parlier ("Successor Agency").

EXECUTIVE SUMMARY

The former Redevelopment Agency of the City of Parlier ("Agency") is the owner of record on the title of nineteen (19) properties in Parlier.

- Seven (7) of these properties are existing governmental use properties that are proposed to be transferred to the City for continuation of their exclusive governmental use.
- The remaining twelve (12) properties are to be sold by the Successor Agency, with the proceeds of the sale to be remitted to the Fresno County Auditor-Controller for distribution in accordance with the law.

STATEMENT OF LEGAL REQUIREMENTS

Pursuant to Health and Safety Code section 34191.5 (part of AB 1484), each successor agency that holds property from a former redevelopment agency is allowed to submit a LRPMP to the State Department of Finance ("DOF") within six (6) months of receiving a "Finding of Completion" from DOF. Prior to the submittal of the LRPMP to DOF, the successor agency's oversight board must approve the LRPMP.

In general, the LRPMP addresses the disposition and use of the former Agency's real properties. AB 1484 requires that the LRPMP 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. This inventory shall consist of all of the following information:
 - a. **Date of acquisition** of the property and the value of the property at the 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 redevelopment 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 requirement 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 government use** pursuant to subdivision (a) of Section 34181;
 - b. **Retention for future development**;
 - c. **Sale of the property**; or
 - d. **Use of property to fulfill an enforceable obligation.**
3. Separately identify and list properties in the Trust Fund dedicated to governmental use purposes, and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:
- a. If the LRPMP 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 LRPMP directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in the subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the affected taxing entities.
 - c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the LRPMP has been approved by the oversight board and DOF.

This LRPMP shall be adopted by the Successor Agency as well as its Oversight Board by resolution, and submitted to the DOF for approval. The submittal will include this summary document, as well as DOF's property inventory form, included as **Attachment A**. The DOF may then request any information it deems necessary to validate the LRPMP for review, and may request modifications to the LRPMP. Following DOF approval, the Successor Agency may

proceed with its execution of the LRPMP. However, at this time, all actions to transfer properties must be individually approved by the Oversight Board, by resolution, and submitted for approval by DOF.

PROPERTY VALUATION ESTIMATES AND LIMITATIONS

AB 1484 requires that a LRPMP include an estimate of the value of property, or, if available, recent appraisal information. DOF has stated they do not expect successor agencies to obtain appraisals on properties if none currently exist, so no such appraisals have been prepared for this LRPMP.

As will be noted in the pages that follow, no appraisal information exists for the 19 properties and the valuation information included in this report is based on estimated values.

PROPERTY INVENTORY – FORMER AGENCY PROPERTIES

The former Agency owned 19 properties at dissolution. The properties are associated with property numbers shown in DOF's Property Inventory Data table attached. The property sites are organized by "Permissible Uses" under AB 1484 and a detailed description of the properties is provided below.

The property inventory Data table (**Attachment A**) utilizes the DOF-created database that provides a matrix of all of the information required pursuant to Health and Safety Code Section 34191.5(c) (part of AB 1484).

As previously noted, DOF does not require a new appraisal report to be prepared for the purposes of a LRPMP, even if a recent appraisal does not exist. The ultimate value of the properties sold will be determined based on what the market bears and not what an appraisal estimates. Where a property is to be retained for governmental use, the value estimate is based on the value of the property at the current land use and zoning; which in all cases yields a -0- market value because the property in question is an existing public use and designated as such under the current Zoning Ordinance. A government use property holds no value to anyone other than the City. More details of each value estimate are provided in the individual property profiles.

Property to be Sold by the Successor Agency

The Properties listed as "To be Sold by the Successor Agency" will be appraised and will be marketed for sale at the appraised value. Sales will be allowed below the appraised value only if buyers cannot be located who are willing to pay appraised value.

Property to be Retained by Government Agencies

Properties listed as "To be Retained by Government Agencies" will be transferred without additional compensation inasmuch as they are already dedicated to a public use.

PROPERTIES TO BE SOLD BY SUCCESSOR AGENCY

The properties listed below are proposed for sale.

CITY INDUSTRIAL PARK - PROGRESS DRIVE/MILTON AVENUE (Property 1)

Address: Located in the City Industrial Park at the southeast corner of E. Progress Drive and S. Milton Avenue. *(No situs address available.)*

APN: 358-390-32 (Parcel maps included as Attachment B.)

Lot Size: 3 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$45,000.00

Purpose of Acquisition: To develop and sell for industrial business.

Property Type (DOF Category): Vacant land



Property Type (City Proposed): Sale of Property for Industrial Development

Current Zoning: Industrial

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and unimproved.

Estimated Current Value: Estimated at acquisition value of \$45,000. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Planning objectives will be advanced by selling this property for further industrial development as the zoning will dictate use of the subject property.

CITY INDUSTRIAL PARK - MILTON AVENUE/INDUSTRIAL DRIVE NE (Property 3)

Address: Located in the City Industrial Park at the northeast corner of S. Milton Avenue and E. Industrial Drive. *(No situs address available.)*

APN: 358-390-34 (Parcel maps included as Attachment B.)

Lot Size: 3.74 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$56,100.00

Purpose of Acquisition: To develop and sell for industrial business.

Property Type (DOF Category): Vacant land



Property Type (City Proposed): Sale of Property for Industrial Development

Current Zoning: Industrial

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and unimproved.

Estimated Current Value: Estimated to be acquisition value of \$56,100. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Planning objectives will be advanced by selling this property for further industrial development as the zoning will dictate use of the subject property.

CITY INDUSTRIAL PARK - INDUSTRIAL DRIVE NORTH (Properties 4 and 5)

Address: Located in the City Industrial Park on the north side of Industrial Drive between S. Mendocino and S. Milton Avenues. (*No situs address available.*)

APN: 358-390-39 and 358-390-40 (formerly APN 358-390-35) (Parcel map included as Attachment B.)

Lot Size: 1.74 and 2 Acres, respectively.

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$26,100.00 and \$30,000.00 respectively.

Purpose of Acquisition: To develop and sell for industrial business.

Property Type (DOF Category):
Vacant land.



Property Type (City Proposed): Sale of Property for Industrial Development

Current Zoning: Industrial

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and unimproved.

Estimated Current Value: Estimated acquisition values of \$26,100.00 and \$30,000.00, respectively. No current appraisal information is available to indicate the current market values.

Advancement of Planning Objective: Planning objectives will be advanced by selling this property for further industrial development as the zoning will dictate use of the subject property.

CITY INDUSTRIAL PARK - INDUSTRIAL DRIVE NORTH II (Property 6)

Address: Located in the City Industrial Park on the north side of Industrial Drive between S. Milton Avenue and S. Academy. *(No situs address available.)*

APN: 358-390-41 (Parcel map included as Attachment B.)

Lot Size: 1.03 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$15,450.00

Purpose of Acquisition: To develop and sell for industrial business.

Property Type (DOF Category): Vacant land



Property Type (City Proposed): Sale of Property for Industrial Development

Current Zoning: Industrial

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and unimproved.

Estimated Current Value: Estimated at acquisition value of \$15,450.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Planning objectives will be advanced by selling this property for further industrial development as the zoning will dictate use of the subject property.

CITY INDUSTRIAL PARK - INDUSTRIAL DRIVE/MILTON AVENUE NW (Property 7)

Address: Located in the City Industrial Park on the northwest corner of E. Industrial Drive and S. Milton Avenue. *(No situs address available.)*

APN: 358-390-42 (Parcel map included as Attachment B.)

Lot Size: 1.78 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$26,700.00

Purpose of Acquisition: To develop and sell for industrial business.

Property Type (DOF Category): Vacant land



Property Type (City Proposed): Sale of Property for Industrial Development

Current Zoning: Industrial

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and unimproved.

Estimated Current Value: Estimated at acquisition value of \$26,700.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Planning objectives will be advanced by selling this property for further industrial development as the zoning will dictate use of the subject property.

CITY INDUSTRIAL PARK - MILTON AVENUE WEST - A (Property 8)

Address: Located in the City Industrial Park on the west side of S. Milton Avenue between E. Industrial and E. Progress Drives. *(No situs address available.)*

APN: 358-390-43 (Parcel map included as Attachment B.)

Lot Size: 1.17 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$17,550.00

Purpose of Acquisition: To develop and sell for industrial business.

Property Type (DOF Category): Vacant land



Property Type (City Proposed): Sale of Property for Industrial Development

Current Zoning: Industrial

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and unimproved.

Estimated Current Value: Estimated at acquisition value of \$17,550.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Planning objectives will be advanced by selling this property for further industrial development as the zoning will dictate use of the subject property.

CITY INDUSTRIAL PARK - MILTON AVENUE WEST - B (Property 9)

Address: Located in the City Industrial Park on the west side of S. Milton Avenue between E. Industrial and E. Progress Drives. *(No situs address available.)*

APN: 358-390-44 (Parcel map included as Attachment B.)

Lot Size: 1.09 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$16,350.00

Purpose of Acquisition: To develop and sell for industrial business.

Property Type (DOF Category): Vacant land



Property Type (City Proposed): Sale of Property for Industrial Development

Current Zoning: Industrial

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and unimproved.

Estimated Current Value: Estimated at acquisition value of \$16,350.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Planning objectives will be advanced by selling this property for further industrial development as the zoning will dictate use of the subject property.

CITY INDUSTRIAL PARK - MILTON AVENUE/PROGRESS DRIVE NW (Property 10)

Address: Located in the City Industrial Park on the northwest corner of S. Milton Avenue and E. Progress Drive. *(No situs address available.)*

APN: 358-390-45 (Parcel map included as Attachment B.)

Lot Size: 1.3 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$19,500.00

Purpose of Acquisition: To develop and sell for industrial business.

Property Type (DOF Category): Vacant land



Property Type (City Proposed): Sale of Property for Industrial Development

Current Zoning: Industrial

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and unimproved.

Estimated Current Value: Estimated at acquisition value of \$19,500.00 T No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Planning objectives will be advanced by selling this property for further industrial development as the zoning will dictate use of the subject property.

CITY INDUSTRIAL PARK - MILTON AVENUE/INDUSTRIAL DRIVE SW (Property 11)

Address: Located in the City Industrial Park on the southwest corner of S. Milton Avenue and E. Industrial Drive. *(No situs address available.)*

APN: 358-390-56 (Parcel map included as Attachment B.)

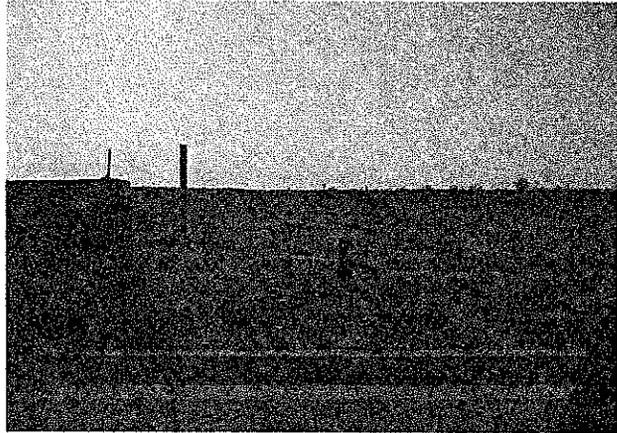
Lot Size: 8.64 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$129,600.00

Purpose of Acquisition: To develop and sell for industrial business.

Property Type (DOF Category): Vacant land



Property Type (City Proposed): Sale of Property for Industrial Development

Current Zoning: Industrial

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and unimproved.

Estimated Current Value: Estimated at acquisition value of \$129,600.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Planning objectives will be advanced by selling this property for further industrial development as the zoning will dictate use of the subject property.

CITY INDUSTRIAL PARK - MILTON AVENUE/INDUSTRIAL DRIVE SE (Property 12)

Address: Located in the City Industrial Park on the southeast corner of S. Milton Avenue and E. Industrial Drive. *(No situs address available.)*

APN: 358-390-52 (Parcel map included as Attachment B.)

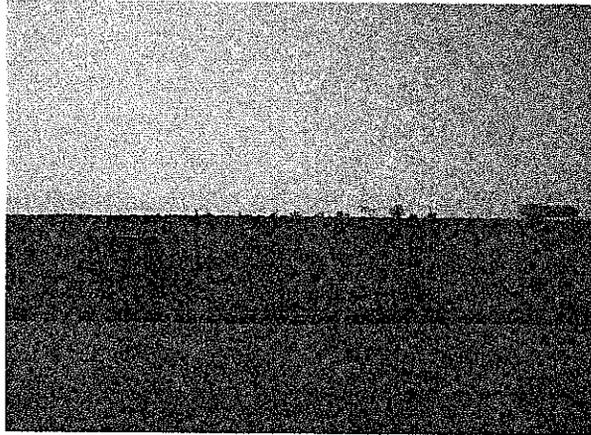
Lot Size: 10.87 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$163,050.00

Purpose of Acquisition: To develop and sell for industrial business.

Property Type (DOF Category): Vacant land



Property Type (City Proposed): Sale of Property for Industrial Development

Current Zoning: Industrial

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently undeveloped and unimproved.

Estimated Current Value: Estimated acquisition value of \$163,050.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Planning objectives will be advanced by selling this property for further industrial development as the zoning will dictate use of the subject property.

RETENTION OF PROPERTIES FOR GOVERNMENTAL USE

The properties listed below are proposed to be transferred to the City of Parlier ("City") pursuant to Health and Safety Code Section 34181(a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction.

STORM DRAINAGE BASIN (Property 13)

Address: Located in the City Industrial Park at S. Milton Avenue and E. Industrial Drive. (*No situs address available.*)

APN: 358-390-46 (Parcel maps included as Attachment B.)

Lot Size: 3.03 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$45,450.00

Purpose of Acquisition: Storm Water Drainage

Property Type (DOF Category): Retention for Governmental Use

Property Type (City Proposed): Government use

Current Zoning: Industrial - Public Use (Storm Water Drainage Basin in use)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

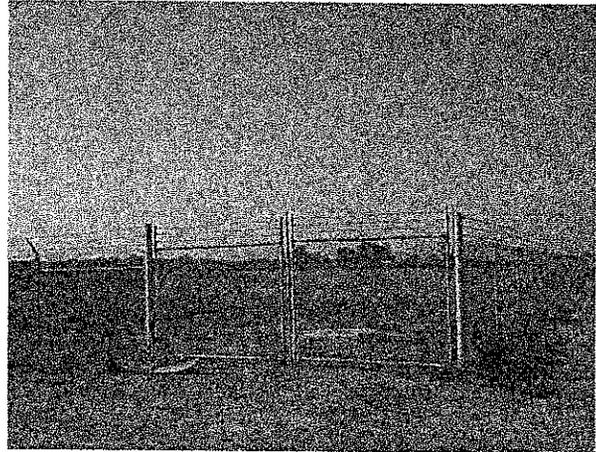
History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently excavated, fenced and utilized as a part of the City's storm water drainage plan.

Estimated Current Value: Estimated at acquisition value of \$45,450.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use.



SEWER LIFT STATION (Property 14)

Address: Located in the City Industrial Park south of E. Industrial Drive and east of S. Academy in the southwest corner of parcel 10. (No situs address available.)

APN: 358-390-50 (Parcel maps included as Attachment B.)

Lot Size: .24 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$3,600.00

Purpose of Acquisition: To develop City wastewater system with improvements; parcel includes a sewer lift station which is currently in use.



Property Type (DOF Category): Retention for Governmental Use

Property Type (City Proposed): Government use

Current Zoning: Industrial – Public Use (Lift Station in use)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently developed and utilized as a part of the City's wastewater system as this parcel includes a sewer lift station which is currently in use.

Estimated Current Value: Estimated at acquisition value of \$3,600.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use.

WATER WELL AND STORAGE TANK (Property 15)

Address: Located in the City Industrial Park on E. Industrial Drive between S. Milton Avenue and S. Mendocino Avenue in the northwest corner of parcel 9. *(No situs address available.)*

APN: 358-390-53 (Parcel map included as Attachment B.)

Lot Size: .4 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$6,000.00

Purpose of Acquisition: Develop City water system with improvements; includes a \$1,200,000 water storage tank

Property Type (DOF Category): Retention for Governmental Use

Property Type (City Proposed): Government use



Current Zoning: Industrial – Public use (Tank and well in use)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently developed and utilized as a part of the City's water system and includes a water well and storage tank.

Estimated Current Value: Estimated at acquisition value of \$6,000.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use.

WATER WELL (Property 16)

Address: Located in the City Industrial Park on E. Industrial Drive and west of S. Milton Avenue in the northwest corner of parcel 10. *(No situs address available.)*

APN: 358-390-55 (Parcel map included as Attachment B.)

Lot Size: .17 Acres

Acquisition Date: April 21, 2004

Value at Time of Purchase: \$2,550.00

Purpose of Acquisition: Develop City water system with improvements.

Property Type (DOF Category): Retention for Governmental Use

Property Type (City Proposed): Government use

Current Zoning: Industrial – Public use (Water well in use)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

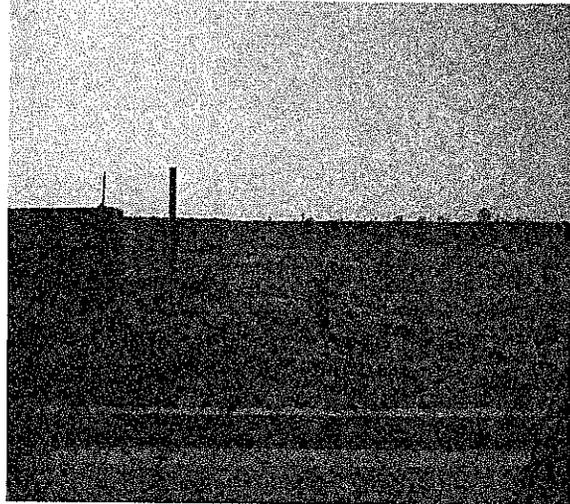
History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently developed and utilized as a part of the City's water system and includes a water well.

Estimated Current Value: Estimated at acquisition value of \$2,550.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use.



VETERAN'S PUBLIC PARK (Property 17)

Address: Located on the east side of S. Mendocino Avenue between E. Parlier Avenue and E. South Avenue. (No situs address available.)

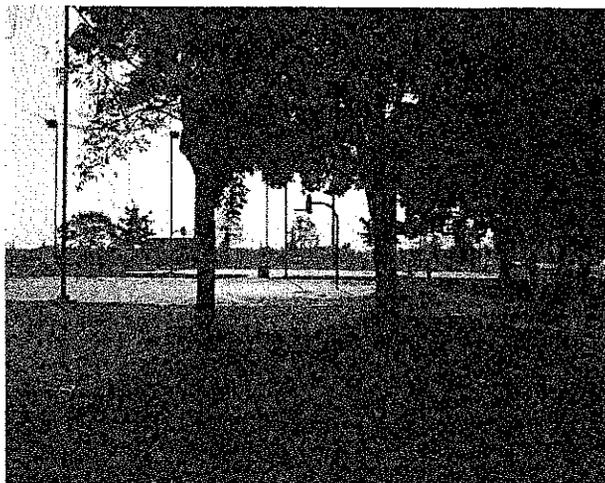
APN: 355-020-78 (Parcel map included as Attachment C.)

Lot Size: 8.45 Acres

Acquisition Date: April 7, 1999

Value at Time of Purchase: \$126,750.00

Purpose of Acquisition: Develop Public Park finished with improvements; includes a lighted ball field and restrooms.



Property Type (DOF Category): Retention for Governmental use

Property Type (City Proposed): Government use

Current Zoning: Open space (Public Park)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently developed and utilized as a part of the City's public park system and includes a lighted ball field and restrooms.

Estimated Current Value: Estimated at acquisition value of \$126,700.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use.

DOWNTOWN PUBLIC PARK (Property 18)

Address: Located on the north side of Parlier Avenue and west of S. Newmark Avenue. (*No situs address available.*)

APN: 355-020-84 (Parcel map included as Attachment C.)

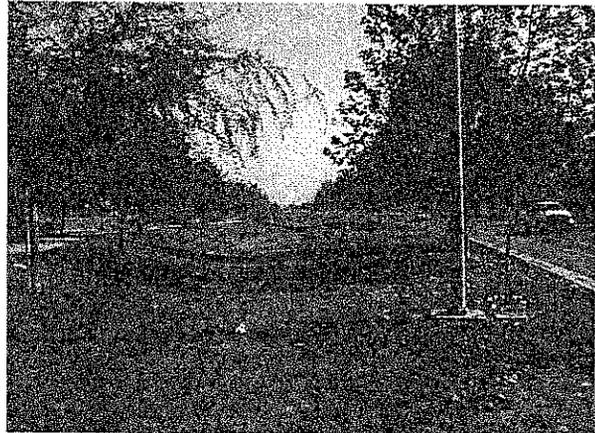
Lot Size: 2.61 Acres

Acquisition Date: April 20, 2001

Value at Time of Purchase: \$39,150.00

Purpose of Acquisition: Develop City Public Park – with improvements and landscaping.

Property Type (DOF Category): Retention for Governmental use



Property Type (City Proposed): Government use

Current Zoning: Open Space (Public Park)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently developed and utilized as a part of the City's Public Park system and includes improvements and landscaping.

Estimated Current Value: Estimated at acquisition value of \$39,150.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use.

HERITAGE PUBLIC PARK (Property 19)

Address: Located on the east side of Newmark Avenue between First and Fresno Streets.
(No situs address available.)

APN: 355-041-28 (Parcel map included as Attachment D.)

Lot Size: 4.18 Acres

Acquisition Date: April 20, 2001

Value at Time of Purchase: \$62,700.00

Purpose of Acquisition: Develop City Public Park – currently under construction paid out of a \$2,641,000 Prop 84 grant.

Property Type (DOF Category): Retention for Governmental use

Property Type (City Proposed): Government use

Current Zoning: Open space (Public Park)

Estimate of Income Revenue: None

Contractual Requirements for Use Income/Revenue: Not Applicable

History of Environmental contamination, Studies, and/or Remediation, and Designation as Brownfield Site: None known.

Description of Property's Potential for Transit Oriented Development: None.

History of Previous Development Proposals: The subject property is currently being developed to be utilized as a part of the City's Public Park system and will include improvements and landscaping.

Estimated Current Value: Estimated at acquisition value of \$ 62,700.00. No current appraisal information is available to indicate the current market value.

Advancement of Planning Objective: Not applicable – retain for existing and continued public use.



B

C

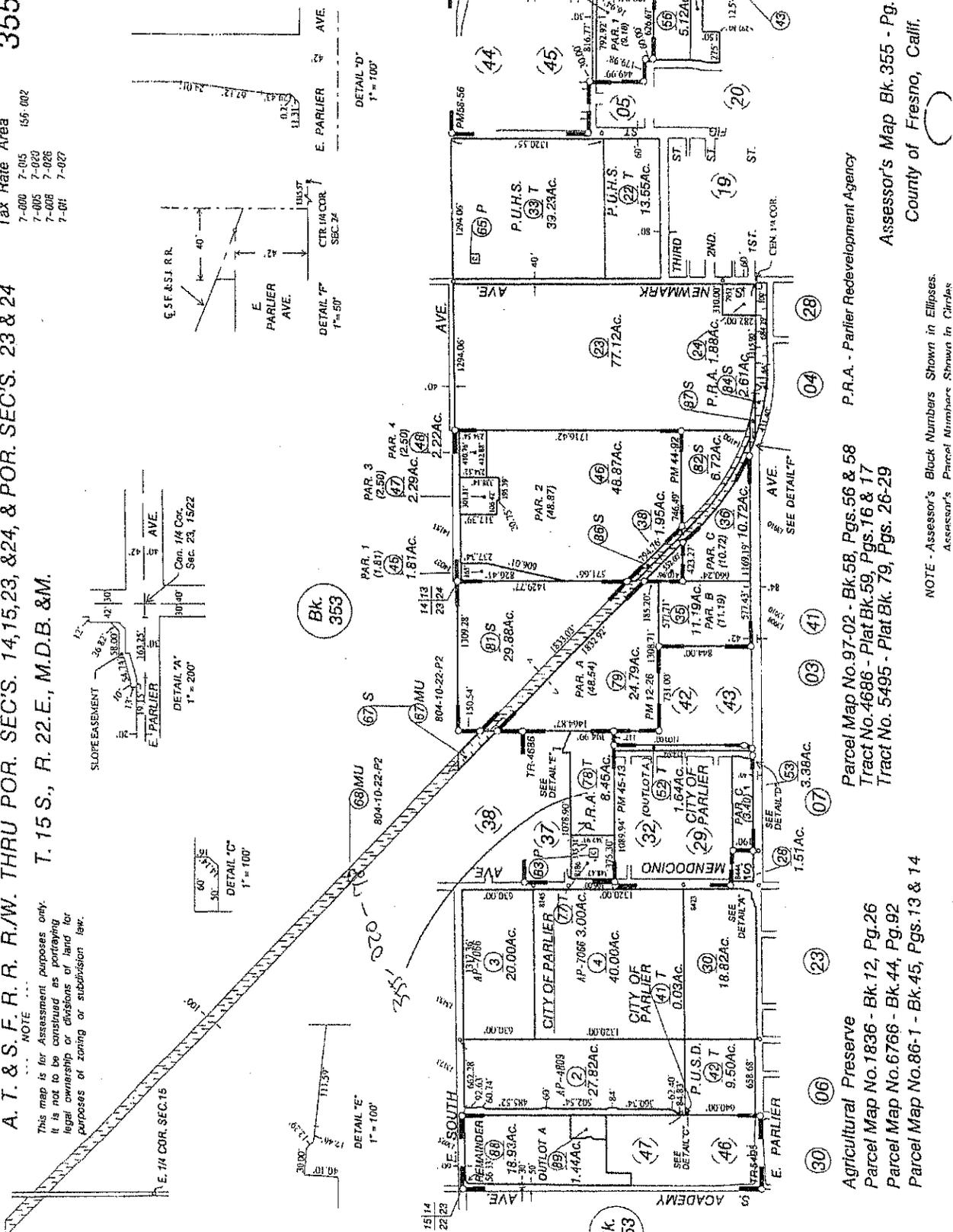
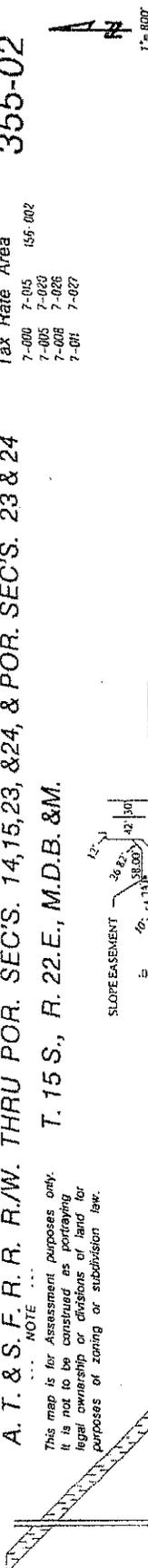
355-02

Tax Rate Area
7-000 7-005 159-002
7-005 7-020
7-008 7-028
7-011 7-027

A. T. & S. F. R. R. R/W. THRU POR. SEC'S. 14, 15, 23, & 24, & POR. SEC'S. 23 & 24

T. 15 S., R. 22 E., M.D.B. & M.

NOTE
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Parcel Map No. 97-02 - Bk. 58, Pgs. 56 & 58
Parcel Map No. 1836 - Bk. 12, Pg. 26
Parcel Map No. 6766 - Bk. 44, Pg. 92
Parcel Map No. 5495 - Plat Bk. 79, Pgs. 26-29
Parcel Map No. 86-1 - Bk. 45, Pgs. 13 & 14

Assessor's Map Bk. 355 - Pg. 02
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

D

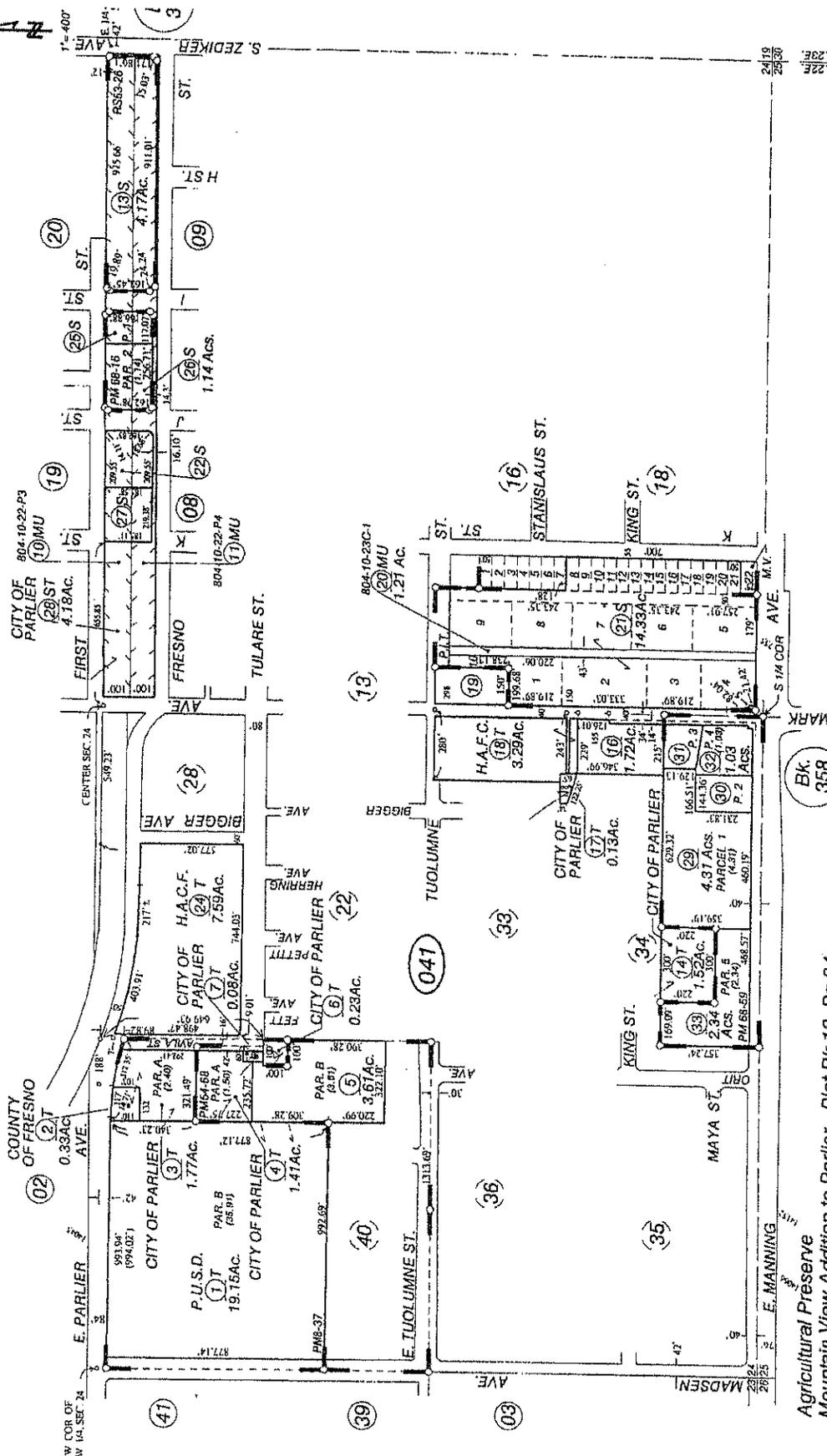
SUBDIVIDED LAND IN POR. SEC. 24, T.15S., R.22E., M.D.B.&M.

Tax Rate Area

355-040

7-005
7-011
7-027

NOTE
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legal ownership or divisions of land for
purposes of zoning or subdivision law.



Bk 358

Agricultural Preserve
Mountain View Addition to Parlier - Plat Bk. 13, Pg. 24
Parcel Map No. 1461 - Bk. 8, Pg. 37
Parcel Map No. 91-02 - Bk. 54, Pg. 68
Parcel Map No. 07-05 - Bk. 68, Fgs. 16 & 17
Parcel Map No. 07-01 - Bk. 68, Fgs. 59 & 60

Parlier, 5th. Addition - Plat Bk. 9, Pg. 73
Parlier Industrial Tract - Plat Bk. 10, Pg. 15
Record of Survey - Bk. 53, Pg. 26

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 355 - Pg. 04
County of Fresno, Calif.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value		Value Basis	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency
1	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	45,000	45,000	Acquisition Value			Development for sale to industrial business	SE corner of Progress and Milton	358-390-32	3 Acres	Industrial	45,000	-	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
2	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	40,200	40,200	Acquisition Value			Development for sale to industrial business	S of Progress Dr. on E side of Milton Ave.	358-390-33	2.68 Acres	Industrial	40,200	-	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
3	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	56,100	56,100	Acquisition Value			Development for sale to industrial business	NE corner of Milton and Industrial	358-390-34	3.74 Acres	Industrial	56,100	-	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
4	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	26,100	26,100	Acquisition Value			Development for sale to industrial business	N side of Industrial Dr. between Mendocino and Milton Ave.	358-390-39	1.74 Acres	Industrial	26,100	-	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
5	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	30,000	30,000	Acquisition Value			Development for sale to industrial business	N side of Industrial Dr. between Mendocino and Milton Ave.	358-390-40	2 Acres	Industrial	30,000	-	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
6	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	46,350	46,350	Acquisition Value			Development for sale to industrial business	N side of Industrial Dr. between Milton and Academy	358-390-41	1.03 Acres	Industrial	46,350	-	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
7	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	26,700	26,700	Acquisition Value			Development for sale to industrial business	NW corner of Industrial Dr. and Milton Ave.	358-390-42	1.78 Acres	Industrial	26,700	-	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
8	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	17,550	17,550	Acquisition Value			Development for sale to industrial business	W side of Milton Ave. between Industrial and Progress Dr.	358-390-43	1.17 Acres	Industrial	17,550	-	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
9	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2001	16,350	16,350	Acquisition Value			Development for sale to industrial business	W side of Milton Ave between Industrial and Progress Dr.	358-390-44	1.09 Acres	Industrial	16,350	-	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
10	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	19,500	19,500	Acquisition Value			Development for sale to industrial business	NW corner of Milton Ave and Progress Dr.	358-390-45	1.3 Acres	Industrial	19,500	-	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
11	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	129,600	129,600	Acquisition Value			Development for sale to industrial business	SW corner of Milton and Industrial Dr.	358-390-56	8.64 Acres	Industrial	129,600	0	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
12	Vacant Lot/Land	Sale of Property	Industrial business development	4/21/2004	163,050	163,050	Acquisition Value			Development for sale to industrial business	SE corner of Milton and Industrial Dr.	358-390-52	10.87 Acres	Industrial	163,050	0	N/A	None	None	Sale of property will further industrial development as zoning will dictate use.	None
13	Other	Governmental Use	Storm Drainage Basin	4/21/2004	45,450	45,450	Acquisition Value			Storm drainage basin	Milton Ave and Industrial Dr.	358-390-46	3.03 Acres	Industrial	45,450	0	N/A	None	None	Retain for existing and continued public use for storm water drainage.	None
14	Other	Governmental Use	Wastewater System Sewer Lift Station	4/21/2004	3,600	3,600	Acquisition Value			Develop/improvement of City wastewater system	S of Industrial Dr. and E of Academy in SW corner of parcel 10.	358-390-50	24 Acres	Public Use	3,600	0	N/A	None	None	Retain for existing and continued public use for wastewater system.	None
15	Other	Governmental Use	Water Well and Storage Tank	4/21/2004	6,000	6,000	Acquisition Value			Develop City Water System and installation of Water Storage Tank	Industrial Dr. between Milton and Mendocino Ave in NW corner of parcel 9.	358-390-53	4 Acres	Public use	6,000	0	N/A	None	None	Retain for existing and continued public use for Water system and water storage.	None

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(1)(D)		HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of Income/Revenue	History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency
16	Other	Governmental Use	Water Well	4/21/2004	2,550	2,550	Acquisition Value			Develop City Water system.	Industrial Dr. W of Milton in the NW corner of parcel 10.	358-390-55	17 Acres	Public Use	2,550	0	N/A	None	None	Retain for existing and continued public use of developed well as part of City Water system	None
17	Other	Governmental Use	Public Park - Veterans Park	4/7/1999	126,750	126,750	Acquisition Value			Public Park development including a lighted ball field & restrooms	E side of Mendocino Ave between Parlier and South Ave.	355-020-78	8.45 Acres	Public Use	126,750	0	N/A	None	None	Retain for existing and continued public use as a City Park with improvements	None
18	Other	Governmental Use	Public Park - Downtown Park	4/20/2001	39,150	39,150	Acquisition Value			Public Park area with improvements and landscaping	N side of Parlier Ave E of Newmark Ave.	355-020-84	2.51 Acres	Public Use	39,150	0	N/A	None	None	Retain for existing and continued public use as a City Park with improvements	None
19	Other	Governmental Use	Public Park - Heritage Park	4/21/2001	62,700	62,700	Acquisition Value			Public Park - currently under construction w/ \$2.64 million Prp 84 Grant.	E side of Newmark between First and Fresno St.	355-041-28	4.18 Acres	Public Use	62,700	0	N/A	None	None	Retain for existing and continued public use as City Park with numerous improvements and landscaping	None