RESOLUTION NO. OB 14-02

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE RANCHO CUCAMONGA REDEVELOPMENT AGENCY APPROVING THE AMENDED LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

RECITALS:

A. 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)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Rancho Cucamonga Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Agency (the "Successor Agency") by operation of law.

B. Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long-range property management plan which addresses the disposition and use of the real properties of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the 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.

C. Pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on June 7, 2013.

D. The Successor Agency approved the initial Long Range Property Management Plan (the "Initial LRPMP") on November 6, 2013 and the Oversight Board approved the Initial LRPMP on November 13, 2013.

E. The Initial LRPMP was submitted to DOF for review and approval on November 13, 2013.

F. Staff of the Successor Agency has received feedback related to the Initial LRPMP by DOF staff who have been directed to review the Initial LRPMP and based on that additional information has determined it is prudent to amend the Initial LRPMP.

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

H. Pursuant to Health and Safety Code Section 34180(j), at the same time the Successor Agency submitted the Amended LRPMP to the Oversight Board, the Successor

Agency submitted the Amended LRPMP to the County Administrative Officer, the County Auditor-Controller, and DOF.

I. Pursuant to Health and Safety Code Section 34181(f), the public was provided notice of the date of the meeting at which the Oversight Board proposes to consider approval of the Amended LRPMP.

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

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

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

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

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

PASSED, APPROVED, AND ADOPTED this 16th day of January 2014.

AYES: Costello, Claflin, Finch, Tucker, Olhasso

NOES: None

ABSENT: Layne, Shannon

ABSTAINED: None

FOR Mike Costello, Chair

ATTEST:

Debra McNay, Secretary

I, DEBRA McNAY, SECRETARY of the Oversight Board of the Successor Agency to the Rancho Cucamonga Redevelopment Agency, California, do hereby certify that the foregoing Resolution was duly passed, approved and adopted by the Oversight Board of the Successor Agency to the Rancho Cucamonga Redevelopment Agency, California, at a Special Meeting of said Board held on the 16th day of January 2014.

Executed this 16th day of January 2014, at Rancho Cucamonga, California.

Debra McNay, Secretary

EXHIBIT A
Long-Range Property Management Plan

RANCHO CUCAMONGA

Amended Long Range Property Management Plan

City of Rancho Cucamonga as
Successor Agency to the Redevelopment Agency

January 2014

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that made substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill 1X 26. One of the key components of AB 1484 is the requirement that all successor agencies develop a Long Range Property Management Plan that governs the disposition and use of the former non-housing redevelopment agency properties. This document is the Long Range Property Management Plan (LRPMP) for the Successor Agency to the former Rancho Cucamonga Redevelopment Agency.

SUMMARY OF SUCCESSOR AGENCY OWNED PROPERTIES AND DISPOSITION PLANS

There are eight (8) parcels divided amongst five (5) sites that are owned and controlled by the Successor Agency.

SITE NAME	ADDRESS	APN	SIZE
Fire Station #172 Relocation Site	9547 San Bernardino Rd.	0208-151-07-0000	0.81 acres
Fire Station #172 Relocation Site	9561 San Bernardino Rd.	0208-151-17-0000	0.56 acres
Fire Administration Site	Northwest corner Utica Ave. and Civic Center Dr.	0208-353-06-0000	0.91 acres
Southwest Cucamonga Park Site	East side of Madrone Ave., south of 9th St.	0207-262-57-0000	3.4 acres
Victoria Gardens Cultural Center Expansion Site	Southeast corner Church St. and Arbor Ln.	0227-452-46-0000	5.4 acres
Base Line Rd. & Day Creek Site	Northwest corner Base Line Rd. and Day Creek Blvd.	1089-031-15-0000	4.35 acres
Base Line Rd. & Day Creek Site	Northwest corner Base Line Rd. and Day Creek Blvd.	1089-031-16-0000	4.35 acres
Base Line Rd. & Day Creek Site	Northwest corner Base Line Rd. and Day Creek Blvd.	1089-031-35-0000	5.08 acres

Fire Station #172 Relocation Site

This site consists of two (2) parcels that were acquired in 2009 using redevelopment fire pass-through funds for the relocation of the existing San Bernardino Road Fire Station (#172), which is more than 50 years old and does not meet the current standards for size and capacity for its service area.

This property is currently vacant. **Pursuant to Health and Safety Code Section 34191.5(c)(2), the Successor Agency proposes to transfer this property to the Rancho Cucamonga Fire Protection District (Fire District) for governmental use as defined in Health and Safety Code Section 34181(a) to fulfill an enforceable obligation** set forth in a Cooperative Agreement between the former Redevelopment Agency and the Fire District. The Agreement requires that all redevelopment fire pass-through funds be used to finance and maintain operations of fire facilities and equipment. The Fire District received approximately $35.6 million

from the redevelopment fire pass-through fund balance in May 2013 and has the funding to complete the fire station relocation project.

Fire Administration Site

This site was acquired in 2002 using redevelopment fire pass-through funds for the purpose of constructing a new Fire Headquarters facility. The project was submitted to the Planning Design Review Committee (DRC) in July of 2006, with programming and design beginning earnestly after Planning Commission approval in August of 2007. However, during the beginning of the last recession and with uncertainties about the Redevelopment Agency, it was determined that postponing the project was in the best interests of the residents of Rancho Cucamonga.

This property is currently vacant. **Pursuant to Health and Safety Code Section 34191.5(c)(2), the Successor Agency proposes to transfer this property to the Fire District for governmental use as defined in Health and Safety Code Section 34181(a) to fulfill an enforceable obligation** set forth in a Cooperative Agreement between the former Redevelopment Agency and the Fire District. The Agreement requires that all redevelopment fire pass-through funds be used to finance and maintain operations of fire facilities and equipment. The Fire District received approximately $35.6 million from the redevelopment fire pass-through fund balance in May 2013 and has the funding to complete the Fire Headquarters facility.

Southwest Cucamonga Park Site

This site was acquired in 2005 for the purpose of developing a neighborhood park in an area that is underserved and critically lacks open park space. In November 2010, the City of Rancho Cucamonga received a $3.9 million grant from the California Department of Parks and Recreation to construct a neighborhood park at this site. This grant award was contingent upon the park being built at this location. The former Redevelopment Agency pledged to transfer this property to the City upon receipt of the park grant; however, the Agency was eliminated before the property transfer could occur.

This site is currently vacant and is maintained by the Successor Agency. The conceptual design and environmental study for the Southwest Cucamonga Park have already been completed and the $3.9 million park grant is secured for final design and construction. **Pursuant to Health and Safety Code Section 34191.5(c)(2), the Successor Agency proposes to transfer this property to the City of Rancho Cucamonga for governmental use as defined in Health and Safety Code Section 34181(a) to fulfill an enforceable obligation** set forth by the Redevelopment Agency's pledge to transfer this property to the City for the construction of the park site using State park grant funds.

Cultural Center Expansion Site

This site was acquired in 2009 for the purpose of constructing an outdoor special events venue and parking area to support the Victoria Gardens Cultural Center. The Victoria Gardens Cultural Center was previously approved by the Department of Finance to be transferred to the City on September 11, 2013.

This property is currently vacant and is being maintained by the Successor Agency. **Pursuant to Health and Safety Code Section 34191.5(c)(2), the Successor Agency proposes to transfer this property to the City of Rancho Cucamonga for future development subject to the approval of compensation agreements with the affected taxing entities as defined in Health and Safety Code Section 34181(f)(1).**

Base Line Road and Day Creek Boulevard Site

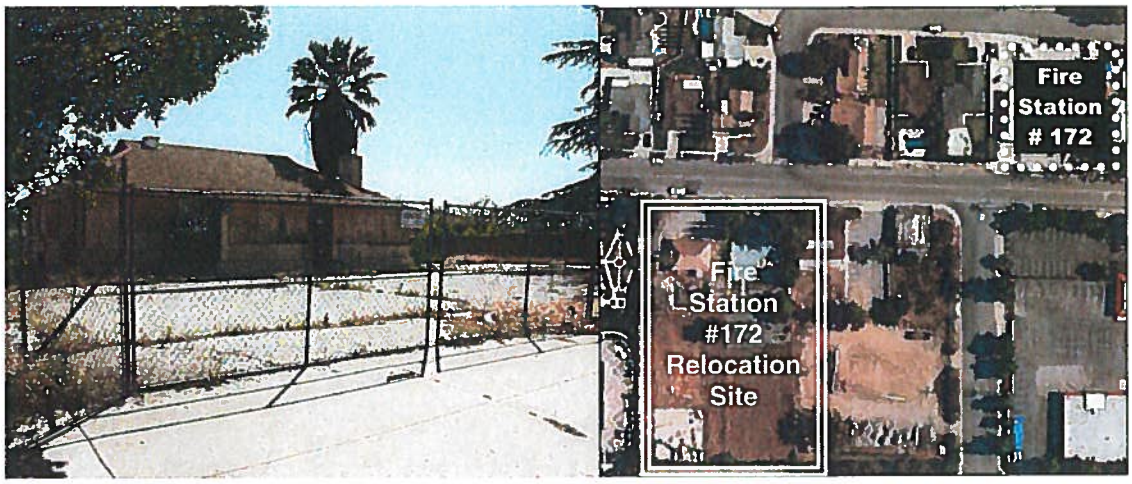
This site consists of three (3) parcels that were acquired between 1990 and 1991 for the purpose of constructing a fire station and to allow for the future development of an affordable housing project. The original parcels were split in 2006 for the construction of Fire Station #173 and ownership of the fire station parcel was transferred to the Fire District.

The former Redevelopment Agency entered into an Exclusive Negotiating Agreement (ENA) with a developer on May 18, 2011 to identify the terms and conditions for a Development and Disposition Agreement (DDA) to construct a mixed-use project at this site consisting of neighborhood commercial and affordable housing. The DDA was never finalized due to the elimination of the Redevelopment Agency.

This property is currently vacant and is being maintained by the Successor Agency. **Per Health and Safety Code Section 34191.5(c)(2), the Successor Agency proposes to** restart negotiations with the ENA developer and sell the three parcels in order to construct a mixed-use project on this property. Once the terms and conditions of a property sale agreement are finalized, the Successor Agency will sell this property. The proceeds from the sale shall be submitted to the San Bernardino County auditor controller for distribution to the affected taxing entities.

TRANSFER FOR GOVERNMENTAL USE TO FULFILL ENFORCEABLE OBLIGATION

FIRE STATION #172 RELOCATION SITE



DATE OF ACQUISTION, VALUE OF ACQUISTION AND ESTIMATE OF CURRENT VALUE

The Fire Station #172 relocation site consists of two parcels that were acquired by the former Redevelopment Agency in two separate property transactions. The first transaction occurred on January 6, 2009 for $261,000. The second transaction occurred on May 12, 2009 for $755,528. The parcels have not been appraised since the time of acquisition and there is no estimate of the current property value.

PURPOSE OF PROPERTY ACQUISTION

The two parcels were acquired with redevelopment fire pass-through funds for the relocation of the existing San Bernardino Road Fire Station #172, which is more than 50 years old and does not meet the current standards for size and capacity for its service area.

PARCEL DATA

Address: 9547 and 9561 San Bernardino Road, Rancho Cucamonga, CA 91730

APNs: 0208-151-07-0000 and 0208-151-17-0000

Size: 1.37 acres (combined between 2 parcels)

This site is currently zoned Mixed Use (MU), which allows for a mix of residential and nonresidential uses, with site development regulations that assures development is compatible with nearby lower density residential development, as well as internal compatibility among the varying uses. A fire station (public safety facility) is a conditionally permitted use in this zone.

ESTIMATE OF LEASE, RENTAL OR OTHER REVENUES GENERATED BY PROPERTY

This property is currently vacant and does not generate revenue of any kind.

HISTORY OF ENVIRONMENTAL CONTAMINATION

The Successor Agency has no knowledge of environmental contamination on this property and has not performed any environmental studies, nor has the property been classified as a brownfield site.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

None

ADVANCEMENT OF SUCCESSOR AGENCY PLANNING OBJECTIVES

The development of this property as a Fire Station is consistent with the public safety goals outlined in the Redevelopment Plan for the Rancho Redevelopment Project, as amended on December 5, 2001, which allows for the construction of Fire Protection Facilities that benefit the project area. This property was also purchased using redevelopment fire pass-through funds which are committed to being used for fire facilities and equipment. The Fire District received approximately $35.6 million from the redevelopment fire pass-through fund balance in May 2013 and has the funding to complete the fire station relocation project.

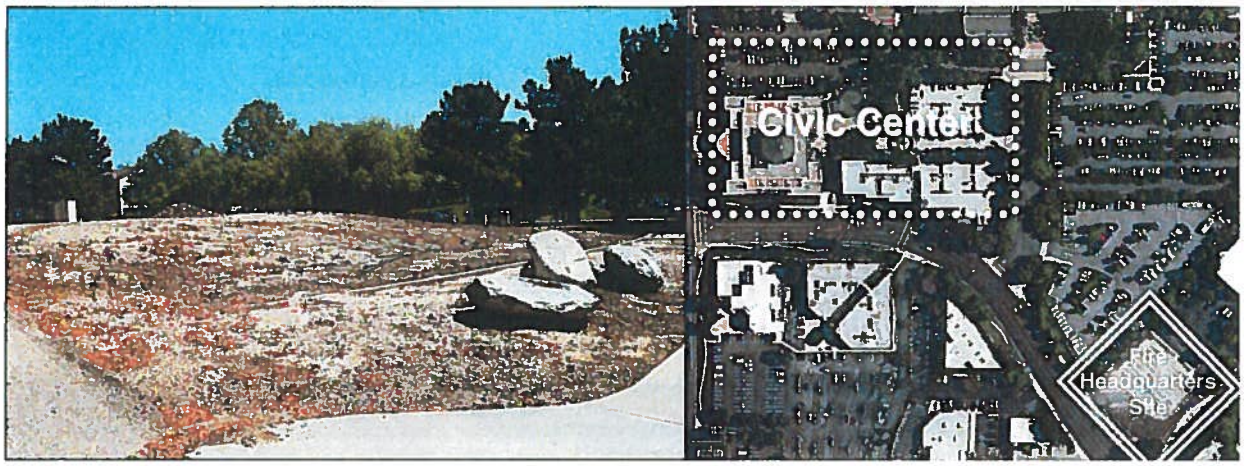
HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITIES

Existing structures were demolished in preparation for the development of the fire station. There was asbestos and lead abatement that was certified as disposed of correctly and an underground heating fuel tank was removed and certified as disposed of properly.

USE/DISPOSITION OF PROPERTY

This property was acquired with redevelopment fire pass-through funds for the relocation of the existing San Bernardino Road Fire Station (#172), which is more than 50 years old and does not meet the current standards for size and capacity for its service area. Pursuant to Health and Safety Code Section 34191.5(c)(2), the Successor Agency proposes to transfer this property for governmental use as defined in Health and Safety Code Section 34181(a) to fulfill an enforceable obligation set forth in a Cooperative Agreement between the former Redevelopment Agency and the Rancho Cucamonga Fire Protection District, as amended on March 21, 1985, which requires that all redevelopment fire pass-through funds be used to finance the construction of fire facilities and the purchase of fire equipment.

FIRE ADMINISTRATION SITE



DATE OF ACQUISTION, VALUE OF ACQUISTION AND ESTIMATE OF CURRENT VALUE

The Fire Administration site was acquired by the former Redevelopment Agency on February 20, 2002 for $321,205. This property has not been appraised since the time of acquisition and there is no estimate of the current property value.

PURPOSE OF PROPERTY ACQUISTION

The property was acquired with redevelopment fire pass-through funds for the purpose of constructing a new Fire Headquarters facility.

PARCEL DATA

The Fire Administration site is a 0.91 acre vacant parcel located on the northwest corner of Utica Avenue and Civic Center Drive (APN 0208-353-06-000). This property is zoned Industrial Park (IP), which allows for light industrial uses, office and administration facilities, research and development laboratories, and limited types of warehousing, as well as support businesses and commercial service uses. The Fire Headquarters facility is a permitted use in this zone.

ESTIMATE OF LEASE, RENTAL OR OTHER REVENUES GENERATED BY PROPERTY

This property is currently vacant and does not generate revenue of any kind.

HISTORY OF ENVIRONMENTAL CONTAMINATION

The Successor Agency has no knowledge of environmental contamination on this property and has not performed any environmental studies, nor has the property been classified as a brownfield site.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

None

ADVANCEMENT OF SUCCESSOR AGENCY PLANNING OBJECTIVES

The development of this property as a Fire Headquarters facility is consistent with the public safety goals outlined in the Redevelopment Plan for the Rancho Redevelopment Project, as amended on December 5, 2001, which allows for the construction of Fire Protection Facilities that benefit the project area. This property was also purchased using redevelopment fire pass-through funds which are committed to being used for fire facilities and equipment. The Fire District received $35.6 million from the redevelopment fire pass-through fund balance in May 2013 and has the funding to complete the Fire Headquarters facility.

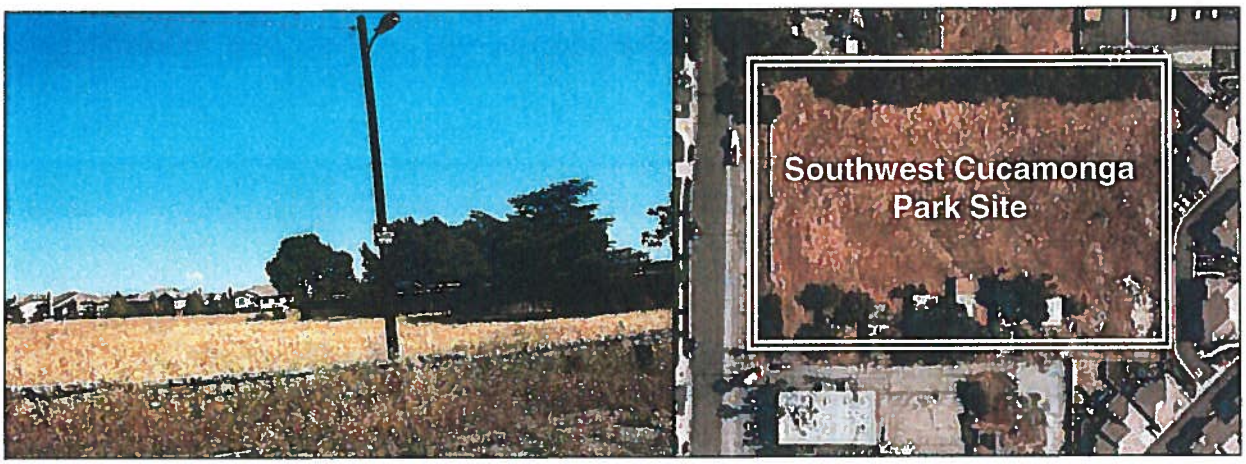
HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITIES

The Fire Headquarters facility project was submitted to the Planning Design Review Committee (DRC) in July of 2006, with programming and design beginning earnestly after Planning Commission approval in August of 2007. Final plans were prepared in 2010; however, during the beginning of the last recession and with uncertainties about the Redevelopment Agency, it was determined that postponing the project was in the best interests of the residents of Rancho Cucamonga. Following the elimination of the Redevelopment Agency, the redevelopment fire pass-through fund balance was transferred to the Fire District. With the approved transfer of the property to the Fire District, the District could move forward again with the development of the project.

USE/DISPOSITION OF PROPERTY

This property was acquired with redevelopment fire pass-through funds for the purpose of constructing a new Fire Headquarters facility. Pursuant to Health and Safety Code Section 34191.5(2), the Successor Agency proposes to transfer this property for governmental use as defined in Health and Safety Code Section 34181(a) to fulfill an enforceable obligation set forth in a Cooperative Agreement between the former Redevelopment Agency and the Rancho Cucamonga Fire Protection District, as amended on March 21, 1985, which requires that all redevelopment fire pass-through funds be used to finance the construction of fire facilities and the purchase of equipment.

SOUTHWEST CUCAMONGA PARK SITE



DATE OF ACQUISTION, VALUE OF ACQUISTION AND ESTIMATE OF CURRENT VALUE

The Southwest Cucamonga Park site was acquired by the former Redevelopment Agency on December 23, 2005 for $937,997. This property is zoned Open Space (OS) and is estimated to be of minimal value due to the limited development activities that are permitted on this site.

PURPOSE OF PROPERTY ACQUISTION

This property was acquired for the sole purpose of constructing a neighborhood park in the southwest area of Rancho Cucamonga, which is critically underserved and lacks open space.

PARCEL DATA

The Southwest Cucamonga Park site is a 3.4 acre vacant parcel located on the east side of Madrone Avenue, south of 9th Street (APN 0207-262-57-0000). The zoning on this site was specifically changed to Open Space (OS) following the acquisition of the property in preparation of constructing a neighborhood park. The zoning use regulations, development standards, and criteria provide for low intensity development and encourage recreational activities and preservation of natural resources. A park is a permitted use in this zone.

ESTIMATE OF LEASE, RENTAL OR OTHER REVENUES GENERATED BY PROPERTY

This property is currently vacant and does not generate revenue of any kind.

HISTORY OF ENVIRONMENTAL CONTAMINATION

The Successor Agency has no knowledge of environmental contamination on this property, nor has the property been classified as a brownfield site. In October 2011, the City of Rancho Cucamonga conducted a CEQA analysis on the property in compliance with a state grant the

City received to construct a neighborhood park at this site. The study determined that the park project would not have a significant impact on the environment and a Negative Declaration was prepared pursuant to the provisions of CEQA.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

None

ADVANCEMENT OF SUCCESSOR AGENCY PLANNING OBJECTIVES

The General Plan land use designation for this property is Open Space (OS) and the site is located within a residential area that critically lacks a neighborhood park. The development of this property as a neighborhood park is consistent with the public improvement goals outlined in the Redevelopment Plan for the Rancho Redevelopment Project, as amended on December 5, 2001 (Redevelopment Plan), which allows for the construction of park and recreation facilities that benefit the project area. The construction of Southwest Cucamonga Park has also been identified as an ongoing project in the Redevelopment Agency Annual Report since Fiscal Year 2005/06.

HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITIES

In November 2010, the City of Rancho Cucamonga was awarded a $3.9 million grant from the California Department of Parks and Recreation to construct a neighborhood park at this site. The grant award was contingent on the park being built at this site. The Redevelopment Agency pledged to transfer this property to the City of Rancho Cucamonga upon receipt of the grant; however, the Agency was eliminated before this property transfer could occur.

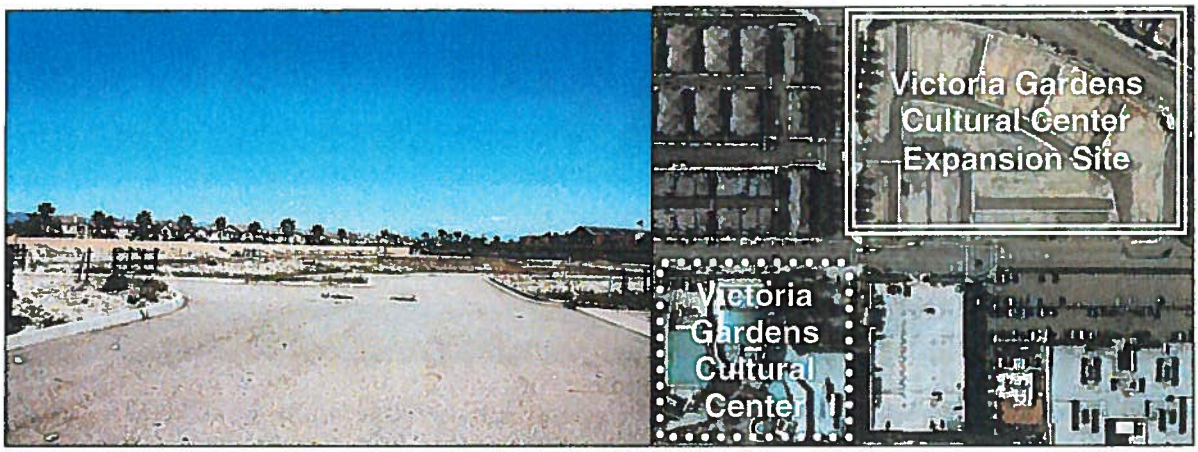
Several community meetings have been held to engage residents on specific amenities they would like to see at the Southwest Cucamonga Park. The preliminary design and environmental study for the park have already been completed and the $3.9 million grant is secured for final design and construction. This grant cannot be used to fund the final design and construction of the park until the property is transferred to the City and any further delays on the transfer will jeopardize the timeframe for completing the grant requirements.

USE/DISPOSITION OF PROPERTY

In the attached letter dated February 24, 2010, the former Redevelopment Agency committed to transferring ownership of this property to the City of Rancho Cucamonga to develop the Southwest Cucamonga Park. Pursuant to Health and Safety Code Section 34191.5(c)(2), the City of Rancho Cucamonga proposes to transfer this property for governmental use as defined in Health and Safety Code Section 34181(a) to fulfill an enforceable obligation set forth by the Agency's pledge to transfer this property to the City for the development of Southwest Cucamonga Park.

TRANSFER PROPERTY TO CITY FOR FUTURE DEVELOPMENT

VICTORIA GARDENS CULTURAL CENTER EXPANSION SITE



DATE OF ACQUISTION, VALUE OF ACQUISTION AND ESTIMATE OF CURRENT VALUE

The Victoria Gardens Cultural Center expansion site was acquired by the former Redevelopment Agency on May 4, 2009 for $4,905,912. This property has not been appraised since the time of acquisition and there is no estimate of the current property value.

PURPOSE OF PROPERTY ACQUISTION

This property was acquired for the purpose of expanding the Victoria Gardens Cultural Center, a city-owned and operated community facility that includes a full-service library, performing arts theater and public meeting space. Future development plans for the site include the construction of an outdoor special events venue and additional parking space for the Victoria Gardens Cultural Center.

PARCEL DATA

The Cultural Center expansion site is a 5.4 acre vacant parcel located on the southeast corner of Church Street and Arbor Lane (APN 0227-452-46-0000). This property is zoned Regional Center (RC) in the Victoria Community Specific Plan (PC-V), which allows for a mix of civic, community and commercial uses.

ESTIMATE OF LEASE, RENTAL OR OTHER REVENUES GENERATED BY PROPERTY

This property is currently vacant and does not generate revenue of any kind.

HISTORY OF ENVIRONMENTAL CONTAMINATION

The Successor Agency has no knowledge of environmental contamination on this property and has not performed any environmental studies, nor has the property been classified as a brownfield site.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

None

ADVANCEMENT OF SUCCESSOR AGENCY PLANNING OBJECTIVES

This property is zoned Regional Center (RC) in the Victoria Community Specific Plan (PC-V), which allows for a mix of civic, community and cultural uses. The use of this property for the expansion of the adjacent Victoria Gardens Cultural Center site is consistent with the public improvement goals outlined in the Redevelopment Plan for the Rancho Redevelopment Project, as amended on December 5, 2001 (Redevelopment Plan), which provides for the construction of park and recreation areas and facilities within the project area. The use of this property as a community facility to support the Victoria Gardens Cultural Center is also outlined in the Redevelopment Agency Implementation Plan 2009-2014, as adopted on December 16, 2009 (Implementation Plan).

HISTORY OF PREVIOUS DEVELOPMENT ACTIVITIES

The former Redevelopment Agency purchased this parcel from AGS TwentyFourSeven, L.L.C. in 2009. This parcel was originally part of a larger 18.4 acre property, which AGS planned to develop as a condominium complex in partnership with Shea Homes. The housing market collapsed in the middle of the AGS project and condominiums were only constructed on 13 acres. AGS opted against finishing construction on the remainder of the property and sold the undeveloped 5.4 acre parcel to the former Redevelopment Agency.

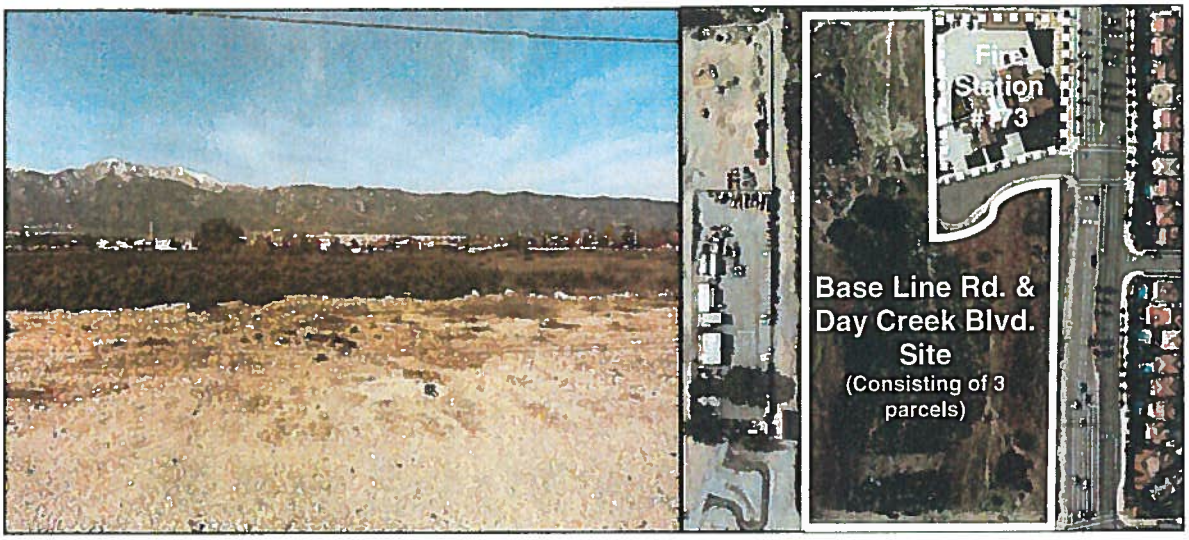
The previous property owners developed the site with residential grading pads and underground utility stubs in preparation for the condominium project. There have been no additional development activities on this property since the Agency acquired it in 2009.

USE/DISPOSITION OF PROPERTY

Pursuant to Health and Safety Code Section 34191.5(c)(2), the Successor Agency proposes to transfer ownership of this asset to the City of Rancho Cucamonga for future development subject to the approval of negotiated compensation agreements with affected taxing entities as allowed for in Health and Safety Code Section 34181(f). The City intends to construct an outdoor special events venue and parking facility to support the existing operations at the Victoria Gardens Cultural Center. Although funding has not been budgeted, the City does hold money in reserves to complete this project.

PROPERTIES TO BE SOLD

BASE LINE RD. & DAY CREEK BLVD. SITE



DATE OF ACQUISTION, VALUE OF ACQUISTION AND ESTIMATE OF CURRENT VALUE

The Base Line Road & Day Creek Boulevard site originally consisted of four parcels that were acquired by the former Redevelopment Agency in three separate property transactions. The first transaction occurred on September 11, 1990 for $756,000. The second transaction occurred on May 30, 1991 for $2,273,832. The third transaction occurred on September 4, 1991 for $1,200,000. The original four parcels were split into four new parcels in 2006 and one of the parcels was transferred to the Rancho Cucamonga Fire Protection District for the construction of a fire station. The three Agency-owned parcels have not been appraised since the time of acquisition.

PURPOSE OF PROPERTY ACQUISTION

This property was acquired for the construction of Fire Station #173 and to allow for the future development of an affordable housing project.

PARCEL DATA

Address: Northwest corner of Base Line Road and Day Creek Boulevard

APNs: 1089-031-15-0000, 1089-031-16-0000, 1089-031-35-0000

Size: 13.78 acres (combined between 3 parcels)

This site is currently zoned Medium Residential (M) in the Victoria Community Specific Plan (VC-P), which allows for the development of 8-14 dwelling units per acre (du/A).

ESTIMATE OF LEASE, RENTAL OR OTHER REVENUES GENERATED BY PROPERTY

This property is currently vacant and does not generate revenue of any kind.

HISTORY OF ENVIRONMENTAL CONTAMINATION

The Successor Agency has no knowledge of environmental contamination on this property and has not performed any environmental studies, nor has the property been classified as a brownfield site.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

None

ADVANCEMENT OF SUCCESSOR AGENCY PLANNING OBJECTIVES

This property is currently zoned Medium Residential (M) in the Victoria Community Specific Plan (VC-P), which allows for the development of 8-14 du/A. The development of this site as a mixed use project is proposed as it would be of greater community benefit by providing multi-family housing along with commercial and service uses to benefit the surrounding neighborhood. A mixed use development would advance the planning objectives of the City of Rancho Cucamonga and be consistent with the goals identified in the Redevelopment Plan of the Rancho Redevelopment Project, as amended on December 5, 2001 (Redevelopment Plan).

HISTORY OF PREVIOUS DEVELOPMENT ACTIVITIES

The original parcels were split into four new parcels on April 2, 2006 and one of the parcels was transferred to the Rancho Cucamonga Fire Protection District for the construction of a fire station. The remaining three Agency-owned parcels were set aside for the future development of an affordable housing project.

On May 18, 2011, the Redevelopment Agency (RDA) entered into an Exclusive Negotiating Agreement (ENA) with LDC Cougar, LLC (Cougar) and Church Haven Company, LLC (CHC) to negotiate the terms and conditions of a Development and Disposition Agreement (DDA) that would allow Cougar and CHC to acquire and develop this site as a mixed-use project with neighborhood commercial and affordable multi-family housing. As a result of the RDA elimination, the DDA was never finalized and the ENA for this property expired on May 18, 2012.

USE/DISPOSITION OF PROPERTY

Pursuant to Health and Safety Code Section 34191.5(c)(2), the Successor Agency intends to continue negotiations with Cougar and CHC and sell these parcels in order to construct a mixed-use project with neighborhood commercial and multi-family housing.

Should negotiations with Cougar and CHC not be successful, the Agency will solicit proposals from other developers to sell the three parcels in order to construct a similar project at this site.

Once the terms and conditions of a property sales agreement have been finalized that fulfill the Successor Agency planning objectives, the Successor Agency will sell this property for future development. The proceeds from the sale of this property shall be submitted to the San Bernardino County Auditor Controller's office for distribution to the affected taxing entities.

LIST OF ATTACHMENTS

Pursuant to Health and Safety Code Section 34191.5, attached are selected sections of the former Agency redevelopment plans, specific plans, general plan and agreements outlining enforceable obligations identified in the Long Range Property Management Plan.

1. Attachment A – Redevelopment Plan for the Rancho Redevelopment Project (as amended on December 5, 2001)
2. Attachment B – Rancho Cucamonga Redevelopment Agency Implementation Plan 2009-2014
3. Attachment C – Rancho Cucamonga Redevelopment Agency Annual Report FY 2010/11
4. Attachment D – Rancho Cucamonga General Plan – Chapter 2: Land Use, Community Design and Historic Resources
5. Attachment E – Rancho Cucamonga Victoria Community Specific Plan
6. Attachment F – Fire District Pass Through Agreement
7. Attachment G – Redevelopment Agency Resolution complying with Health and Safety Code Section 33445
8. Attachment H – Southwest Cucamonga Park Grant Application
9. Attachment I – Redevelopment Agency Pledge Letter to Transfer Southwest Cucamonga Park Property