

RESOLUTION NO. 2015-044

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR
AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE
CITY OF REDLANDS APPROVING AN AMENDED LONG-RANGE
PROPERTY MANAGEMENT PLAN

WHEREAS, pursuant to Health and Safety Code section 34173(d), the City of Redlands ("City") elected to become the Redlands Successor Agency ("Successor Agency") and is the successor agency to the former Redevelopment Agency of the City of Redlands; and

WHEREAS, pursuant to Health and Safety Code Section 34173(g), the Successor Agency is a separate legal entity from the City; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former Redevelopment Agency of the City of Redlands; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Successor Agency prepared and submitted a Property Management Plan containing all of the information required by Health and Safety Code Section 34191.5 to the Department of Finance on October 21, 2013; and

WHEREAS, the Department of Finance had subsequently requested certain modifications be made to the Property Management Plan and that an amended plan be submitted for approval; and

WHEREAS, the Successor Agency prepared and submitted an amended Property Management Plan containing all of the information required by Health and Safety Code Section 34191.5 to the Department of Finance on June 26, 2014; and

WHEREAS, the Department of Finance subsequently requested additional modifications be made to the amended Property Management Plan and that a second amended plan be submitted for approval; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred;

NOW, THEREFORE, BE IT RESOLVED BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

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

Section 2. The approval of the amended Property Management Plan by the Oversight Board's adoption of 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 ("CEQA") and is exempt from review under CEQA pursuant to the State's CEQA Guidelines Section 15061(b)(3).

Section 3. The Oversight Board hereby approves and adopts the amended Property Management Plan, in substantially the form attached to this Resolution as Exhibit "A."

Section 4. The Executive Director of the Successor Agency, with the consent of the Successor Agency's legal counsel, is authorized to make non-substantive corrective changes to the Property Management Plan pursuant to any requests of the Oversight Board such that, in the event of any such requested changes, there is not a need to return the Property Management Plan to the Successor Agency for approval of such changes.

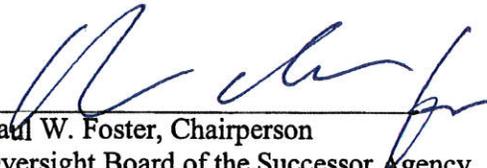
Section 5. The Executive Director of the Successor Agency is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Property Management Plan, including submitting the Property Management Plan to the Successor Agency's Oversight Board for approval, and to the State of California Department of Finance, and posting the approved Property Management Plan on the Successor Agency's website.

Section 6. This Resolution shall take effect immediately upon its adoption.

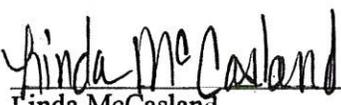
Section 7. The Agency Secretary shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED and ADOPTED at a regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 18th day of June, 2015 by the following vote:

AYES: 5
NOES: 0
ABSENT: 2
ABSTAIN: 0


Paul W. Foster, Chairperson
Oversight Board of the Successor Agency
to the former Redevelopment Agency

ATTEST:


Linda McCasland
Oversight Board Secretary

RESOLUTION NO. OB-2013-032

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, pursuant to Health and Safety Code section 34177(1)(2)(A) the Successor Agency to the former Redevelopment Agency of the City of Redlands (the "Successor Agency") has prepared a Long-Range Property Management Plan; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a Long-Range Property Management Plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of the finding of completion pursuant to Health and Safety Code Section 34179.7;

NOW, THEREFORE, BE IT RESOLVED, BY the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands as follows:

Section 1. The Oversight Board hereby approves and adopts the Long-Range Property Management Plan, in substantially the form attached to this Resolution as Exhibit "A," pursuant to Health and Safety Code section 34177.

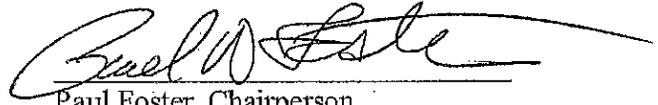
Section 2. The Oversight Board hereby directs the Successor Agency to submit the Long-Range Property Management Plan approved by the State of California Department of Finance and to post the Long-Range Property Management Plan on the Successor Agency's website.

Section 3. The Secretary for the Oversight Board shall certify to the adoption of this Resolution.

Section 4. Pursuant to California Health and Safety Code section 34179, all actions taken by the Oversight Board may be reviewed by the State of California Department of Finance, and, therefore, this Resolution shall not be effective for five (5) business days, pending a request for review by the State of California Department of Finance.

PASSED, APPROVED and ADOPTED at an adjourned regular meeting of the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Redlands held this 17th day of October, 2013 by the following vote:

AYES: 4
NOES: 0
ABSENT: 3
ABSTAIN: 0



Paul Foster, Chairperson
Oversight Board of the Successor Agency
to the former Redevelopment Agency

ATTEST:



Linda McCasland
Oversight Board Secretary

EXHIBIT A

LONG-RANGE PROPERTY MANAGEMENT PLAN (AMENDED 06.02.15)

Please note that this exhibit has been placed online for review due to the size of the document. The document can be accessed via the City's website:

<http://tinyurl.com/LRPMP-06-02-15>



**Long-Range
Property Management Plan**
(Amended 06.02.15)



***Successor Agency to the
Redlands Redevelopment Agency***





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Appendix A – Mill Creek Zanja By-Pass Storm Drain Engineering Profile Sheet

Appendix B – Original Grant Deeds (APN: 0169-301-20 and 0169-301-30)

*Appendix C – Redlands Redevelopment Agency Meeting Minutes
(Property Purchase Authorization)*

Appendix D – City of Redlands Park and Open Space Plan (Page Excerpts)

Appendix E – City of Redlands Mill Creek Zanja Trail and Greenway Concept Plan (Page Excerpts)

Appendix F – Redlands Redevelopment Agency Five-Year Implementation Plan (Page Excerpts)

Appendix G – Redlands Passenger Rail Project Presentation

Appendix H – Downtown Specific Plan - Specific Plan 45

Appendix I – Initial Study - Redlands Park Once Transit Center

Appendix J – City of Redlands/San Bernardino Associated Governments Cooperative Agreement

Appendix K – Real Property License Agreement



INTRODUCTION

Assembly Bill (“AB”) 1484, enacted in June of 2012, requires that all successor agencies to former redevelopment agencies that owned property at the time of redevelopment dissolution in 2011 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 as detailed in the “Statement of Legal Requirements” section. This is the Amended Long-Range Property Management Plan for the Successor Agency to the former Redlands Redevelopment Agency (“Successor Agency”).

EXECUTIVE SUMMARY

The Successor Agency currently holds ten (10) properties in Redlands. These properties include vacant and undeveloped properties, storm drain rights-of-way, public park space and public parking facilities. Two properties include structures (one vacant) and four of six properties now designated for Governmental Use were previously transferred to the City of Redlands. However, the State Department of Finance has requested that these four properties be added to the Amended Long-Range Property Management Plan and have been listed herein.

As required under AB 1484, the properties included in the PMP must be designated by the Successor Agency for future disposition. The disposition categories include:

1. The retention of the property for a governmental use pursuant to subdivision (a) of Section 34181 of the Health and Safety Code;
2. The retention of the property for future development (to allow the Successor Agency to complete projects planned prior to redevelopment dissolution);
3. The sale of the property;
4. The use of the property to fulfill an enforceable obligation.

Six of the properties listed in the Redlands’ PMP are proposed for governmental use; two properties are proposed to be held for future development purposes, as allowed by law, to allow the Successor Agency to complete projects planned prior to redevelopment dissolution for retention for future development; two properties have been designated for sale pursuant to current legal requirements. The table below provides a summary of all PMP property categories:

Redlands Successor Agency Summary of Property Disposition Categories	
Permissible Use (AB 1484)	Number of Properties in Category
Governmental Use	6
Retention for Future Development	2
Sale of Property	2
Use of Property for Enforceable Obligation	0
Total	10

Table 1. Redlands Successor Agency – Summary of Property Disposition by Category.



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 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 submittal of the PMP to the 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. This inventory shall consist of all of 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 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 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; 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 the following shall apply:
 - a. If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.



- b. If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in subsection 3(a) above, the proceeds from the sale shall be distributed as property tax to the taxing entities.
- c. Property shall not be transferred to a successor agency, city, county, or city and county, unless the PMP has been approved by the oversight board and DOF.

PROPERTY INVENTORY

The Successor Agency to the former Redlands Redevelopment Agency currently holds ten properties in Redlands of which four properties were previously transferred to the City. The State Department of Finance has requested that these transferred properties be included in the amended PMP. All properties are listed herein as required by the DOF including their proposed disposition.

As required, this PMP separately identifies properties designated for governmental use and properties retained for purposes of fulfilling an enforceable obligation. Six properties in the PMP have been designated for governmental use and these properties are listed first. No properties were designated for purposes of fulfilling an enforceable obligation.

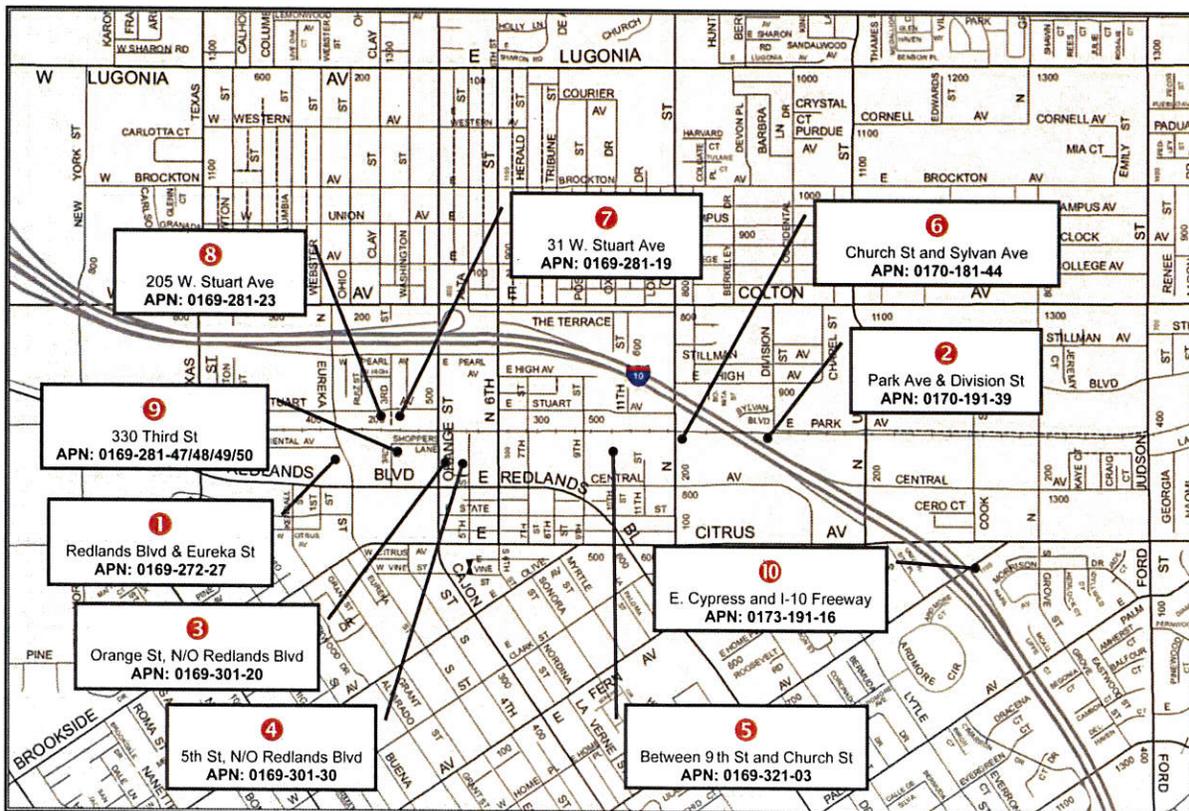


Figure 1. Property Location Overview Map.



Lot Size	0.18 acres
Current Zoning	Light Industrial District — M1
Current Parcel Value	
* Estimate: \$55,386 (Source: CoStar real estate data/industrial land/5-mile radius/\$307,701 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None Known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property is proposed to be retained as right-of-way for a future flood control/storm drain line and has no other purpose.	

Table 2. Property Inventory — Property #1 (APN: 0169-272-27).



PROPERTY #2 – Park Avenue and Division St. (APN: 0170-191-39)

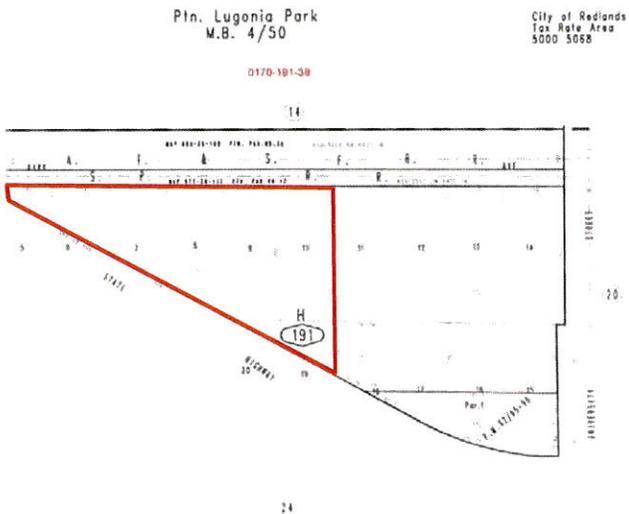
Overview:

Property #2, located at Park Avenue and Division Street, is an approximate 2.39 acre parcel that is adjacent to the I-10 Freeway, an existing rail line and existing park. The property was originally acquired in 2008 for the future development of affordable housing. However, when redevelopment agencies were dissolved, all housing activities of the former Redlands Redevelopment Agency were transferred to the County of San Bernardino.

Due to its proximity to an existing public park (Sylvan Park), which lacks adequate parking facilities, the parcel would benefit park patrons by providing much-needed parking adjacent to the park. The additional parking area would also reduce the amount of on-street parking that is currently taking place in residential neighborhoods when the park’s capacity for parking automobiles has been exhausted.

As an integral component to fulfilling the need for additional parking facilities, this property is proposed to be retained for future parking. Due to this property’s location — adjacent to an existing park, a rail line and freeway interstate — other uses may not be feasible.

This property is currently vacant and is proposed to be retained for governmental use.

Property #2 — Park Avenue and Division Street / APN: 0170-191-39	
 	
Property Acquisition Information	
Date of Acquisition	03/04/2008
Value of Property at Time of Acquisition	\$736,000
Estimate of the Current Value	\$452,936*



Purpose of Acquisition	Development of affordable housing
Parcel Data Information	
Physical Address	Park Avenue and Division Street
Lot Size	2.39 acres
Current Zoning	R-2 / Multiple Family Residential District
Current Parcel Value	
*\$452,936 (Source: CoStar real estate data/multi-family residential land/5-mile radius/\$189,513 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property is proposed to be retained for a future public parking area to reduce impacts to the community due to inadequate parking facilities at Sylvan Park.	

Table 3. Property Inventory — Property #2 (APN: 0170-191-39).

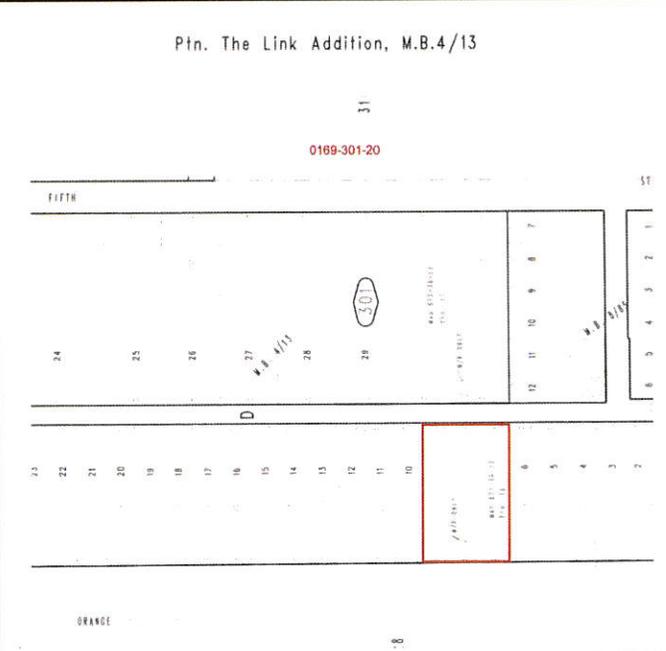


PROPERTY #3 – Orange Street, North of Redlands Boulevard (APN: 0169-301-20)

Overview:

Property #3, generally located adjacent to Orange Street, just north of Redlands Boulevard, is an approximate 0.17 acre parcel that has been acquired and retained to preserve right-of-way for a future storm drain. The storm drain is part of the Mill Creek Zanja By-Pass Storm Drain Project (**Appendix A**) to mitigate flood control in the City’s downtown area. To maximize its public use, the property, which constitutes an alleyway from Orange Street to 5th Street, has been paved and striped to allow for public parking in the downtown area. As indicated in the grant deed (**Appendix B**) and minutes of the former Redevelopment Agency (**Appendix C**), this property was purchased to ensure storm drain right-of-way and to provide public parking.

As a significant component to flood control mitigation, and to provide public parking for the downtown area, this property is proposed to be retained for governmental use.

Property #3 — Orange Street, N/O Redlands Boulevard / APN: 0169-301-20	
	
Property Acquisition Information	
Date of Acquisition	12/14/1984
Value of Property at Time of Acquisition	\$80,000
Estimate of the Current Value	\$39,261*
Purpose of Acquisition	Storm Drain Right-of-Way/Public Parking
Parcel Data Information	
Physical Address	Orange Street, north of Redlands Boulevard



Lot Size	0.17 acres
Current Zoning	Specific Plan 45 – Town Center Historic
Current Parcel Value	
*\$39,261 (Source: CoStar real estate data/commercial land/Redlands/\$232,315 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property has been reserved for storm drain right-of-way (future) and public parking (present) to mitigate flood control and provide downtown public parking.	

Table 4. Property Inventory — Property #3 (APN: 0169-301-20).

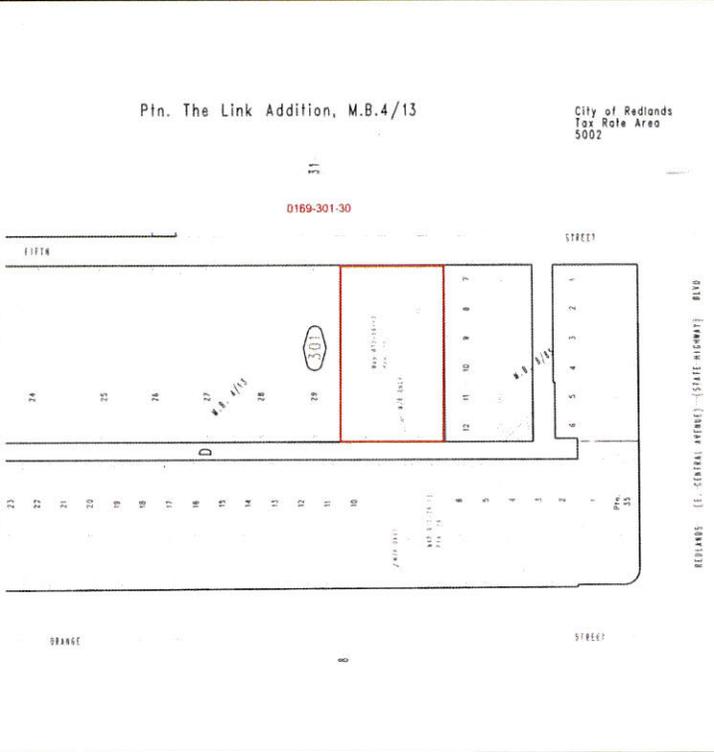


PROPERTY #4 – 5th Street, North of Redlands Boulevard (APN: 0169-301-30)

Overview:

Property #4, generally located adjacent to 5th Street, just north of Redlands Boulevard, is an approximate .31 acre parcel that has been acquired and retained to preserve right-of-way for a future storm drain. The storm drain is part of the Mill Creek Zanja By-Pass Storm Drain Project (**Appendix A**), to mitigate flood control in the City’s downtown area. To maximize its public use, the property, which constitutes an alleyway from Orange Street to 5th Street, has been paved and striped to allow for public parking in the downtown area. As indicated in the grant deed (**Appendix B**) and minutes of the former Redevelopment Agency (**Appendix C**), this property was purchased to ensure storm drain right-of-way and to provide public parking.

As a significant component to flood control mitigation, and to provide public parking for the downtown area, this property is proposed to be retained for governmental use.

Property #4 — 5th Street, N/O Redlands Boulevard / APN: 0169-301-30	
	
Property Acquisition Information	
Date of Acquisition	09/30/1987
Value of Property at Time of Acquisition	\$95,000
Estimate of the Current Value	\$72,018*
Purpose of Acquisition	Storm Drain Right-of-Way/Public Parking



Parcel Data Information	
Physical Address	Orange Street, north of Redlands Boulevard
Lot Size	0.31 acres
Current Zoning	Specific Plan 45 – Town Center Historic
Current Parcel Value	
*\$72,018 (Source: CoStar real estate data/commercial land/Redlands/\$232,315 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property has been reserved for storm drain right-of-way (future) and public parking (present) to mitigate flood control and provide downtown public parking.	

Table 5. Property Inventory — Property #4 (APN: 0169-301-30).

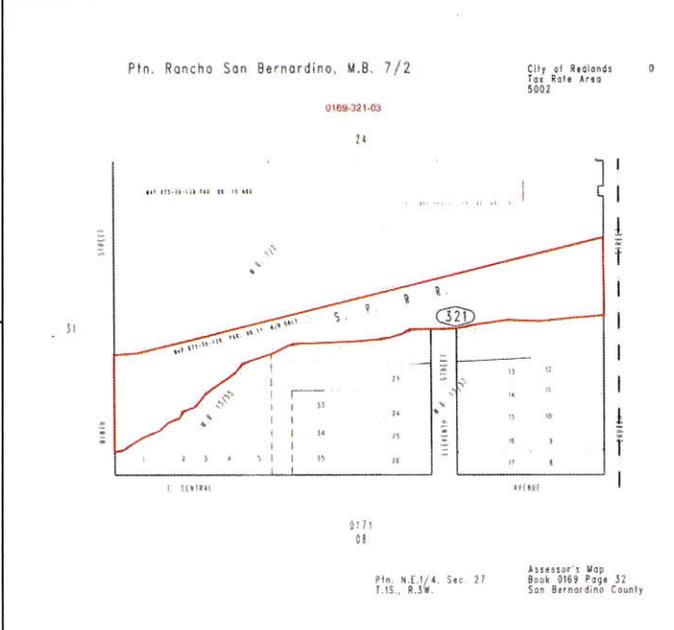


PROPERTY #5 – Between 9th Street and Church Street (APN: 0169-321-03)

Overview:

Property #5, generally located between 9th Street and Church Street, north of Central Avenue, has been part of the City’s long-term plan (since 1987) for creating a linear public park and open space area. This property, located along the Mill Creek Zanja, is an important element to the City’s Park and Open Space Plan (**Appendix D**), the Mill Creek Zanja Trail and Greenway Concept Plan (**Appendix E**) and the former Redevelopment Agency’s Five-Year Implementation Plan (**Appendix F**). As such, the property will eventually provide recreational opportunities for residents and a pedestrian-oriented link to the downtown area. The property will also serve as a flood control mitigation measure by allowing natural water runoff to collect and settle within the greenbelt, further protecting the downtown area from potential flooding hazards.

As a significant component to the City’s parks and open space planning activities, as well as its potential for flood control mitigation, this property is proposed to be retained for governmental use.

Property #5 — Between 9th Street and Church Street / APN: 0169-321-03	
	
	

Property Acquisition Information	
Date of Acquisition	09/30/1987
Value of Property at Time of Acquisition	\$219,786
Estimate of the Current Value	\$312,447*
Purpose of Acquisition	Park/Open Space and Flood Control Mitigation



Parcel Data Information	
Physical Address	Between 9th and Church Streets; N/O Central Ave
Lot Size	2.38 acres
Current Zoning	Park
Current Parcel Value	
*\$312,447 (Source: CoStar real estate data/residential land/Redlands/\$131,280 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property has been reserved for a public (linear) park/open space and for potential flood control mitigation.	

Table 6. Property Inventory — Property #5 (APN: 0169-321-03).



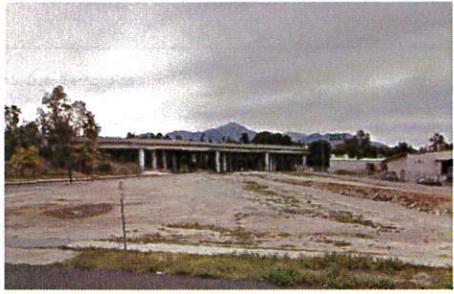
PROPERTY #6 – Church Street and Sylvan Avenue (APN: 0170-181-44)

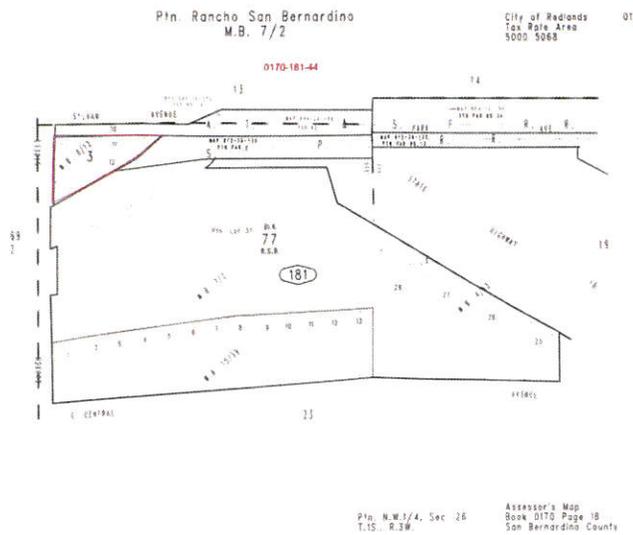
Overview:

Property #6, generally located at Church Street and Sylvan Avenue, north of Central Avenue, has been part of the City’s long-term plan (since 1987) for creating a linear public park and open space area. This property, located along the Mill Creek Zanja, is an important element to the City’s Park and Open Space Plan (**Appendix D**), the Mill Creek Zanja Trail and Greenway Concept Plan (**Appendix E**) and the former Redevelopment Agency’s Five-Year Implementation Plan (**Appendix F**). As such, the property will eventually provide recreational opportunities for residents and a pedestrian-oriented link to the downtown area. The property will also serve as a flood control mitigation measure by allowing natural water runoff to collect and settle within the greenbelt, further protecting the downtown area from potential flooding hazards.

As a significant component to the City’s parks and open space planning activities, as well as its potential for flood control mitigation, this property is proposed to be retained for governmental use.

Property #6 – Church Street and Sylvan Avenue / APN: 0170-181-44



Ptn. Rancho San Bernardino
M.B. 7/2
City of Redlands
Tax Rate Area
5000 5068
0170
0170-181-44
Ptn. N.W. 1/4, Sec. 26
T.15. N.3W
Assessor's Map
Book 0170 Page 18
San Bernardino County

Property Acquisition Information	
Date of Acquisition	09/30/1987
Value of Property at Time of Acquisition	\$35,000
Estimate of the Current Value	\$49,886*
Purpose of Acquisition	Park/Open Space and Flood Control Mitigation



Parcel Data Information	
Physical Address	Church Street and Sylvan Avenue
Lot Size	0.38 acres
Current Zoning	R-2 /Multifamily Residential
Current Parcel Value	
*\$49,886 (Source: CoStar real estate data/residential land/Redlands/\$131,280 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Governmental Use. This property has been reserved for a public (linear) park/open space and for potential flood control mitigation.	

Table 7. Property Inventory — Property #6 (APN: 0170-181-44).

**END OF LIST FOR PROPERTY THAT HAS BEEN DESIGNATED
 FOR GOVERNMENTAL USE**



PROPERTY #7 – 31 W. Stuart Ave. (APN: 0169-281-19)

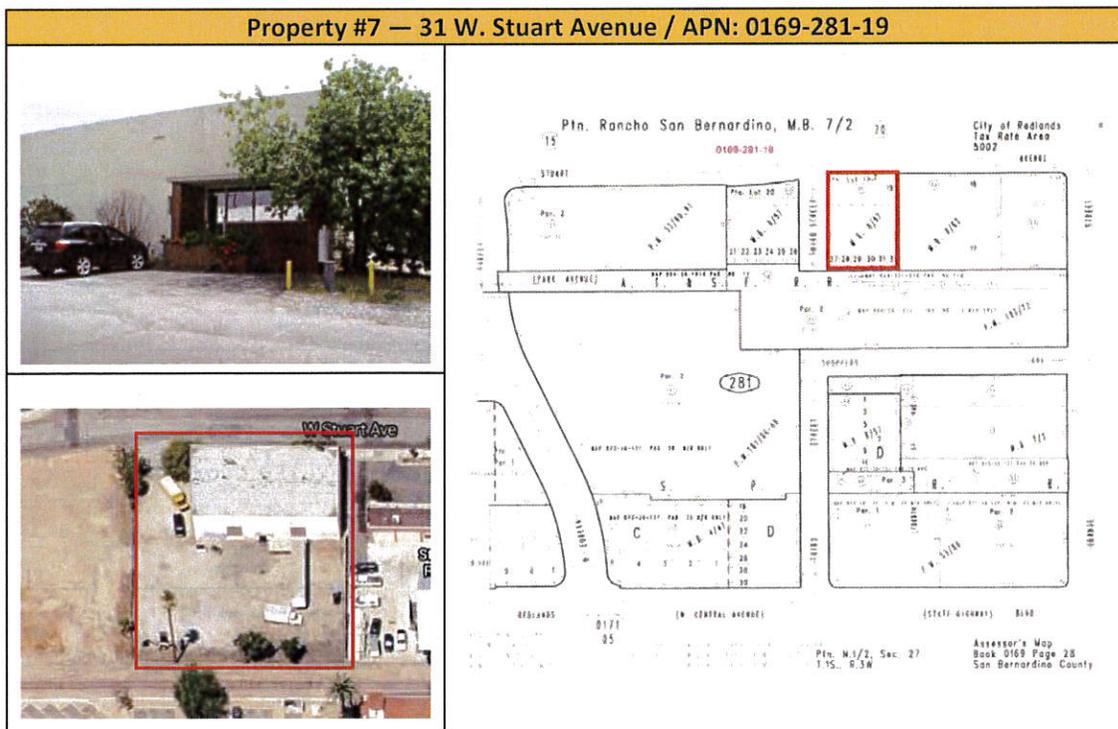
Overview:

Property #7, located at 31 W. Stuart Avenue, is an approximate .59 acre parcel that has been acquired and retained for a future public parking facility that will serve a planned commuter rail stop in the City’s downtown area (**Appendix G**). Specifically, a parking structure is proposed to be built as part of the Park Once project. The facility design is near completion and the environmental approval for the project is currently being pursued. The property is also located within the City’s Downtown Specific Plan 45 area (**Appendix H**), which provides a comprehensive set of standards for land use, development design and public improvements for the northern portion of the Redlands Town Center. The primary goal of the Specific Plan area is to create a compact “pedestrian-oriented” environment that is consistent in character and density with the older Redlands Town Center.

In addition to providing parking for future commuter rail facilities (**Appendix I**), the City has also provided infrastructure improvements; specifically the widening of Eureka Avenue to accommodate future rail activities. To facilitate these improvements, the City of Redlands entered into a cooperative agreement with the San Bernardino Associated Governments (SANBAG) — the council of governments and transportation planning agency for San Bernardino County — to obtain funding for the street widening project as part of the Redlands Station Street Improvements (**Appendix J**).

Currently, there is one structure on site (Building Type: Masonry; Building Grade: Low) that is licensed to a private party for the purpose of storing equipment. The licensee operates under a month-to-month license agreement and the payment is \$1,500 per month (**Appendix K**).

As a significant component to planned transit-oriented development activities, this property is proposed to be retained for future development.





Property Acquisition Information	
Date of Acquisition	05/18/2004
Value of Property at Time of Acquisition	\$443,170
Estimate of the Current Value	\$178,662*
Purpose of Acquisition	Future public parking for rail in the downtown area
Parcel Data Information	
Physical Address	31 Stuart Avenue
Lot Size	0.59 acres / Vacant Parcel with Building
Current Zoning	Specific Plan 45/Town Center Historic (Commercial)
Current Parcel Value	
* Estimate: \$178,662 (Source: CoStar real estate data/commercial land/5-mile radius/\$302,818 per acre - average)	
Revenues Generated and Contractual Requirements	
License: \$1,500/Month ; Licensee is on a month-to-month contract (see Appendix K)	
History of Environmental Contamination/Remediation	
None Known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
<p>High Potential: This property was purchased specifically for the purpose of providing future public parking for a planned commuter rail stop in 2018/19 (Appendix G). The property is also located within the City's Downtown Specific Plan 45 area (Appendix H), which provides a comprehensive set of standards for land use, development design and public improvements for the northern portion of the Redlands Town Center.</p> <p>In addition to providing parking for future commuter rail facilities (Appendix I), the City has also provided infrastructure improvements; specifically the widening of Eureka Avenue to accommodate future rail activities. To facilitate these improvements, the City of Redlands entered into a cooperative agreement with the San Bernardino Associated Governments (SANBAG) — the council of governments and transportation planning agency for San Bernardino County — to obtain funding for the street widening project as part of the Redlands Station Street Improvements (Appendix J).</p> <p>Currently, there is one structure on site that is licensed to a private party for the purpose of storing equipment. The licensee is on a month-to-month agreement (Appendix K).</p>	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
<p>Future Development. This property is proposed to be retained for a future public parking area to support a planned commuter rail stop (2018/19). The City intends to negotiate a compensation agreement (at some point in the future) with affected taxing agencies based on the value of the property.</p>	

Table 8. Property Inventory — Property #7 (APN: 0169-281-19).



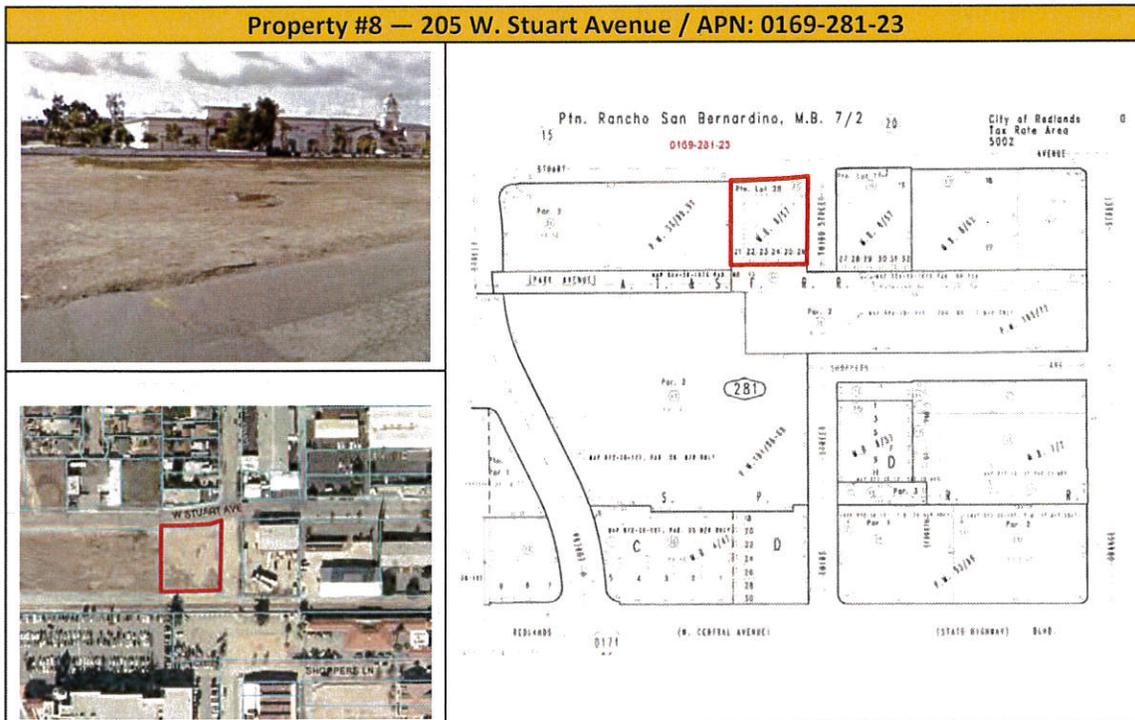
PROPERTY #8 – 205 W. Stuart Ave. (APN: 0169-281-23)

Overview:

Property #8, located at 205 W. Stuart Avenue is an approximate .48 acre parcel that has been acquired and retained for a future public parking facility that will serve a planned commuter rail stop in the City's downtown area (**Appendix G**). The property is a companion property to the property at 31 W. Stuart, in that both are planned for the same purpose and are in proximity to one another. Specifically, a parking structure is proposed to be built as part of the Park Once project. The facility design is near completion and the environmental approval for the project is currently being pursued. The property is also located within the City's Downtown Specific Plan 45 area (**Appendix H**), which provides a comprehensive set of standards for land use, development design and public improvements for the northern portion of the Redlands Town Center. The primary goal of the Specific Plan area is to create a compact "pedestrian-oriented" environment that is consistent in character and density with the older Redlands Town Center.

In addition to providing parking for future commuter rail facilities (**Appendix I**), the City has also provided infrastructure improvements; specifically the widening of Eureka Avenue to accommodate future rail activities. To facilitate these improvements, the City of Redlands entered into a cooperative agreement with the San Bernardino Associated Governments (SANBAG) — the council of governments and transportation planning agency for San Bernardino County — to obtain funding for the street widening project as part of the Redlands Station Street Improvements (**Appendix J**).

As a significant component to planned transit-oriented development activities, this property is proposed to be retained for future development. Currently, this is a vacant parcel.





Property Acquisition Information	
Date of Acquisition	08/01/2003
Value of Property at Time of Acquisition	\$265,500
Estimate of the Current Value	\$145,352*
Purpose of Acquisition	Future public parking for rail in the downtown area
Parcel Data Information	
Physical Address	205 W. Stuart Avenue
Lot Size	0.48 acres / Vacant Parcel
Current Zoning	Specific Plan 45/Town Center Historic (Commercial)
Current Parcel Value	
* Estimate: \$145,352 (Source: CoStar real estate data/commercial land/5-mile radius/\$302,818 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None Known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
<p>High Potential: This property was purchased specifically for the purpose of providing future public parking for a planned commuter rail stop in 2018/19 (Appendix G). The property is also located within the City's Downtown Specific Plan 45 area (Appendix H), which provides a comprehensive set of standards for land use, development design and public improvements for the northern portion of the Redlands Town Center.</p> <p>In addition to providing parking for future commuter rail facilities (Appendix I), the City has also provided infrastructure improvements; specifically the widening of Eureka Avenue to accommodate future rail activities. To facilitate these improvements, the City of Redlands entered into a cooperative agreement with the San Bernardino Associated Governments (SANBAG) — the council of governments and transportation planning agency for San Bernardino County — to obtain funding for the street widening project as part of the Redlands Station Street Improvements (Appendix J).</p> <p>Currently, this parcel is a vacant.</p>	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
<p>Future Development. This property is proposed to be retained for a future public parking area to support a planned commuter rail stop (2018/19). The City intends to negotiate a compensation agreement (at some point in the future) with affected taxing agencies based on the value of the property.</p>	

Table 9. Property Inventory — Property #8 (APN: 0169-281-23).



PROPERTY #9 – 330 Third Street (APNs: 0169-281-47/48/49/50)

Overview:

Property #9, consisting of four parcels, is located at 330 Third Street. The property is part of the original town site of the City of Redlands. It is located south of the Santa Fe Railroad Right-of-Way and southwest of the historic Redlands Santa Fe Depot Railroad Station. The property is considered a contributor to the Santa Fe Depot District, a National Register District that includes 17 contributing properties in the heart of downtown Redlands. There is currently one structure located on the property — a masonry and steel-framed warehouse constructed in 1912. The building, a former fruit packing house, is vacant and has not been used for several years. Electrical wiring has been removed and the interior has been vandalized.

A July 2010 appraisal report indicated that the current structure on the subject property is non-conforming and does not reflect the physical and economic characteristics of the market area, and that its use as a warehouse/fruit-packing facility is not considered maximally productive.

A previous proposal to incorporate this property into a larger commercial development was submitted by Showprop Redlands, LLC in 2011, and a Conditional Property Disposition Agreement (CPDA) was approved on July 5, 2011. However, the applicant was not able to meet the schedule of performance requirements outlined in the CPDA, thus invalidating the agreement and ending the proposed project.

The property is currently vacant and is zoned for multiple commercial uses. The property is proposed to be offered for sale.





Property Acquisition Information	
Date of Acquisition	12/22/2006
Value of Property at Time of Acquisition	\$940,000
Estimate of the Current Value	\$320,000*
Purpose of Acquisition	Future Development
Parcel Data Information	
Physical Address	330 North Third Street
Lot Size	0.67 acres total (four parcels)
Current Zoning	Specific Plan 45/Town Center Historic (Commercial)
Current Parcel Value	
*\$320,000 (Based on independent appraisal – 07/20/2010)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None noted or observed per the appraisal report. But due to the age of the structure, asbestos may be present and may require asbestos abatement in the future.	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
A previous proposal to incorporate this property into a larger commercial development was submitted by Showprop Redlands, LLC in 2011. However, the applicant was not able to meet the schedule of performance requirements outlined in the Conditional Property Disposition Agreement, thus invalidating the agreement and ending the proposed project.	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
Sale of Property. The property is currently vacant, consists of four separate parcels and is zoned for multiple commercial uses. The property is proposed to be offered for sale (proceeds to be distributed as property tax to the taxing entities). The property is intended to be sold in 2015 at its current estimated value (\$320,000).	

Table 10. Property Inventory — Property #9 (APNs: 0169-281-47/48/49/50).



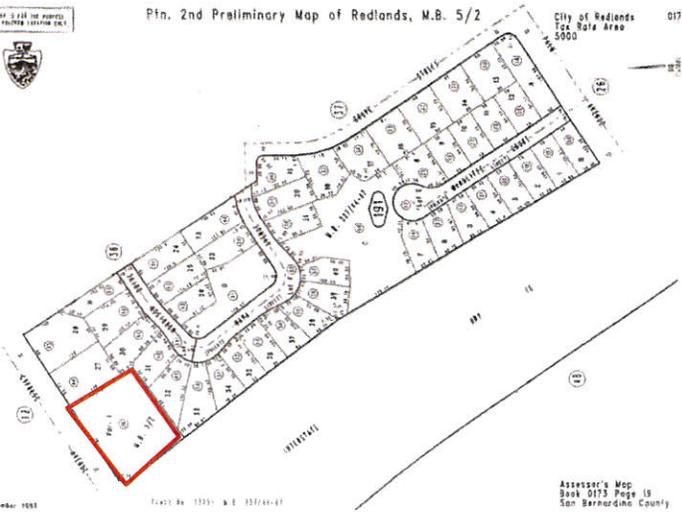
PROPERTY #10 – E. Cypress and I-10 Freeway (APN: 0173-191-16)

Overview:

Property #10, located on E. Cypress Avenue north of the I-10 Freeway, is an approximate .92 acre parcel. The vacant parcel was originally acquired in 2008 for the future development of affordable housing. However, when redevelopment agencies were dissolved, all housing activities of the former Redlands Redevelopment Agency were transferred to the County of San Bernardino.

A previous proposal to build a two-story office building on this property was submitted by Gardner Construction and Development in 2004. However, that project was denied by the City Council, as it did not meet the General Plan zoning requirements. The property is currently zoned suburban residential.

Due to the fact that there are no current/future plans for this property with regard to governmental use, future development or for fulfilling an enforceable obligation, this property is proposed to be offered for sale.

Property #10 — E. Cypress Avenue and I-10 Freeway / APN: 0173-191-16	
	
Property Acquisition Information	
Date of Acquisition	03/04/2008
Value of Property at Time of Acquisition	\$218,000
Estimate of the Current Value	\$61,334*
Purpose of Acquisition	Development of affordable housing
Parcel Data Information	
Physical Address	Cypress Avenue and I-10 Freeway



Lot Size	0.92 acres
Current Zoning	R-S / Suburban Residential District
Current Parcel Value	
* Estimate: \$61,334 (Source: CoStar real estate data/single-family residential land/5-mile radius/\$66,667 per acre - average)	
Revenues Generated and Contractual Requirements	
None	
History of Environmental Contamination/Remediation	
None known	
Potential for Transit-Oriented Development and Advancement of Planning Objectives	
None	
History of Development Proposals and Activity	
None	
Use and Disposition (Governmental Use; Future Development; Sale; Fulfill an Enforceable Obligation)	
<p>Sale of Property. The property is currently vacant and is zoned Suburban Residential District. The property is proposed to be offered for sale (proceeds to be distributed as property tax to the taxing entities). This property is intended to be sold in 2015 at its current estimated value (\$61,334).</p>	

Table 11. Property Inventory — Property #10 (APN: 0173-191-16).



Department of Finance

Property Inventory Sheet

LONG RANGE PROPERTY MANAGEMENT PLAN (Amended 06/02/18) PROPERTY INVENTORY DATA

No.	Project/Type	Permissible Use	Proprietary Use	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Market	Date of Current Value	Proposed Sale Date	Proposed Sale Value	Purpose for which Right-of-Way - Future Storm Drain	Address	APN #	Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual revenue in the use of income/revenue	History of environmental contamination, studies, or designation as a brownfields site	Description of potential for development	Advancement of planning objectives by the successor agency	History of previous development proposals and activity
1	Other	Governmental Use	Storm Drain Right-of-Way	08/30/1987	\$74,000	\$65,388	Market	03/07/14	N/A	N/A	Right-of-Way - Future Storm Drain	Redlands Blvd. & Redlands, CA	018527227	0.17928 acres	Industrial	\$65,388	N/A	N/A	None Known	N/A	Needed for future storm drain	None
2	Vacant Lot/Land	Governmental Use	Public Right-of-Way	3/4/2008	\$738,000	\$452,839	Market	03/07/14	N/A	N/A	Development of affordable housing	34th Ave. and Jackson St	0170459438	2.383894 acres	RM - Light Industrial	\$452,839	N/A	N/A	None Known	None	Pending needed for park patrons	None
3	Parking Lot/Structure	Governmental Use	Storm Drain Right-of-Way	27/14/1984	\$430,000	\$28,281	Market	02/29/15	N/A	N/A	Storm Drain Right-of-Way/ Public Parking	Orange St and Redlands Blvd	018520720	0.17 acres	Specific Plan	\$28,281	N/A	N/A	None Known	None	M&T Credit Zoning By-Use Storm Drain Project Public Parking	None
4	Parking Lot/Structure	Governmental Use	Storm Drain Right-of-Way	8/30/1987	\$595,000	\$72,018	Market	02/29/15	N/A	N/A	Storm Drain Right-of-Way/ Public Parking	8th St and Redlands Blvd	018530130	0.31 acres	Specific Plan	\$72,018	N/A	N/A	None Known	None	M&T Credit Zoning By-Use Storm Drain Project Public Parking	None
5	Vacant Lot/Land	Governmental Use	Public Right-of-Way	8/30/1987	\$219,786	\$312,447	Market	02/29/15	N/A	N/A	Public Right-of-Way/ Flood Control Mitigation	8th St and Central Ave	018532160	2.38 acres	Specific Plan	\$312,447	N/A	N/A	None Known	None	Public Right-of-Way and Flood Control Mitigation	None
6	Vacant Lot/Land	Governmental Use	Public Right-of-Way	8/30/1987	\$55,000	\$48,886	Market	02/29/15	N/A	N/A	Public Right-of-Way/ Flood Control Mitigation	8th St and Sycamore Ave	017043141	0.35 acres	Specific Plan	\$48,886	N/A	N/A	None Known	None	Public Right-of-Way and Flood Control Mitigation	None
7	Commercial	Future Development	Public Right-of-Way	05/16/2004	\$465,110	\$178,862	Market	03/07/14	N/A	N/A	Future public parking for City transit to reach compensation agreement with affected housing (property)	3134th Ave. and Redlands, CA	018520719	0.382541 acres	Specific Plan	\$178,862	\$1,500	Goods to Market License Agreement @ \$1,500/month	None Known	None	Public Right-of-Way for commuter rail	Public Right-of-Way for commuter rail
8	Vacant Lot/Land	Future Development	Public Right-of-Way	06/01/2005	\$208,500	\$145,352	Market	03/07/14	N/A	N/A	Future public parking for City transit to reach compensation agreement with affected housing (property)	205 St. Street and Redlands, CA	018520723	0.48257 acres	Specific Plan	\$145,352	N/A	N/A	None Known	None	Public Right-of-Way for commuter rail	Public Right-of-Way for commuter rail
9	Commercial	Sale of Property	N/A	12/22/2006	\$840,000.00	\$300,000.00	Appraised	07/29/10	2015	\$200,000	Future development	330 Third Street Redlands, CA	018525447	0.67 acres	Specific Plan	\$300,000.00	N/A	N/A	None	None	Size of property	A previous proposal to incorporate this property into a larger commercial development was rejected by the City Council in 2011. However, the applicant was not able to meet the schedule of performance requirements outlined in the agreement. The applicant is currently working on revising the agreement and submitting the proposed project.
10	Vacant Lot/Land	Sale of Property	N/A	3/4/2008	\$278,000	\$61,354	Market	03/07/14	2015	\$61,354	Development of affordable housing	Cypress Ave and 10 Freeway	017241616	0.92 acres	RS-7 Suburban Residential District	\$61,354	N/A	N/A	None Known	None	None	Proposed to build a two-story office building in the area. The applicant is currently working on revising the agreement and submitting the proposed project.

