RESOLUTION NO. OB-VVEDA-14-002

RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE VICTOR VALLEY ECONOMIC DEVELOPMENT AUTHORITY ADOPTING A REVISED LONG RANGE PROPERTY MANAGEMENT PLAN (LRPMP) PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5

WHEREAS, pursuant to Health and Safety Code section 34172, the Victor Valley Economic Development Authority is deemed dissolved; and

WHEREAS, pursuant to Resolution No. 12-002, the Board of Commissioners of the Victor Valley Economic Development Authority confirmed that the Victor Valley Economic Development Authority shall serve as the successor agency to the Victor Valley Economic Development Authority (the "Successor Agency"); and

WHEREAS, pursuant to Health and Safety Code section 34191.5, adopted as part of Assembly Bill 1484 which modified the Dissolution Bill, a successor agency is required to adopt a Long Range Property Management Plan that provides for the use and/or disposition of properties of VVEDA; and

WHEREAS, VVEDA, acting as the Successor Agency, has prepared and approved the Long Range Property Management Plan; and

WHEREAS, pursuant to Health and Safety Code section 34179(a), each Successor Agency shall have an Oversight Board (the "Oversight Board"); and

WHEREAS, pursuant to Health and Safety Code section 34191.5(b), the Long Range Property Management Plan shall be submitted to the Oversight Board and the Department of Finance for approval no later than six months following the receipt by the Successor Agency of a Finding of Completion; and

WHEREAS, the Oversight Board previously adopted the Long Range Property Management Plan at its meeting of November 13, 2013 pursuant to Resolution OB-VVEDA-13-004; and

WHEREAS, the Department of Finance has requested certain changes to the Long Range Property Management Plan relating to property value and zoning;

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE VICTOR VALLEY ECONOMIC DEVELOPMENT AUTHORITY DOES HEREBY FIND, RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. Recitals

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

Section 2. Approval of Revisions to the Long Rang Property Management Plan

In accordance with Health and Safety Code Section 34191.5, and based on the Recitals set forth above, the Oversight Board for the Successor Agency to the Victor Valley Economic Development Authority, hereby approves the revisions to the Long Range Property Management Plan as noted below:

APN	Estimated Current Value	Zoning
0459-211-08	$6,586.00	Single Family Residential / SCLA Specific Plan
0468-231-21	$3,293.00	Agricultural / SCLA Specific Plan

Section 3. Implementation

The Oversight Board hereby authorizes and directs the Successor Agency's Executive Director, or his or her designee, to: (1) submit the revisions to the Long Range Property Management Plan to the Department of Finance; and (2) to execute and deliver such documents and instruments and to do such things which may be necessary or proper to effectuate the purposes of this Resolution and to implement the Long Range Property Management Plan.

Section 4. CEQA

The Oversight Board, under Title 14 of the California Code of Regulations, Section 15378(b)(4), that this Resolution is exempt from the requirements of the California Environmental Quality Act ("CEQA") in that it is not a "project," but instead consists of the continuation of a governmental funding mechanism for potential future projects and programs, and does not commit funds to any specific project or program.

Section 5. Effective Date

This Resolution shall take effect five days after its adoption.

Section 6. Certification

The Oversight Board Secretary shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolutions of the Oversight Board; and shall make a minute of passage and adoption thereof in the records of the

proceedings of the Oversight Board, in the minutes of the meeting at which this Resolution is passed and adopted.

PASSED, APPROVED AND ADOPTED this 27th day of February, 2014, by the following vote:

AYES: D'Toole, Johnson, Hregerman, Lamoreaux, Metzler
NOES:
ABSENT: Robertson, Hardy
ABSTAIN:

Chairman of the Oversight Board for the Successor Agency of the Victor Valley Economic Development Authority

(SEAL)

ATTEST:

Secretary to the Successor Agency of the Victor Valley Economic Development Authority

VICTOR VALLEY SUCCESSOR AGENCY

TO THE FORMER VICTOR VALLEY ECONOMIC DEVELOPMENT AUTHORITY

LONG RANGE PROPERTY MANAGEMENT PLAN

CALIFORNIA Victor Valley

\ Victorville \ Hesperia \ Apple Valley \ Adelanto \ San Bernardino County

18374 Phantom Street
Victorville, CA 92394

LONG RANGE PROPERTY MANAGEMENT PLAN

Successor Agency to the former Victor Valley Economic Development Authority

INTRODUCTION

On June 27, 2012, Governor Brown signed into law Assembly Bill 1484 (AB 1484), a budget trailer bill that makes substantial changes to the redevelopment agency dissolution process implemented by Assembly Bill X1 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 redevelopment agency properties. This document is the Long Range Property Management Plan (LRPMP) for the Successor Agency to the former Victor Valley Economic Development Authority.

The LRPMP will serve to determine if the properties should be:

1. Retained for governmental use;
2. Retained for future development;
3. Sold; or
4. Retained to fulfill an enforceable obligation

REQUIREMENTS FOR APPROVAL OF A LONG RANGE PROPERTY MANAGEMENT PLAN

Prior to approval of a final LRPMP and subsequent disposition of real estate assets, the Successor Agency must comply with several requirements under AB 1484.

The guidelines under AB 1484 outline a 5-step process for the disposition of properties:

1. Due Diligence Reviews (DDR's)
   - Completed – September 20, 2012 (Housing Funds) and January 8, 2013 (Non-Housing Funds)
2. Remit all available cash assets to the County-Auditor Controller and taxing entities
   - Completed – No cash available to remit
3. DOF issues Finding of Completion
   - Completed – Issued on May 15, 2013
4. Develop and Approve LRPMP
   - Successor Agency Approval – Pending
   - Oversight Board Approval – Pending
   - DOF Approval – LRPMP must be submitted to DOF no later than November 15, 2013 (six months after the Finding of Completion)
5. Dispose of real estate assets in accordance with the LRPMP

SUMMARY OF PROPERTIES OWNED BY THE SUCCESSOR AGENCY

There are two properties currently owned by Victor Valley Successor Agency. They are both portions of parcels according to each property's recorded Grant Deed (Exhibit "A"). Further assessment indicates these properties to be undevelopable. Provided below is a list of the properties.

APN	Lot Size
0459-211-08	0.36 Acres
0468-231-21	0.18 Acres

These properties are described in greater detail in the "Inventory" Section. An aerial map is provided on the next page.

INVENTORY

Section 34191.5(c)(1) of the Health and Safety Code, which was added as part of AB 1484, requires that the Long Range Property Management Plan include an inventory of all properties held by the Successor Agency. For the Victor Valley Successor Agency, this includes the two parcels mentioned earlier in our summary of properties. As per the statute, each of these parcels is described separately.

0459-211-08 & 0468-231-21

Scale: 1" = 600'
09/25/2013

INVENTORY OF PROPERTIES

Victor Valley Successor Agency (Victor Valley Economic Development Authority

Property #1

PARCEL INFORMATION

Property Address:	N/A
Assessor Parcel No. (APN):	0459-211-08
Lot Size:	0.36 Acres
Property Type:	Vacant Land
Current Zoning:	Southern California Logistics Airport (SCLA) Specific Plan
Acquisition Date:	7/8/1996
Purpose of Acquisition:	Right-of-Way for Road Construction
Value at Acquisition:	Unknown, no records available

ESTIMATE OF CURRENT PROPERTY VALUE
(If available, any appraisal information)

Estimated Current Value:	Unknown
Proposed Sale Value:	Unknown
Proposed Sale Date:	Unknown
Note:	Due to the rough terrain and slope of this property, the cost to develop it would be significant

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES
(Plus any contractual requirements for the disposition of those funds)

Estimate of Lease/Rental/ Other:	None
Contractual Requirements for Use of Income/Revenue:	None

HISTORY OF ENVIRONMENTAL CONTAMINATON

Brownfield Status: The property is located within the boundaries of the former George Air Force Base (GAFB). The entire GAFB has been determined to be a Superfund site by the U.S. Environmental Protection Agency, although the status of this specific parcel is undetermined,

Studies Conducted: No records on this specific parcel.

Remediation Efforts: No records on this specific parcel.

POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT AND THE ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY.

Proposed Disposition: Due to the slope and terrain of this parcel, staff believes this property is economically unfeasible to develop and should be transferred to the Sothern California Logistics Airport Authority (SCLAA). Such transfer is consistent with the Victor Valley Economic Development Authority (VVEDA) Redevelopment Plan.

BRIEF HISTORY OF PREVIOUS DEVELOPMENT PROPOSALS AND ACTIVITY
(Including the rental or lease of property)

Acquisition: Staff has researched the acquisition of this property and due to the property being purchased in July 1996, staff has been unable to find many details. Staff has been able to locate a copy of the recorded Grant Deed dated July 8, 1996, recordation number 19960240112 with APN 459-211-03 (Exhibit "A"). Important to note in the Grant Deed is the Certificate of Acceptance, executed by the City of Victorville (not VVEDA) accepting said real property. So, staff researched City of Victorville's records from 1996 and found no mention of this transaction. There are no details of the amount paid for the property.

APN 459-211-03 was subdivided via the transfer, and the portion granted to VVEDA is now referenced as APN 459-211-08 (Exhibit "B"). Staff has researched the official records of the Victor Valley Economic Development Authority and has only been able to find Resolution No. 96-023 authorizing the Secretary to the VVEDA Commission to accept certain deeds and authorizing recordation of said deed (Exhibit "C"), and the official minutes for the meeting whereby this Resolution was adopted (Exhibit "D"). Please note that this Resolution was adopted October 9, 1996, months after this transaction took place. Staff spoke to the City of Victorville's Director of Public Works, Mr. Sean McGlade, who confirmed that the property was acquired for the construction of Phantom Road East. Mr. McGlade indicated that VVEDA was required to purchase the property because the previous owner had determined the remnant piece created as a result of the granting of a road easement for right-of-way was an "uneconomic remnant."

USE OR DISPOSITION OF PROPERTY

Property Option Selected:

1. <u>The retention of the property for governmental use</u>
2. The retention of the property for future development
3. The sale of the property
4. The use of the property to fulfill an enforceable obligation

The Successor Agency proposes to transfer the property to SCLAA for governmental use pursuant to Health and Safety Code 34181(a). Health and Safety Code 34181(a) reads "...the oversight board may instead direct the successor agency to transfer the ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset." The SCLAA is a joint powers authority consisting of the City of Victorville and the Victorville Water District whose purpose is to effectuate the reuse of the former GAFB. As such, the transfer of the remnant parcel acquired in connection with the construction of Phantom Road East to SCLAA is supported by the Health and Safety Code. Furthermore, please refer to Exhibit "E" of the VVEDA Redevelopment Plan (8th Amendment), Section 604 which indicates that the acquisition of property for right-of-way is a permitted use in the project area.

Finally, the Circulation Element of the City of Victorville's General Plan 2030, (Exhibit "F") calls for the ultimate widening of Phantom Road East from Air Expressway to Perimeter Road to a six-lane Super Arterial. Given the reuse plans for the former GAFB, the need to widen Phantom Road East, using the subject parcel, is very likely. Therefore the transfer for this odd shaped parcel to SCLAA for the future purpose of such road widening is supported by the written record.

The property is located on the former GAFB and the surrounding parcels have already been transferred to SCLAA from the Air Force. The remnant piece can then be combined with SCLAA's neighboring parcel and ultimately used to accomplish the goals set forth in the VVEDA Redevelopment Plan. Such future uses could include road widening and an interchange for the High Desert Corridor.