Town of Yucca Valley
Successor Agency

Long Range Property Management Plan

September 3, 2013

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Subject: Long Range Property Management Plan (LRPMP)

Honorable Chair and Members of the Successor Agency:

The California Legislature introduced and the Governor signed Assembly Bill 1484 ("AB 1484") into law on June 27, 2012 to address issues and ambiguities arising from the implementation of Assembly Bill x1 26 ("ABx1 26"). AB 1484 not only provides clarification but also imposes several new obligations on both successor agencies and oversight boards.

AB 1484 also added Section 34191.5 to the Health and Safety Code which requires a Successor Agency to prepare a long-range property management plan that identifies all Successor Agency real estate assets along with their proposed disposition. Specifically, AB 1484 requires the report contain information for each parcel:

1. The date of acquisition of the parcel, the value of the property at the time of acquisition, and the purpose for which the property was acquired;
2. Parcel data including address, lot size and current zoning;
3. An estimate of the current value of the property (including any appraisal information, if available);
4. An estimate of any lease, rental or other revenue generated by the property along with a description of the contract terms;
5. A history of any environmental contamination (including designation as a Brownfield site), any related environmental studies, and history of any remedial actions taken;
6. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency;
7. A description of previous development proposals, including rental or lease property.

In addition to the information required by AB 1484, we have included staff's recommendations regarding the disposition of each property (i.e.: retain, sell, etc.).

Attached is the Town of Yucca Valley's Long Range Property Management Plan listing all Agency properties, which is being transmitted for the Oversight Board's review and approval, along with this letter.

Sincerely,

Curtis Yakimow
Director of Administrative Services

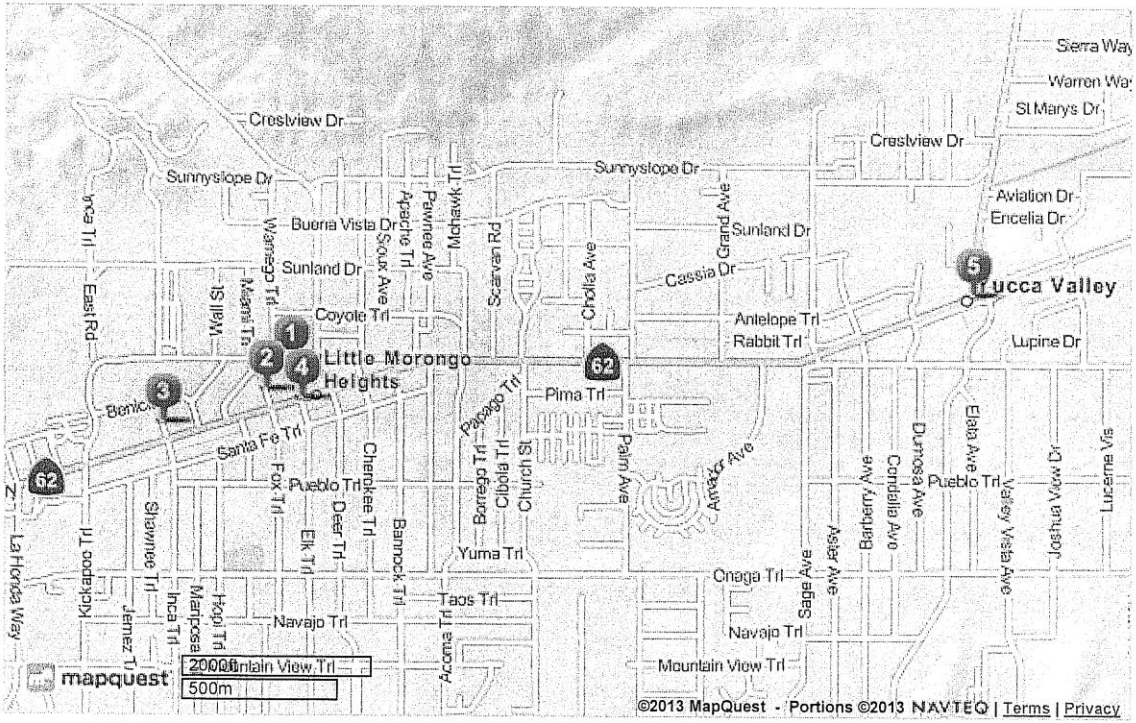
Town of Yucca Valley Successor Agency
Long Range Property Management Plan

VICINITY MAP INDEX AND SUMMARY OF RECOMMENDATIONS

Map Ref	Assessor Parcel Number	Address	Estimated Current Value	Recommended Disposition
1	0586-322-04	7313 Elk Trail	$99,612	Retain for Government Use pursuant to Subdivision (a) of Section 34181.
	0586-322-05	7305 Elk Trail		
2	0586-321-11	7325 Fox Trail	$286,820	Retain for Government Use pursuant to Subdivision (a) of Section 34181.
	0586-321-12	7315 Fox Trail		
	0586-321-13	7302 Fox Trail		
	0586-321-14	7312 Fox Trail		
	0586-321-15	7346 Fox Trail		
3	0586-101-08	55460 29 Palms Hwy	$165,950	Retain for Government Use pursuant to Subdivision (a) of Section 34181.
	0586-101-09	7350 Inca Trail		
4	0586-321-01	Elk Trail @ 29 Palms Hwy	$102,000	Retain for Government Use pursuant to Subdivision (a) of Section 34181.
	0586-321-02	Elk Trail @ 29 Palms Hwy		
	0586-321-16	55786 Elk Trail		
	0586-321-17	7635 Elk Trail		
5	0595-162-08	29 Palms Hwy	$450,000	Retain for Government Use pursuant to Subdivision (a) of Section 34181.
	0595-162-09	57271 29 Palms Hwy.		
		Total Estimated Current Value	**$1,104,382**	

Town of Yucca Valley Successor Agency
Long Range Property Management Plan

VICINITY MAP



Background Information

• Map Reference	1
• Address	7313 & 7305 Elk Trail
• Assessor Parcel Number(s)	0586-322-04 & 05
• Current Zoning	Old Town Mixed Use
• Current Use	Vacant
• Original Seller	Lester J Rooks and Ruth Marie Rooks
• Original Appraised Value	$126,092
• Purchase Price	$126,092
• Primary and Supplemental Funding Sources	RDA Bond Funds
• <u>Property History</u> N/A	

Parcel Information

• Land Description	
Lot Size	.72 acres (combined)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	N/A
Construction Type	N/A
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	N/A

Agency Revenue	
Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's annual rent/lease income.	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

Environmental	
• Have any environmental tests or assessments been performed on the property?	No
• If Yes, describe the work performed and dates (i.e.: Phase 1, Phase 2, borings, etc.)	N/A
• If Yes, describe the current environmental condition of the site.	N/A
• Has the property been designated as a "Brownfield" site?	No
• If No, would the property qualify for such a Brownfield designation?	No
• Describe any remediation work performed on the property.	N/A

Previous Development Proposals	
• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property was acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for the realignment of SR 62.

Estimate of Current Property Value

- **Fair Market Value Appraisal**
  A market analysis was done by Capital Realty Analysts, La Quinta, and sent to the Town on August 12, 2009. The appraisal determined the value of both parcels to be $126,092 (using the formula of 31,523 sq. ft x $4.00 PSF = $126,092).

  Sales Comparison

  N/A

  Income Capitalization Analysis

  N/A

- **Estimated Current Value**

  $99,612. Value estimated utilizing the purchase price discounted by 21%, representing the change in assessed value in the Yucca Valley Redevelopment Agency Plan Area as provided by the San Bernardino County Assessor's Office, from the time of purchase until 2013.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	Property was acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for the realignment of SR 62.
• Recommended action:	Retain for Government Use pursuant to Subdivision (a) of Section 34181.

Town of Yucca Valley Successor Agency
Long Range Property Management Plan

Background Information	
• Map Reference	2
• Address	7325, 7315, 7302, 7312, 7346 Fox Trail
• Assessor Parcel Number(s)	0586-321-11, 12, 13, 14, 15
• Current Zoning	Industrial
• Current Use	Parcels 11 – 14: Vacant Land Parcel 15: Unoccupied combined SFR & light industrial bldg (to be demolished)
• Original Seller	David Frank Grimmett
• Original Appraised Value	$500,000
• Purchase Price	$500,000
• Primary and Supplemental Funding Sources	RDA Bond Funds
• <u>Property History</u> N/A	

Parcel Information	
• Land Description	
Lot Size	2.45 acres (all parcels combined)
Topography	Level
Known Drainage Issues	No
Known Ground Stability Issues	No
• Building Description	
No. of Buildings	2 (on Parcel 15)
Building Area	Approx. 2,700 sf
Construction Type	SFR: wood frame Industrial Bldg: concrete block, steel sided
Year Built	Between 9/6/07 – 2/27/09
Improvement Date	N/A
Vehicle Parking	N/A

Agency Revenue	
Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's annual rent/lease income.	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

Environmental	
• Have any environmental tests or assessments been performed on the property?	No
• If Yes, describe the work performed and dates (i.e.: Phase 1, Phase 2, borings, etc.)	N/A
• If Yes, describe the current environmental condition of the site.	N/A
• Has the property been designated as a "Brownfield" site?	No
• If No, would the property qualify for such a Brownfield designation?	No
• Describe any remediation work performed on the property.	N/A

Previous Development Proposals	
• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property was acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for the realignment of SR 62.

Estimate of Current Property Value

- **Fair Market Value Appraisal**
  An appraisal was done by Capital Realty Analysts and sent to the Town on March 7, 2009. The appraisal established a fair market value of $458,000 for the five parcels.

  Sales Comparison

  N/A

  Income Capitalization Analysis

  N/A

- **Estimated Current Value**

  $286,820. Value estimated utilizing the purchase price discounted by 21%, representing the change in assessed value in the Yucca Valley Redevelopment Agency Plan Area as provided by the San Bernardino County Assessor's Office from the time of purchase to 2013. An additional $75,000 reduction in value is associated with the anticipated costs of demolition necessary for the existing structures on site.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	Property was acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for the realignment of SR 62.
• Recommended action:	Retain for Government Use pursuant to Subdivision (a) of Section 34181.

Town of Yucca Valley Successor Agency
Long Range Property Management Plan

Background Information

• Map Reference	3
• Address	Parcel 08: 55460 29 Palms Hwy Parcel 09: 7350 Inca Trail
• Assessor Parcel Number(s)	0586-101-08, 09
• Current Zoning	Old Town Highway
• Current Use	Vacant
• Original Seller	Yucca Valley Commercial Building, LLC
• Original Appraised Value	$305,000
• Purchase Price	$305,000
• Primary and Supplemental Funding Sources	RDA Bond Funds
• Property History N/A	

Parcel Information

• Land Description	
Lot Size	20,915 sq ft (combined)
Topography	Level
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	2
Building Area	1) 3,843 sq ft vacant commercial auto service building 2) 1,212 sq ft storage building
Construction Type	1) Wood frame, concrete block 2) Metal storage building
Year Built	N/A
Improvement Date	N/A
Vehicle Parking	Yes, 10 parking spaces

Agency Revenue	
Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's annual rent/lease income.	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

Environmental	
• Have any environmental tests or assessments been performed on the property?	Yes
• If Yes, describe the work performed and dates (i.e.: Phase 1, Phase 2, borings, etc.)	Phase 1
• If Yes, describe the current environmental condition of the site.	Phase 1 - Cleared
• Has the property been designated as a "Brownfield" site?	No
• If No, would the property qualify for such a Brownfield designation?	No
• Describe any remediation work performed on the property.	

Previous Development Proposals	
• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project One Five-Year Implementation Plan. Property was purchased to assist in the future relocation of the Hi Desert Nature Museum and the Yucca Valley Branch of the San Bernardino County Library.

Estimate of Current Property Value

- **Fair Market Value Appraisal**
  A market analysis was done by Capital Realty Analysts, La Quinta, and sent to the Town on September 18, 2009. The appraisal determined the value of both parcels to be $305,000.

  Sales Comparison

  N/A

  Income Capitalization Analysis

  N/A

- **Estimated Current Value**

  $165,950. Value estimated utilizing the purchase price discounted by 21%, representing the change in assessed value in the Yucca Valley Redevelopment Agency Plan Area as provided by the San Bernardino County Assessor's Office, from the time of purchase until 2013. An additional reduction in value of $75,000 is associated with the anticipated demotion costs necessary for the existing structures on the site.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	Property acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project One Five-Year Implementation Plan. Property was purchased to assist in the future relocation of the Hi Desert Nature Museum and the Yucca Valley Branch of the San Bernardino County Library. In accordance with the Plan, the development of these public facilities will assist in creating a focal point for the area.
• Recommended action:	Retain for Government Use pursuant to Subdivision (a) of Section 34181.

Background Information

• Map Reference	4
• Address	Parcels 01 & 02: Elk Trail @ 29 Palms Hwy Parcel 16: 55786 Elk Trail Parcel 17: 7635 Elk Trail
• Assessor Parcel Number(s)	0586-321-01, 02, 16, 17
• Current Zoning	Old Town Mixed Use
• Current Use	Parcels 01 & 02: Vacant Land Parcel 16 & 17: Unoccupied combined SFR & light industrial bldg
• Original Seller	High Desert Homes, INC
• Original Appraised Value	$201,000
• Purchase Price	$201,000
• Primary and Supplemental Funding Sources	RDA Bond Funds
• Property History N/A	

Parcel Information

• Land Description	
Lot Size	32,160 sq ft (all parcels combined)
Topography	Level
Known Drainage Issues	No
Known Ground Stability Issues	No
• Building Description	
No. of Buildings	2 (on Parcels 16 & 17)
Building Area	Approx. 1,430 sf (combined)
Construction Type	Wood frame
Year Built	Unknown
Improvement Date	N/A
Vehicle Parking	N/A

Agency Revenue	
Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's annual rent/lease income.	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

Environmental	
• Have any environmental tests or assessments been performed on the property?	No
• If Yes, describe the work performed and dates (i.e.: Phase 1, Phase 2, borings, etc.)	N/A
• If Yes, describe the current environmental condition of the site.	N/A
• Has the property been designated as a "Brownfield" site?	No
• If No, would the property qualify for such a Brownfield designation?	No
• Describe any remediation work performed on the property.	N/A

Previous Development Proposals	
• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project One Five-Year Implementation Plan. Property was purchased to assist in the future relocation of the Hi Desert Nature Museum and the Yucca Valley Branch of the San Bernardino County Library.

Estimate of Current Property Value

- **Fair Market Value Appraisal**
  An appraisal was done by Capital Realty Analysts and sent to the Town on January 10, 2006. The appraisal established a fair market value of $200,000 for the four parcels.

  Sales Comparison

  N/A

  Income Capitalization Analysis

  N/A

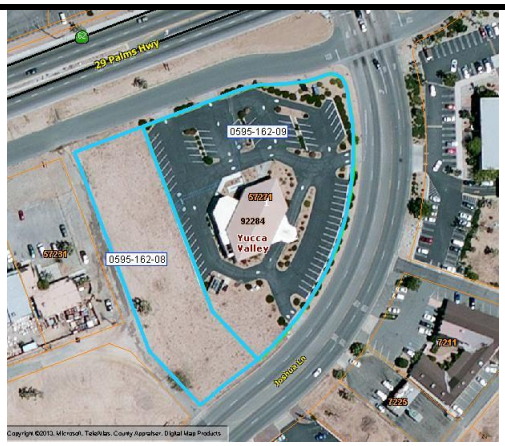
- **Estimated Current Value**

  $102,000. Value estimated utilizing the purchase price discounted by 49%, representing the change in assessed value in the Yucca Valley Redevelopment Agency Plan Area as provided by the San Bernardino County Assessor's Office, from the time of purchase until 2013.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	Property acquired in support of the Old Town Specific Plan, as well as the approved Yucca Valley Redevelopment Agency Project One Five-Year Implementation Plan. Property was purchased to assist in the future relocation of the Hi Desert Nature Museum and the Yucca Valley Branch of the San Bernardino County Library. In accordance with the Plan, the development of these public facilities will assist in creating a focal point for the area.
• Recommended action:	Retain for Government Use pursuant to Subdivision (a) of Section 34181.

Town of Yucca Valley Successor Agency
Long Range Property Management Plan



Background Information

• Map Reference	5
• Address	57271 Twentynine Palms Hwy.
• Assessor Parcel Number(s)	0595-162-08, 09
• Current Zoning	General Commercial
• Current Use	Parcel 08: 37,600 sq ft vacant land Parcel 09: 7,322 sq ft. building Building currently used as an ancillary municipal purposes facility. Property utilized as a venue for occasional public events as requested.
• Original Seller	PFF Bank and Trust Properties
• Original Appraised Value	$1,630,000
• Purchase Price	$1,630,000
• Primary and Supplemental Funding Sources	Fund 930 (RDA Capital Projects)
• <u>Property History</u> Property was initially constructed and used as a regional bank.	

Parcel Information

• Land Description	
Lot Size	113,394 sq ft (combined)
Topography	Sloping above street grade
Known Drainage Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	7,322 sq ft single bank building
Construction Type	Wood frame, stucco exterior, metal roof
Year Built	1970
Improvement Date	Multiple dates
Vehicle Parking	Yes, 70 parking spaces

Agency Revenue	
Is Agency receiving lease or rental income for the private use of the property?	No
If Yes, indicate amount of Agency's annual rent/lease income.	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

Environmental	
• Have any environmental tests or assessments been performed on the property?	No
• If Yes, describe the work performed and dates (i.e.: Phase 1, Phase 2, borings, etc.)	N/A
• If Yes, describe the current environmental condition of the site.	N/A
• Has the property been designated as a "Brownfield" site?	No
• If No, would the property qualify for such a Brownfield designation?	No
• Describe any remediation work performed on the property.	N/A

Previous Development Proposals	
• Describe any previously proposed or solicited development plans for the property, including any short-term and/or long-term lease/rental arrangements.	Property was acquired in support of the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for additional public and/or municipal service facilities.

Estimate of Current Property Value

- **Fair Market Value Appraisal**
  A market analysis was done by Capital Realty Analysts, La Quinta, and sent to the Town on July 17, 2009. The appraisal determined the value of both parcels to be $1,600,000.

  Sales Comparison

  N/A

  Income Capitalization Analysis

  N/A

- **Estimated Current Value**

  $450,000. Value estimated utilizing the purchase price discounted by 21%, representing the change in assessed value in the Yucca Valley Redevelopment Agency Plan Area as provided by the San Bernardino County Assessor's Office, from the time of purchase until 2013. Estimated current value also reduced by an additional $750,000 representing the cost associated with necessary ADA compliance issues as well as the pending connection fees associated with the regional wastewater treatment plant scheduled for 2016, per the Colorado River Basin Water Quality Control Board's order.

Reuse Assessment and Recommended Action

• Describe the property's potential for transit-oriented development.	None
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	Property was acquired in support of the approved Yucca Valley Redevelopment Agency Project Area One Five-Year Implementation Plan. Property was purchased after the Agency initiated the evaluation of specific parcels necessary for public facilities.
• Recommended action:	Retain for Government Use pursuant to Subdivision (a) of Section 34181.

RESOLUTION NO. OB 13-05

A RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED YUCCA VALLEY REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, the Oversight Board to the Successor Agency to the dissolved Yucca Valley Redevelopment Agency (the "Oversight Board") has been appointed pursuant to the provisions of Health & Safety Code Section 34179 to direct the Town of Yucca Valley, in its capacity as "Successor Agency," to take certain actions to wind down the affairs of the former Yucca Valley Redevelopment Agency in accordance with the requirements of Assembly Bill 26, also known as Chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and 1.85 of Division 24 of the California Health and Safety Code ("ABX1 26"); and

WHEREAS, pursuant to Assembly Bill 1484 and California Health & Safety Code section 34191.5, each Successor Agency shall have completed a Long Range Property Management Plan (LRPMP) governing the disposition and use of the former Agency owned properties; and

WHEREAS, California Health and Safety Code Section 34191.5(b) states that the "successor agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the 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." ; and

WHEREAS, the Successor Agency to the former Yucca Valley Redevelopment Agency (Successor Agency) received it's Finding of Completion on March 13, 2013.

NOW THEREFORE, THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE DISSOLVED YUCCA VALLEY REDEVELOPMENT AGENCY DOES HEREBY RESOLVE, AS FOLLOWS:

SECTION 1. The Oversight Board reviewed and allowed for public comment on the Long Range Property Management Plan at its meeting on September 12, 2013.

SECTION 2. The Oversight Board approved the Long Range Property Management Plan at its meeting on September 12, 2013.

SECTION 3. The Oversight Board directs that the Long Range Property Management Plan be forwarded to the California Department of Finance.

APPROVED AND ADOPTED this 12th day of September, 2013

CHAIR, OVERSIGHT BOARD

ATTEST:

SECRETARY, OVERSIGHT BOARD