

**RESOLUTION NO. FOB 2013-02**

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

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), the City of Fontana became the successor agency to the former Fontana Redevelopment Agency ("Successor Agency"); and

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

**WHEREAS**, the Oversight Board for the Successor Agency ("Oversight Board") was established pursuant to Health and Safety Code Section 34179(a); 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") addressing the future disposition and use of all real property of the former Fontana 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 Oversight Board and the State of California Department of Finance for review and approval no later than six months following the issuance to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the Successor Agency prepared a Property Management Plan containing all of the information required by Health and Safety Code Section 34191.5; and

**WHEREAS**, the Successor Agency approved the Property Management Plan at its regularly scheduled meeting on May 28, 2013; and

**WHEREAS**, the Successor Agency has submitted the Property Management Plan to the Oversight Board for approval;

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

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

**Resolution No. FOB 2013-02**

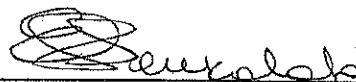
**Section 2. CEQA Compliance.** The approval of the Property Management Plan through this Resolution does not commit the Oversight Board to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act ("CEQA"). The Oversight Board Secretary is authorized and directed to file a Notice of Exemption in accordance with CEQA with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

**Section 3. Approval of Property Management Plan.** The Oversight Board hereby approves the Property Management Plan.

**Section 4. Transmittal of Property Management Plan.** The Oversight Board Chairperson and the Successor Agency are 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 State of California Department of Finance for review and approval and posting the Property Management Plan on the Successor Agency's website.

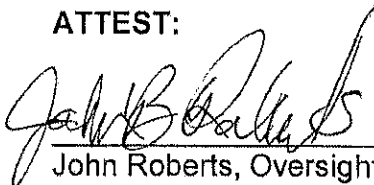
**Section 5. Effectiveness.** This Resolution shall take effect immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Oversight Board for the Successor Agency to the Fontana Redevelopment Agency on the 14th day of June, 2013.



\_\_\_\_\_  
Evelyne Ssenkoloto, Chairperson  
Oversight Board of Successor Agency  
to the Fontana Redevelopment Agency

**ATTEST:**



\_\_\_\_\_  
John Roberts, Oversight Board Secretary  
Oversight Board of the Successor Agency  
to the Fontana Redevelopment Agency

**Resolution No. FOB 2013-02**

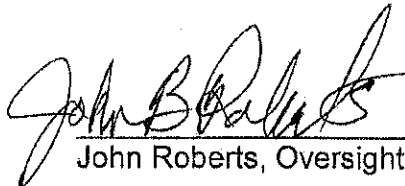
I, John Roberts, acting as the Secretary of the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency at a regular meeting on the 14<sup>th</sup> day of June, 2013, by the following vote to-wit:

**AYES:** Chairperson Ssenkoloto, Vice-Chair Warren, OSB Members Bishop, Brann, Killian, Mancha and Roberts

**NOES:** None.

**ABSENT:** None.

**ABSTAIN:** None.

A handwritten signature in black ink, appearing to read "John Roberts", written over a horizontal line.

John Roberts, Oversight Board Secretary

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# LONG-RANGE PROPERTY MANAGEMENT PLAN



Successor Agency  
to the Fontana Redevelopment Agency

**May 30, 2013**

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## INTRODUCTION

Assembly Bill (“AB”) 1484, enacted in June of 2012, requires all successor agencies for former redevelopment agencies that owned property as of the time of redevelopment dissolution in 2011 to 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 next section.

This is the Long Range Property Management Plan for the Successor Agency to the Fontana Redevelopment Agency (“Successor Agency”).

## EXECUTIVE SUMMARY

The former Fontana Redevelopment Agency (“Agency”) is the owner of record on the title for 113 properties in Fontana. The majority of these properties are public buildings and other public facilities (such as the Community Services building, two elementary schools, public parks and the Delhi Sands Flower-Loving Fly Habitat) that are proposed to be transferred to the City or other governmental agencies to continue the existing governmental use serving the community.

Seventeen (17) properties are designated for sale pursuant to current legal requirements. Seven 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. Finally, two (2) properties are proposed to be held to fulfill enforceable obligations. The table below provides a summary of all PMP property categories:

<b>Fontana Successor Agency</b>	
<b><i>Summary of Property Disposition Categories</i></b>	
<b>Permissible Use under AB 1484</b>	<b># of Properties</b>
Governmental Use Parcels	87
Sale of Property	17
Fulfill Enforceable Obligation	2
Future Development	<u>7</u>
<b>Total</b>	<b>113</b>



## 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 the submittal of the PMP to 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.**



## Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan

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 – FORMER RDA PROPERTIES**

The former Fontana Redevelopment Agency owned 113 properties at dissolution. The properties are grouped into property sites with specific property numbers shown in the Property Inventory that correspond to the property numbers previously reported to DOF in asset transfer forms. These property sites are organized by “Permissible Uses” under AB 1484 and a detailed description of the properties is provided below.

The Property Inventory Data table (Attachment 1) utilizes the DOF-created database that provides a matrix of all of the information required pursuant to Health and Safety Code Section 34191.5(c) (part of AB 1484).

It is important to note the following in reviewing the PMP:

- Estimates of current value of property were determined pursuant to an existing appraisal or utilizing the methodology contained in Attachment 2 to this PMP; and
- Data contained in the “Value at Time of Purchase” column in the Property Inventory Data table includes all available information obtained resulting from comprehensive title research and staff’s best efforts to locate the information. In many cases, this information was not available and is noted accordingly.



## **Retention of Properties for Governmental Use**

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All properties listed below are proposed to be transferred to the City of Fontana pursuant to Health and Safety Code Section 34181 (a) that allows properties of a former redevelopment agency to be transferred to a public jurisdiction (in this case, the City of Fontana), with the exception of the 2 school sites listed below in this section of the PMP (i.e., Shadow Hills Elementary and Oak Park Elementary schools). A description of all properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all properties listed under “Retention of Properties for Governmental Use”:

- **Date of Estimated Current Value:** May 2013.
- **Purpose of Acquisition:** to provide for needed public buildings, facilities and open space in the City of Fontana. Remnant parcels resulting from public improvement projects were also acquired and maintained by the former Agency as these properties have little to no value due to their small size, irregular shape and unusual location.
- **Estimate of Income Revenue:** No income revenue.
- **Contractual Requirements for Use of Income/Revenue:** Not applicable due to no income revenue.
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not applicable.
- **Description of Property’s Potential for Transit Oriented Development:** None/not applicable.
- **History of Previous Development Proposals:** None with the exception of the Sports Park and Central Park properties, as described later in this section.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1 for each property under the “Retention for Governmental Use” category.



### HUMAN RESOURCES BUILDING AND PARKING LOT (PROPERTIES 105 AND 106)

<b>Address:</b>	8491 Sierra Highway and 16948 Arrow, Fontana
<b>APN:</b>	19204101 and 19204103
<b>Lot Size:</b>	0.43 and 0.50 acres, respectively
<b>Acquisition Date:</b>	10/24/2001
<b>Value at Time of Purchase:</b>	\$1,050,000
<b>Property Type (DOF Category)</b>	Public Building
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Current Zoning:</b>	P-PF Public Facilities
<b>Estimated Current Value:</b>	\$838,589
<b>Advancement of Planning Objectives:</b>	City's General Plan goal of preserving the civic center campus as "a multi-use community focal point, providing civic, educational, entertainment and cultural uses."

The building was constructed for, and is currently being used as, the City's Human Resources Department offices. This site also includes an adjacent parking lot for the building.





### COMMUNITY SERVICES BUILDING (PROPERTY 46)

**Address:** 16860 Valencia, Fontana  
**APN:** 19127437  
**Lot Size:** 0.25 acres  
**Acquisition Date:** 4/11/2006  
**Value at Time of Purchase:** \$1,425,067  
**Property Type (DOF Category)** Public Building  
**Property Type (City Proposed)** Transfer to City for Public Purpose  
**Current Zoning:** P-PF Public Facilities  
**Estimated Current Value:** \$2,041,968  
**Advancement of Planning Objectives:** City's General Plan goal of preserving the civic center campus as ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."

This building was constructed for, and is currently being used as, the City's Community Services Department offices.





Successor Agency to the Fontana Redevelopment Agency  
Long-Range Property Management Plan

**FONTANA COMMUNITY SENIOR CENTER (PROPERTY 90)**

<b>Address:</b>	16710 Ceres, Fontana
<b>APN:</b>	19129127
<b>Lot Size:</b>	2.05 acres
<b>Acquisition Date:</b>	1/232008
<b>Value at Time of Purchase:</b>	N/A
<b>Property Type (DOF Category)</b>	Public Building
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Estimated Current Value:</b>	\$4,344,500
<b>Advancement of Planning Objectives:</b>	City's General Plan goal of preserving the civic center campus as ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."

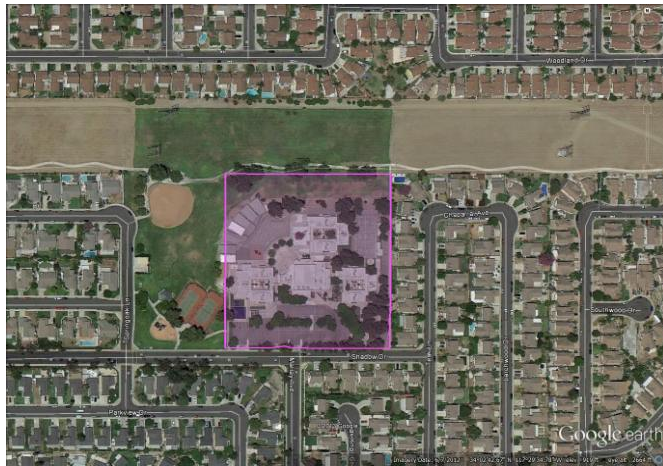
This building was constructed for, and is currently being used as, the City's Community Senior Center.



### SHADOW HILLS ELEMENTARY SCHOOL (PROPERTY 62)

**Address:** 14300 Shadow, Fontana  
**APN:** 23621147  
**Lot Size:** 6.0 acres  
**Acquisition Date:** 6/2/1989  
**Value at Time of Purchase:** N/A  
**Property Type (DOF Category)** Public Building  
**Property Type (City Proposed)** Properties for Schools  
**Current Zoning:** Southridge Village Specific Plan  
**Estimated Current Value:** \$0  
**Advancement of Planning Objectives:** Ensuring City's General Plan goal of "high quality schools with adequate physical capacity are provided in all areas of our City"

This school was constructed on property owned by the former Agency and title had not yet transferred to the Fontana Unified School District. Due to the zoning and current use, the estimated current value of the property is \$0 as selling the property is not feasible. The City proposes to transfer title of the property to the School District.



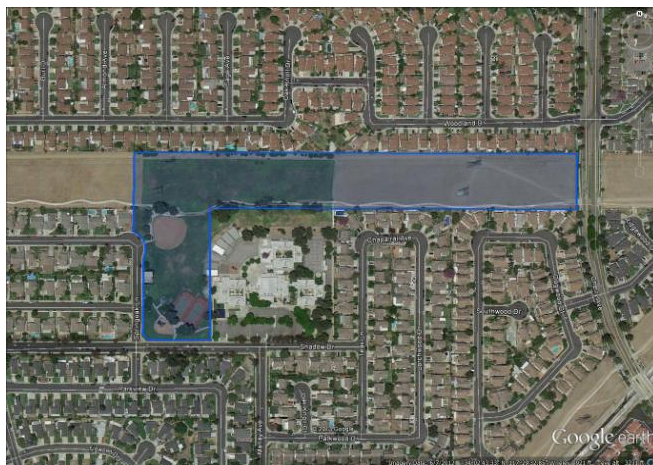
SHADOW PARK (PROPERTIES 61 AND 64)

Second Batch - Docs

**Address:** 14300 Shadow, Fontana  
**APN:** 23621145 and 23621146  
**Lot Size:** 5.89 and 6.54 acres (respectively)  
**Acquisition Date:** 7/19/1983  
**Value at Time of Purchase:** N/A  
**Property Type (DOF Category)** Park (23621145) and Vacant Lot/Land (23621146)  
**Property Type (City Proposed)** Transfer to City for Public Purpose  
**Current Zoning:** Southridge Village Specific Plan  
**Estimated Current Value:** \$0  
**Advancement of Planning Objectives:** Ensuring City's General Plan goals of:

- "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City"
- "Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City"
- "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"

This park is immediately adjacent Shadow Park Elementary School and is currently used as a neighborhood park. Future park expansion is planned for the vacant parcel (23621146). Due to the zoning and current use, the estimated current value of the property is \$0 as selling the property is not feasible.





### OAK PARK ELEMENTARY SCHOOL (PROPERTY 81)

<b>Address:</b>	14200 Live Oak, Fontana
<b>APN:</b>	23622539
<b>Lot Size:</b>	6.0 acres
<b>Acquisition Date:</b>	6/2/1989
<b>Value at Time of Purchase:</b>	\$70,359
<b>Property Type (DOF Category)</b>	Public Building
<b>Property Type (City Proposed)</b>	Properties for Schools
<b>Current Zoning:</b>	Southridge Village Specific Plan
<b>Estimated Current Value:</b>	\$0
<b>Advancement of Planning Objectives:</b>	Ensuring City's General Plan goal of "high quality schools with adequate physical capacity are provided in all areas of our City"

This school was constructed on property owned by the former Agency and title had not yet transferred to the Fontana Unified School District. The current value of the school is estimated at \$0 due to the fact that the school is currently being used and cannot be sold. The City proposes to transfer title of the property to the School District.



**ART DEPOT, ROSE GARDEN AND PARKING LOT (PROPERTY 42)**

**Address:** 16822 Spring, Fontana  
**APN:** 19116126  
**Lot Size:** 1.21 acres  
**Acquisition Date:** 8/31/2004  
**Value at Time of Purchase:** \$272,153  
**Property Type (DOF Category)** Public Building  
**Property Type (City Proposed)** Transfer to City for Public Purpose  
**Current Zoning:** P-PF Public Facilities  
**Estimated Current Value:** \$0  
**Advancement of Planning Objectives:** City's General Plan goal of preserving the civic center campus as ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."

This property is a historic building that is currently used as a public facility. The Fontana Art Depot is located in the historic structure on the property. The property also includes a rose garden public space and a public parking lot for these uses. The current zoning and status as a public facility with a unique existing use eliminates the ability to estimate a true "market" value.



PROPOSED CENTRAL PARK (PROPERTIES 39, 40, AND 41)

Second Batch - Docs

<b>Address:</b>	8320 and 8334 Cypress, Fontana
<b>APN:</b>	19107150, 19107152 & 19107154
<b>Lot Size:</b>	0.22, 1.12 & 3.42 acres (respectively)
<b>Acquisition Date:</b>	7/01/2009, 7/14/2009 & 7/2/2009 (respectively)
<b>Value at Time of Purchase:</b>	\$3,310,000
<b>Property Type (DOF Category)</b>	Vacant Lot/Land
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Current Zoning:</b>	R-2, Medium Density Residential
<b>Estimated Current Value:</b>	\$1,116,304
<b>Advancement of Planning Objectives:</b>	Ensuring City's General Plan goals of:

- "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City"
- "Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City"
- "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"

**The Central Park project was an identified redevelopment plan project as of 2008 and is listed in the former Redevelopment Agency's 2009-2014 Five-Year Implementation Plan** (excerpt from the Implementation Plan identifying this project is included as Attachment 3 to the PMP). The former Agency acquired the property and commissioned plans for the construction of the Park.

The property is located in the City's core, which will serve to expand recreational opportunities for residents in the central part of the City. The Successor Agency proposes to transfer the property to the City and complete the Central Park project.





PROPOSED SPORTS PARK SITE  
(PROPERTIES NO. 1-5, 7-19, 23-28, 91, 94-98, AND 102)

First Batch - Docs  
210 Sports Park

<b>Address:</b>	(See Property Inventory Data in Attachment 1)
<b>APN:</b>	(See Property Inventory Data in Attachment 1)
<b>Lot Size:</b>	(See Property Inventory Data in Attachment 1)
<b>Acquisition Date:</b>	(See Property Inventory Data in Attachment 1)
<b>Value at Time of Purchase:</b>	(See Property Inventory Data in Attachment 1)
<b>Property Type (DOF Category)</b>	Vacant Lot/Land
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Current Zoning:</b>	P-PF Public Facilities
<b>Estimated Current Value:</b>	\$6,189,446
<b>Advancement of Planning Objectives:</b>	Ensuring City's General Plan goals of:

- “Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City”
- “Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City”

**Note - Due to the large number of properties contained in this sub-category of properties to be transferred under governmental use, the Property Inventory Data in Attachment 1 has been referenced for specific information on address, apn, lot size, acquisition dates and value at time of acquisition.**

These properties are located in the North Fontana Redevelopment Project Area. The Redevelopment Plan for the North Fontana Project Area specifically lists park projects as needed public improvements in this project area. **More specifically, page 17 of the Redevelopment Plan lists “public park site ..... to be located in accordance with specific plans for development”** (a copy of this page of the Redevelopment Plan is attached to the PMP as Attachment 4). Additionally, page 36 of the current 2009-2014 Five-Year Implementation Plan also includes the 20 acre Sports Park as a redevelopment plan project to alleviate blighting conditions (this page from the Implementation Plan is included as Attachment 5).

Over the last several years, the former Fontana Redevelopment Agency acquired properties for the development of the proposed 210 Sports Park, a 20-acre adult-oriented pay-to-play softball complex which will be located adjacent to the Interstate 210 Freeway Corridor.

The former Agency had completed many steps in the process to develop the park, including the preparation of plans and holding community meetings. The City of Fontana owns the single parcel of the two-block site not owned by the former Fontana Redevelopment Agency.



# Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan





**PARK SPACE IN SOUTHERN CALIFORNIA EDISON EASEMENT  
(PROPERTIES 66 AND 67)**

<b>Address:</b>	No situs address
<b>APN:</b>	19340116 & 19340117
<b>Lot Size:</b>	11.88 & 6.11 acres (respectively)
<b>Acquisition Date:</b>	11/20/1987 & 11/20/1987 (respectively)
<b>Value at Time of Purchase:</b>	\$411,778
<b>Property Type (DOF Category)</b>	Park
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Current Zoning:</b>	Southridge Specific Plan
<b>Estimated Current Value:</b>	\$0
<b>Advancement of Planning Objectives:</b>	Ensuring City's General Plan goal of "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"

These properties are located directly under high tension wires in a Southern California Edison easement. The properties are currently utilized as neighborhood parks and are in close proximity to residential neighborhoods, foothills and open space. The Successor Agency proposes to transfer the properties to the City to continue the current use.



### CHAPARRAL PARK (PROPERTIES 70, 71, AND 115)

<b>Address:</b>	<i>No situs address</i>
<b>APN:</b>	<i>23651162, 23651161, &amp; 23651258</i>
<b>Lot Size:</b>	<i>5.97, 2.01, &amp; 0.60 acres (respectively)</i>
<b>Acquisition Date:</b>	<i>7/19/1983</i>
<b>Value at Time of Purchase:</b>	<i>\$928,856</i>
<b>Property Type (DOF Category)</b>	<i>Park</i>
<b>Property Type (City Proposed)</b>	<i>Transfer to City for Public Purpose</i>
<b>Current Zoning:</b>	<i>Southridge Specific Plan</i>
<b>Estimated Current Value:</b>	<i>\$0</i>
<b>Advancement of Planning Objectives:</b>	<i>Ensuring City's General Plan goals of:</i>

- *“Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City”*
- *“Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City”*
- *“Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City”*

This is an existing, improved neighborhood park immediately adjacent to Chaparral Elementary School. The estimated current value is \$0 based upon the zoning and close proximity to the existing school.



**VETERANS PARK WEST PUBLIC PARKING LOTS  
(PROPERTIES 50, 51, 52, AND 53)**

**Address:** 8955, 8993, 8967 & 8977 Mango  
**APN:** 19404104, 19404101, 19404103 & 19404102  
**Lot Size:** 0.48, 0.86, 0.45 & 0.48 acres (respectively)  
**Acquisition Date:** 9/27/2005 (50, 51 & 52) and 9/29/2006 (53)  
**Value at Time of Purchase:** \$1,925,000  
**Property Type (DOF Category)** Parking lot/structure  
**Property Type (City Proposed)** Transfer to City for Public Purpose  
**Current Zoning:** P-PF Public Facilities  
**Estimated Current Value:** \$0  
**Advancement of Planning Objectives:** Ensuring City's General Plan goal of "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"

These properties represent an existing, improved public parking lot that is immediately adjacent to Veterans Park West, an improved park in the City.

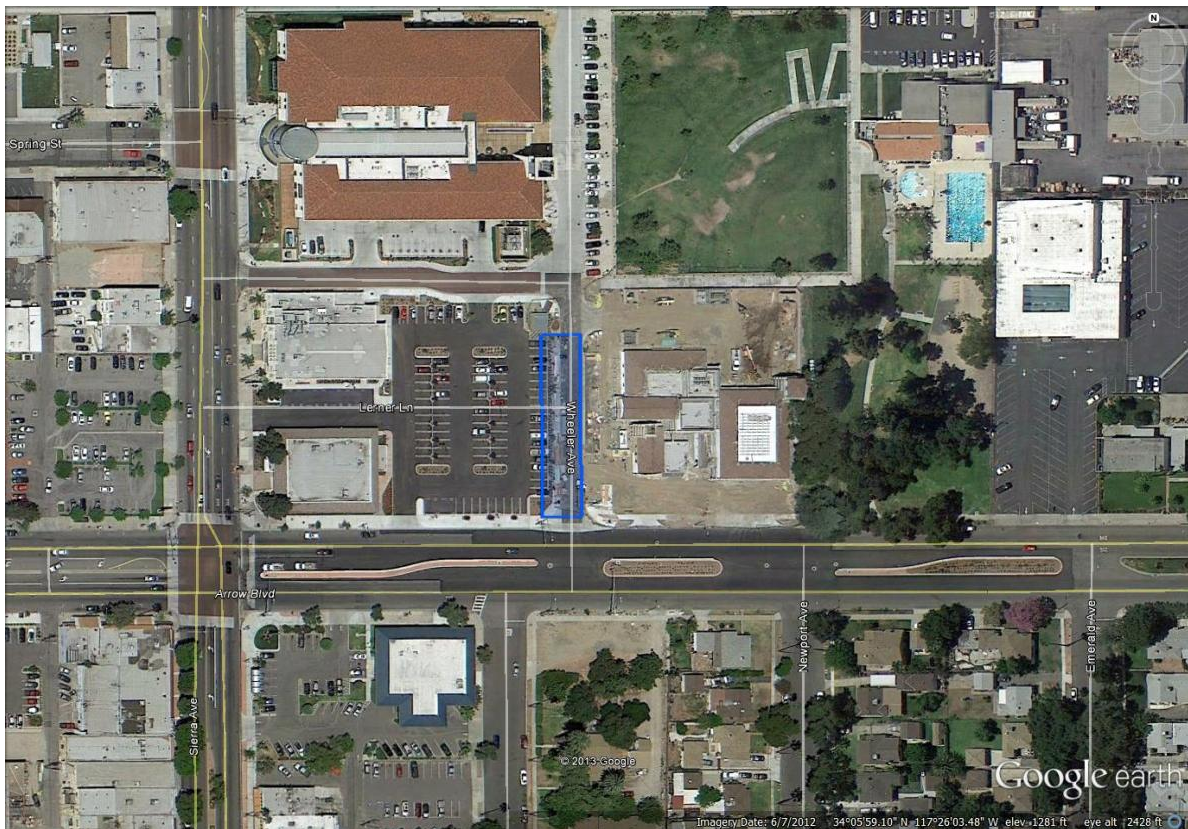




### PARKING LOT ADJACENT TO FIRE STATION 71 (PROPERTY 93)

**Address:** 16966 Arrow, Fontana  
**APN:** 19204221  
**Lot Size:** 0.20 acres  
**Acquisition Date:** 12/1/2010  
**Value at Time of Purchase:** \$469,414  
**Property Type (DOF Category)** Vacant Lot/Land  
**Property Type (City Proposed)** Transfer to City for Public Purpose  
**Current Zoning:** P-PF Public Facilities  
**Estimated Current Value:** \$0  
**Advancement of Planning Objectives:** Ensuring City's General Plan goal of "Our law enforcement and fire protection services meet our population's public safety needs and contribute to a sense of safety and high quality of life in our community."

This is an improved parking lot immediately adjacent to Fire Station 71. The property was originally acquired for the provision of additional parking. The Successor Agency is proposing to transfer ownership of the property to the City for utilization of parking for the recently expanded and rebuilt John B. Roberts Fire Station (Fire Station 71).



**OTHER PUBLIC PARKING LOTS (PROPERTIES 38, 45, AND 48)**

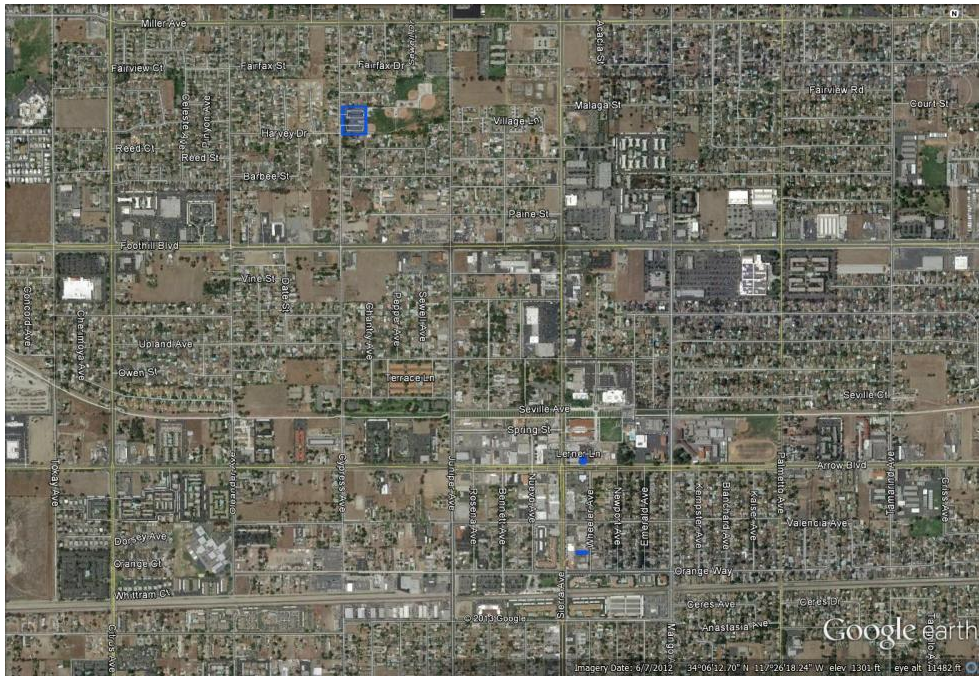
<b>Address:</b>	7871 Cypress, 16940 Arrow & no situs address (respectively)
<b>APN:</b>	19010110, 19204102 & 19215122
<b>Lot Size:</b>	1.17, 0.11 & 0.08 acres (respectively)
<b>Acquisition Date:</b>	7/2/2003, 1/14/2004 & 8/22/2005
<b>Value at Time of Purchase:</b>	\$1,328,482 (Properties 38 & 45), Property 48 purchased with 2 improved parcels for \$360,000
<b>Property Type (DOF Category)</b>	Parking lots/structures
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Current Zoning:</b>	P-PF Public Facilities (19010110 & 19204102) and C-2 General Commercial (19215122)
<b>Estimated Current Value:</b>	\$0 (Properties 38 & 45), \$20,474 (Property 48)
<b>Advancement of Planning Objectives:</b>	Ensuring City's General Plan goal of "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"

The Successor Agency proposes to transfer the public parking lots located adjacent to Bill Martin Park, and on Wheeler Street and Arrow Highway to the City to provide public parking for City facilities and public uses.





# Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan



**OPTION HOUSE (PROPERTY 54)**

<b>Address:</b>	8996 Olive, Fontana
<b>APN:</b>	19313114
<b>Lot Size:</b>	0.43 acres
<b>Acquisition Date:</b>	9/12/2000
<b>Value at Time of Purchase:</b>	\$300,425
<b>Property Type (DOF Category)</b>	Residential
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Current Zoning:</b>	R-2 Medium Density Residential
<b>Estimated Current Value:</b>	\$957,520

This multi-family residential property is currently being used as a domestic violence shelter through a program run by the Fontana Police Department. Federal Department of Housing and Urban Development Funds were utilized to purchase the property in 2000 and the City funded improvements to the building over the last 10 years. In order to ensure that this valuable program is continued, the Successor Agency proposes to transfer the ownership of the property to the Fontana Housing Authority.





### CENTER STAGE THEATER (PROPERTIES 43 AND 44)

<b>Address:</b>	8457 and 8463 Sierra, Fontana
<b>APN:</b>	19204105 and 19204104
<b>Lot Size:</b>	0.11 and 0.27 acres, respectively
<b>Acquisition Date:</b>	2/29/2000 & 8/31/2004
<b>Value at Time of Purchase:</b>	\$652,000
<b>Property Type (DOF Category)</b>	Public Building
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Current Zoning:</b>	P-PF Public Facilities
<b>Estimated Current Value:</b>	\$401,979
<b>Advancement of Planning Objectives:</b>	City's General Plan goal of preserving the civic center campus as ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."

These properties are currently used as a public, community theater for public benefit. The structure is a historic building that has been preserved. The Successor Agency proposes to transfer these properties to the City to preserve this valuable public resource.





**OPEN SPACE IN SOUTHERN CALIFORNIA EDISON EASEMENT  
(PROPERTIES 60, 63, 65, 68, 69, 72, 73, 74, 75, 78, 79, 80, AND 83)**

<b>Address:</b>	(See Property Inventory Data in Attachment 1)
<b>APN:</b>	(See Property Inventory Data in Attachment 1)
<b>Lot Size:</b>	(See Property Inventory Data in Attachment 1)
<b>Acquisition Date:</b>	(See Property Inventory Data in Attachment 1)
<b>Value at Time of Purchase:</b>	(See Property Inventory Data in Attachment 1)
<b>Property Type (DOF Category)</b>	Vacant Lot/Land
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Current Zoning:</b>	Southridge Village Specific Plan (Utility Easements)
<b>Estimated Current Value:</b>	\$0
<b>Advancement of Planning Objectives:</b>	<i>General Plan planning objectives of utilizing utility easements to provide recreational uses to residents in the community. Many of the easements also provide a link between existing parks, open space or other recreational uses. More specifically, the City's current General Plan states the following:</i>

- *Provide public access to and allow joint recreational use of utility corridors, wherever feasible.*
- *"... these corridors link directly to existing or planned parks. Others are on the edge of or transect natural or disturbed open space lands, while others pass through developed areas. Where appropriate agreements can be reached with the right-of-way owners or easement holders, there are opportunities for recreational uses, such as bicycle and pedestrian pathways, equestrian trails, fitness courses, educational and cultural displays, etc. As such, the utility corridors can be useful elements of the City's open space and recreation system.*
- *"The City should continue to negotiate agreements for the use of utility easements, flood controls channels, and railroad rights-of-way to expand its park and trail system."*

**Note - Due to the large number of properties contained in this sub-category of properties to be transferred under governmental use, the Property Inventory Data in Attachment 1 has been referenced for specific information on address, apn, lot size, acquisition dates and value at time of acquisition.**

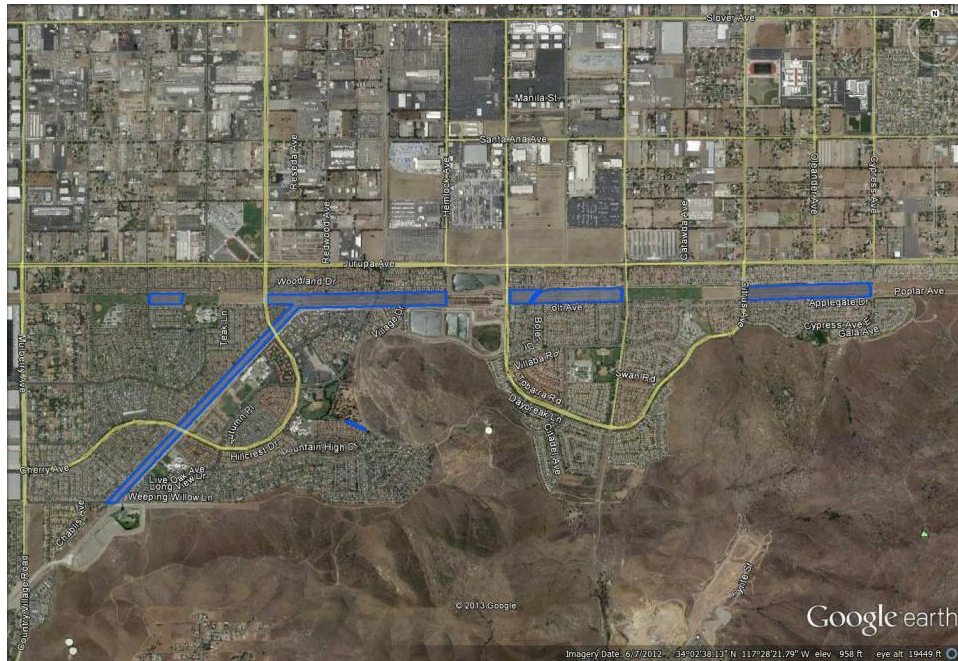
These properties are owned by the former redevelopment agency, but are utility easements with Southern California Edison high tension power lines located on the property and all are currently vacant. These easements allow residents and visitors with a link to open space areas and local parks.

A West Inland Empire real estate specialist, Terri Mau, was consulted regarding the estimated value of these properties. Ms. Mau indicated that the easements and current zoning rendered these properties without legitimate real estate value.

The Successor Agency proposes to transfer the title of these properties to the City for potential future parks and/or trails to serve the residential neighborhoods in this area of Fontana.



# Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan



REMNANT PARCELS (PROPERTIES 59, 92, 101, 103, AND 116)

Second Batch - Docs

<b>Address:</b>	(See Property Inventory Data in Attachment 1)
<b>APN:</b>	(See Property Inventory Data in Attachment 1)
<b>Lot Size:</b>	(See Property Inventory Data in Attachment 1)
<b>Acquisition Date:</b>	(See Property Inventory Data in Attachment 1)
<b>Value at Time of Purchase:</b>	\$378,043 (for Properties 103 & 116), N/A (for Properties 59, 92, & 101)
<b>Property Type (DOF Category)</b>	Roadway/Walkway & Vacant Lot/Land
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Current Zoning:</b>	(See Property Inventory Data in Attachment 1)
<b>Estimated Current Value:</b>	\$0

**Note - Due to the large number of properties contained in this sub-category of properties to be transferred under governmental use, the Property Inventory Data in Attachment 1 has been referenced for specific information on address, apn, lot size, acquisition date, and value at time of acquisition.**

These properties were the result of right-of-way acquisitions for public improvements related to the Interstate 15, the Interstate 10 Freeway and the Walnut Avenue expansions/improvements. Property 103 is vacant land not utilized for the Duncan Canyon interchange project. Property 92 is a portion of a freeway interchange improvement. In the case of the larger parcels (Properties 59 and 101 which are 0.84 and 1.46 acres, respectively), property 59 is a steep slope abutting the I-10 freeway and Property 101 is exclusively right-of-way property, as shown in the second aerial map on the following page. Property 116 is also right-of-way property adjacent to property 101.

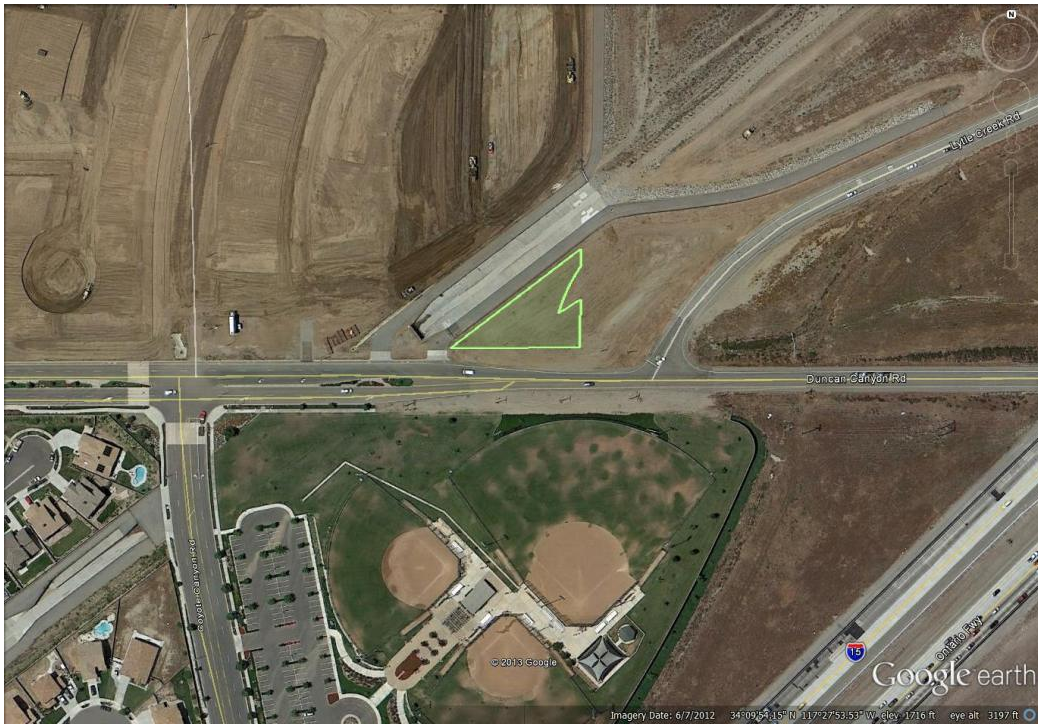
Due to the roadway uses, undevelopable nature, irregular shape, and inadequate sizes of these properties, it is not possible to determine a marketable value for the parcels.

The Successor Agency proposes to transfer title of these properties to the City to be used for storage or other uses.

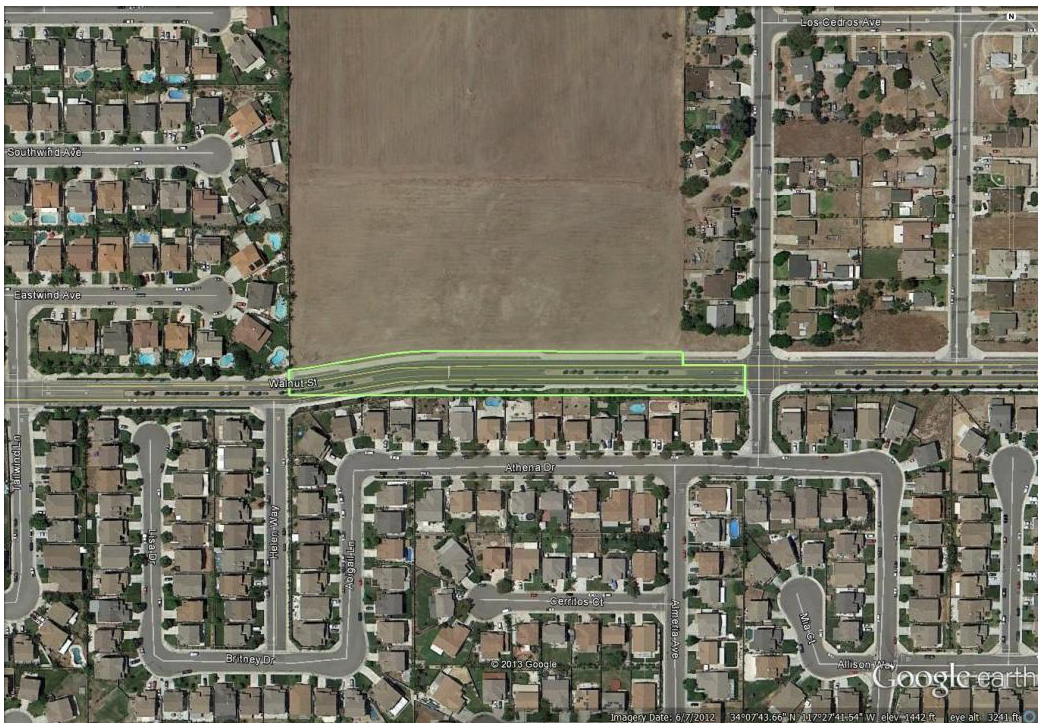




Successor Agency to the Fontana Redevelopment Agency  
Long-Range Property Management Plan



Property 103

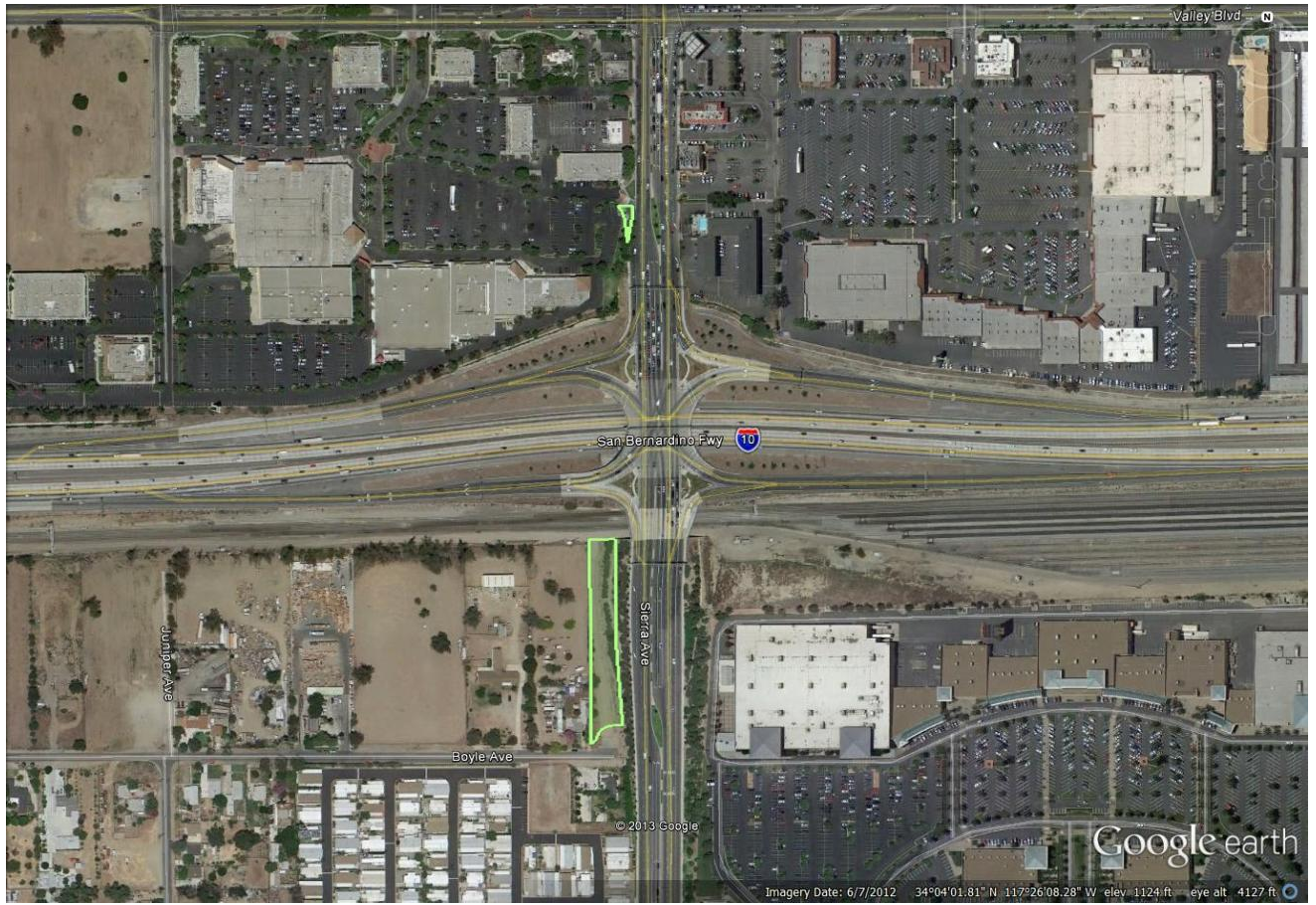


Properties 101 and 116





Successor Agency to the Fontana Redevelopment Agency  
Long-Range Property Management Plan



Properties 59 (south of I-10) and 92 (north of I-10)



SOUTHRIDGE HILLSIDE FIRE ROAD AND OPEN SPACE  
(PROPERTIES 76, 77, 84, 85, 86, 87, 89, AND 114)

Second Batch - Docs

<b>Address:</b>	(See Property Inventory Data in Attachment 1)
<b>APN:</b>	(See Property Inventory Data in Attachment 1)
<b>Lot Size:</b>	(See Property Inventory Data in Attachment 1)
<b>Acquisition Date:</b>	(See Property Inventory Data in Attachment 1)
<b>Value at Time of Purchase:</b>	\$1,511,646 (Properties 77, 86, 87, & 114) N/A (Properties 76, 84, 85 & 89)
<b>Property Type (DOF Category)</b>	Vacant Lot/Land
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose
<b>Current Zoning:</b>	Southridge Village Specific Plan (Open Space)
<b>Estimated Current Value:</b>	\$0
<b>Advancement of Planning Objectives:</b>	Ensuring City's General Plan goals of:

- Expand the open space and conservation system, where feasible, to include private and public lands that offer multi-use open space and cultural resource opportunities.
- Preserve Natural Open Space in the San Gabriel Mountains and Jurupa Hills

**Note - Due to the large number of properties contained in this sub-category of properties to be transferred under governmental use, the Property Inventory Data in Attachment 1 has been referenced for specific information on address, apn, lot size, acquisition dates and value at time of acquisition.**

This property is designated as open space and is comprised mostly of hillside area adjacent to the Southridge Village area of Fontana. The use of two of the properties, 85 and 86, is a fire road for fire protection access to Southridge Village. City staff has been involved with discussions with the San Gabriel Water Company to potentially transfer Property 87 to the Water Company for the development of additional water reservoirs.

Due to the open space designation and the prohibition from developing the land under its current zoning designation, the estimated market value for the property cannot be determined and is assumed to be \$0. All of these properties together are depicted in the shaded area on the map on the following page.






# Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan

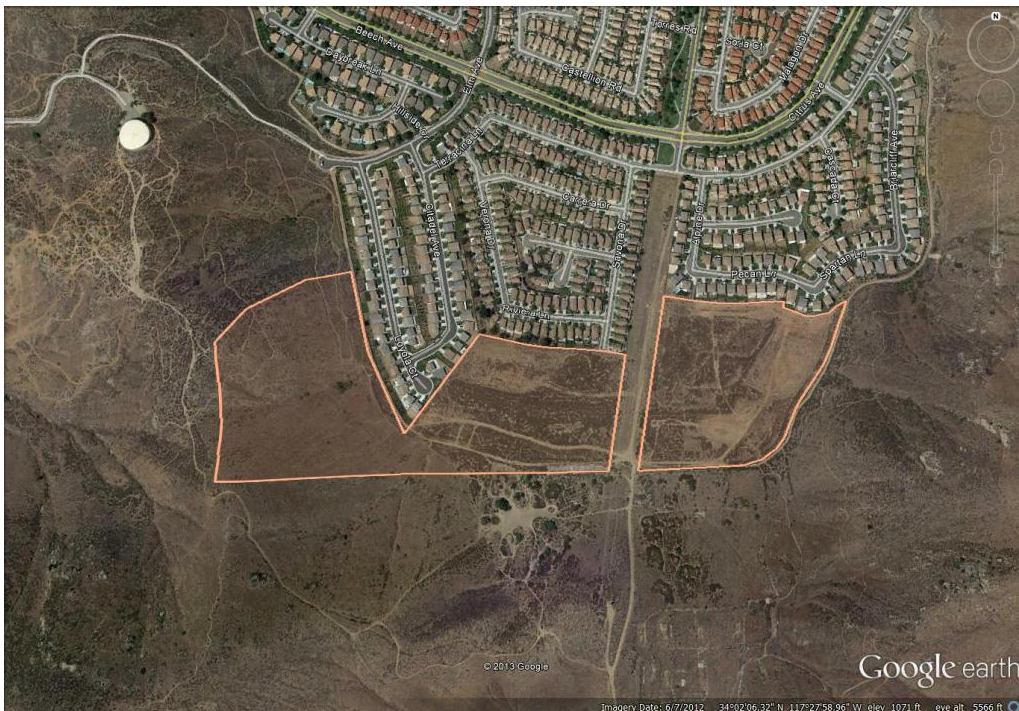


### DELHI SANDS FLOWER-LOVING FLY HABITAT (PROPERTIES 82 AND 113)

<b>Address:</b>	No situs	
<b>APN:</b>	19319227 & 19319231	
<b>Lot Size:</b>	43.75 acres	
<b>Acquisition Date:</b>	5/1/2006	
<b>Value at Time of Purchase:</b>	N/A	
<b>Property Type (DOF Category)</b>	Vacant Lot/Land	
<b>Property Type (City Proposed)</b>	Transfer to City for Public Purpose	
<b>Current Zoning:</b>	Southridge Village Specific Plan	
<b>Estimated Current Value:</b>	\$0	
<b>Advancement of Planning Objectives:</b>	Ensuring City's General Plan goal of "Conserve Natural Habitat and Protect Rare, Threatened and Endangered Species"	

This property is federally protected land pursuant to the United States Department of Interior, Fish and Wildlife Service and is not developable. Due to the status of the property, the estimated value is \$0.

The Biological Opinion from the United States Department of the Interior, Fish and Wildlife Service is included as Attachment 7 to the PMP. Pursuant to this document, legally-mandated conservation management of the property is required, and access to the property is restricted. Given the unique nature of the property, and the significant legal reporting and maintenance activities involved with the property, the Successor Agency proposes to transfer the property to the City to ensure that all of the required actions associated with this property occur.





## Future Development

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All properties listed below are proposed to be retained for future development purposes. A description of all properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all properties listed under “Sale of Property”:

- **Date of Estimated Current Value:** May 2013.
- **Purpose of Acquisition:** to ensure development that is consistent with City General Plan goals.
- **Estimate of Income Revenue:** No income revenue.
- **Contractual Requirements for Use of Income/Revenue:** Not applicable due to no income revenue.
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not applicable.
- **Description of Property’s Potential for Transit Oriented Development:** None/not applicable.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1 for each property under the “Future Development” category.



### CHAFFEY COLLEGE EXPANSION (PROPERTY 88)

<b>Address:</b>	8985 Olive, Fontana
<b>APN:</b>	19315119
<b>Lot Size:</b>	0.79 acres
<b>Acquisition Date:</b>	7/2/2004
<b>Value at Time of Purchase:</b>	\$500,000
<b>Property Type (DOF Category)</b>	Vacant Lot/Land
<b>Property Type (City Proposed)</b>	Properties for Schools
<b>Current Zoning:</b>	Medium Density Residential
<b>Estimated Current Value:</b>	\$185,269
<b>Advancement of Planning Objectives:</b>	Ensuring City's General Plan goals of:

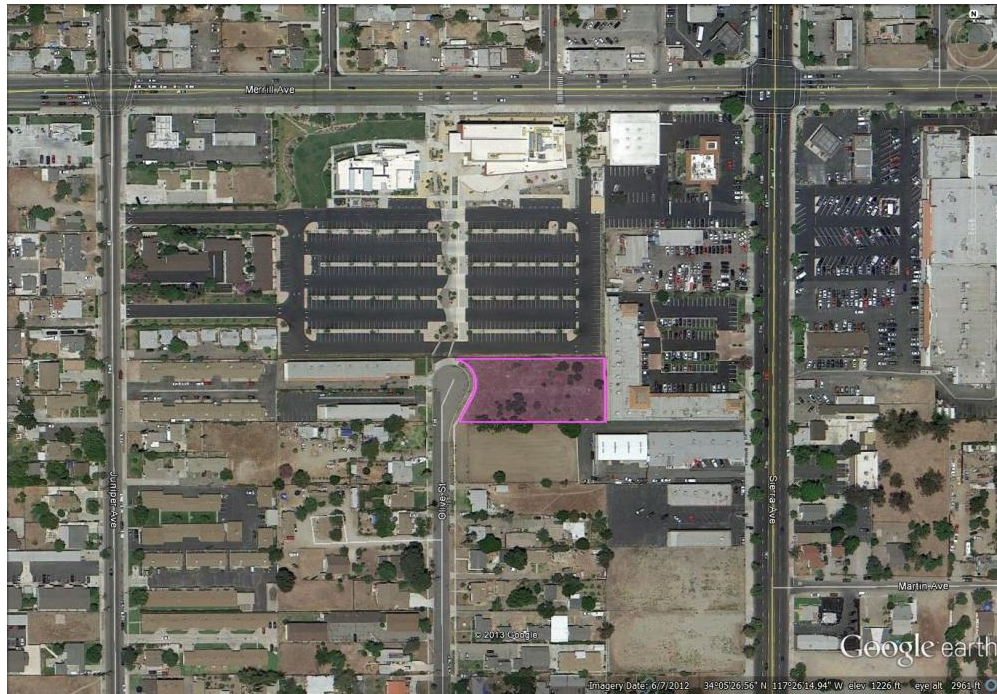
- *“Our City, independently and in collaboration with school and community college districts, provides a comprehensive education, training and job placement program to develop and maintain a competitive workforce”*
- *“High quality schools with adequate physical capacity are provided in all areas of our City”*

Chaffey College, the community college serving the Fontana area, wishes to expand its existing facility to provide expanded educational opportunities to the community, which is consistent with the planning objectives of the City. City and Chaffey College staff have been in discussions in recent years regarding the transfer of title of this property for the proposed expansion. City staff has an active letter of intent from Chaffey College to develop the property.

The Successor Agency proposes to transfer title of the property to Chaffey College for the proposed expansion.



# Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan



# Successor Agency to the Fontana Redevelopment Agency Long-Range Property Management Plan

## PROPOSED FITE DEVELOPMENT (PROPERTIES 20, 21, 22, 29, 30, AND 100)

<b>Address:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>APN:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>Lot Size:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>Acquisition Date:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>Value at Time of Purchase:</b>	\$1,454,900
<b>Property Type (DOF Category)</b>	Vacant Lot/Land
<b>Property Type (City Proposed)</b>	Properties for Sale
<b>Current Zoning:</b>	C-2 General Commercial
<b>Proposed Sale/Estimated Current Value:</b>	\$266,167
<b>Proposed Sale Date:</b>	Unknown

These properties were acquired by the former Agency for the purposes of a commercial development that would include a movie theater, an In n Out Burger, and retail uses. This project was included in the former Agency's 2009-2014 Implementation Plan and was a planned redevelopment project prior to redevelopment dissolution (Attachment 8 presents a page out of the Implementation Plan showing the project). The proposed development plans are included in the PMP as Attachment 9. The Successor Agency proposes to transfer these properties to the City for future development purposes.





## Sale of Property

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All properties listed below are proposed to be offered for sale. A description of all properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all properties listed under “Sale of Property”:

- **Date of Estimated Current Value:** May 2013.
- **Purpose of Acquisition:** To ensure development that is consistent with City General Plan goals.
- **Estimate of Income Revenue:** No income revenue.
- **Contractual Requirements for Use of Income/Revenue:** Not applicable due to no income revenue.
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not applicable.
- **Description of Property’s Potential for Transit Oriented Development:** None/not applicable.

The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1 for each property under the “Sale of Property” category.



## DOWNTOWN RESTAURANT (PROPERTIES 47 AND 49)

<b>Address:</b>	8651 & 8647 Sierra, Fontana
<b>APN:</b>	19215107 & 19215108
<b>Lot Size:</b>	0.14 acres
<b>Acquisition Date:</b>	2/29/2000 & 8/31/2004 (respectively)
<b>Value at Time of Purchase:</b>	\$360,000
<b>Property Type (DOF Category)</b>	Commercial
<b>Property Type (City Proposed)</b>	Properties for Sale
<b>Current Zoning:</b>	C-2 General Commercial
<b>Proposed Sale/Estimated Current Value:</b>	\$459,084
<b>Proposed Sale Date:</b>	Unknown
<b>Advancement of Planning Objectives:</b>	Ensuring City's General Plan goals of:

- *“Our downtown promotes civic pride and provides ample opportunities for shopping, entertainment, recreation and community events, as well as “close-in” residential development.”*
- *“Expanded commercial development at key locations throughout the City serves the needs of the community and captures earlier revenue losses to surrounding areas.”*

The former redevelopment agency acquired two parcels in 2003 to ensure that uses consistent with the community's values and vision would be located in the downtown area. The Successor Agency proposes to offer these properties for sale for a potential restaurant in downtown Fontana.



**WALNUT VILLAGE (PROPERTIES 32, 33, 34, 35, 36, 37, 110, 111, AND 112)**

<b>Address:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>APN:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>Lot Size:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>Acquisition Date:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>Value at Time of Purchase:</b>	N/A
<b>Property Type (DOF Category)</b>	Vacant Lot/Land
<b>Property Type (City Proposed)</b>	Properties for Sale
<b>Current Zoning:</b>	Walnut Village Specific Plan (Residential)
<b>Proposed Sale/Estimated Current Value:</b>	\$675,000
<b>Proposed Sale Date:</b>	Unknown

**Note - Due to the large number of properties contained in this sub-category of properties to be transferred under governmental use, the Property Inventory Data in Attachment 1 has been referenced for specific information on address, apn, lot size, acquisition dates and value at time of acquisition.**

These properties were acquired by the former Agency for the purposes of residential development. Successor Agency staff has received a letter of intent from Grand Pacific Communities Corporation along with an appraisal of the property of \$675,000 (Attachment 10).





**NEAR WESTECH COLLEGE (PROPERTIES 55, 56, 57, AND 58)**

<b>Address:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>APN:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>Lot Size:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>Acquisition Date:</b>	<i>(See Property Inventory Data in Attachment 1)</i>
<b>Value at Time of Purchase:</b>	\$1,541,000
<b>Property Type (DOF Category)</b>	Vacant Lot/Land
<b>Property Type (City Proposed)</b>	Properties for Sale
<b>Current Zoning:</b>	C-2 General Commercial
<b>Proposed Sale/Estimated Current Value:</b>	\$422,284
<b>Proposed Sale Date:</b>	Unknown

These properties surround the new Westech College site. It is the Successor Agency's hope that Westech or other compatible uses will purchase and develop these properties. The Successor Agency proposes to offer these properties for sale.



**AUTO MALL PARCEL (PROPERTY 31)**

<b>Address:</b>	<i>6580 Oleander, Fontana</i>
<b>APN:</b>	<i>24001132</i>
<b>Lot Size:</b>	<i>0.83 acres</i>
<b>Acquisition Date:</b>	<i>12/16/2008</i>
<b>Value at Time of Purchase:</b>	<i>\$800,000</i>
<b>Property Type (DOF Category)</b>	<i>Vacant Lot/Land</i>
<b>Property Type (City Proposed)</b>	<i>Properties for Sale</i>
<b>Current Zoning:</b>	<i>C-2 General Commercial</i>
<b>Proposed Sale/Estimated Current Value:</b>	<i>\$212,422</i>
<b>Proposed Sale Date:</b>	<i>Unknown</i>

This property will be offered for sale by the Successor Agency for potential commercial/retail development. This property is part of the Auto Center zoning overlay area and will be developed for commercial/retail purposes.



ADJACENT TO SPORTS PARK (PROPERTY 6)

<b>Address:</b>	6384 Knox, Fontana
<b>APN:</b>	22616419
<b>Lot Size:</b>	0.87 acres
<b>Acquisition Date:</b>	3/20/2009
<b>Value at Time of Purchase:</b>	N/A
<b>Property Type (DOF Category)</b>	Vacant Lot/Land
<b>Property Type (City Proposed)</b>	Properties for Sale
<b>Current Zoning:</b>	R-3 Multi-Family Residential
<b>Proposed Sale/Estimated Current Value:</b>	\$204,030
<b>Proposed Sale Date:</b>	Unknown

This property is adjacent to the proposed Sports Park and is proposed to be offered for sale.





### **Properties Retained For Purposes Of Fulfilling An Enforceable Obligation**

All properties listed below are proposed to be retained for the purposes of fulfilling an Enforceable Obligation, as defined in AB x1 26. A description of all properties, including the legally required information, aerial maps, and photographs of each property, are presented in this section.

Pursuant to the requirements of 34191.5(c) of the Health and Safety Code, the following characteristics apply to all properties listed under “Properties Retained for the Purposes of Fulfilling and Enforceable Obligation”:

- **Date of Estimated Current Value:** May 2013.
- **Purpose of Acquisition:** To ensure development that is consistent with City General Plan goals.
- **Estimate of Income Revenue:** No income revenue.
- **Contractual Requirements for Use of Income/Revenue:** Not applicable due to no income revenue.
- **History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site:** None/not applicable.
- **Description of Property’s Potential for Transit Oriented Development:** None/not applicable.

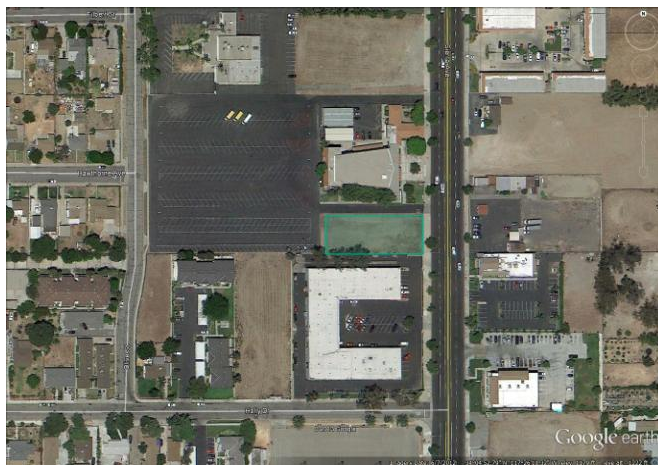
The remainder of the information required by Health and Safety Code Section 34191.5(c) is provided below and in Attachment 1 for each property under the “Properties Retained for the Purposes of Fulfilling and Enforceable Obligation” category.



### PROPOSED WESTECH COLLEGE EXPANSION (PROPERTY 104)

<b>Address:</b>	<i>No situs address</i>
<b>APN:</b>	<i>19323412</i>
<b>Lot Size:</b>	<i>0.36 acres</i>
<b>Acquisition Date:</b>	<i>7/9/2003</i>
<b>Value at Time of Purchase:</b>	<i>\$82,500</i>
<b>Property Type (DOF Category)</b>	<i>Vacant Lot/Land</i>
<b>Property Type (City Proposed)</b>	<i>Transfer to City - Covered Agreement</i>
<b>Current Zoning:</b>	<i>C-2 General Commercial</i>
<b>Estimated Current Value:</b>	<i>\$48,300</i>
<b>Advancement of Planning Objectives:</b>	<i>Ensuring City's General Plan goal of "Our City, independently and in collaboration with school and community college districts, provides a comprehensive education, training and job placement program to develop and maintain a competitive workforce"</i>

The Successor Agency entered into an easement agreement and right of first refusal to purchase for a proposed parking lot for Westech College with Dix Development. The property includes a remnant parcel with extensive utility easements that significantly limit its use. A copy of the agreement is attached as Attachment 11. The property was appraised at \$48,300 (see agreement). Due to the fact that this agreement was approved by the Successor Agency and its Oversight Board and entered into prior to the enactment of AB 1484, this agreement is an enforceable obligation of the Successor Agency and the Successor Agency is required to complete the sale pursuant to the terms of the agreement.

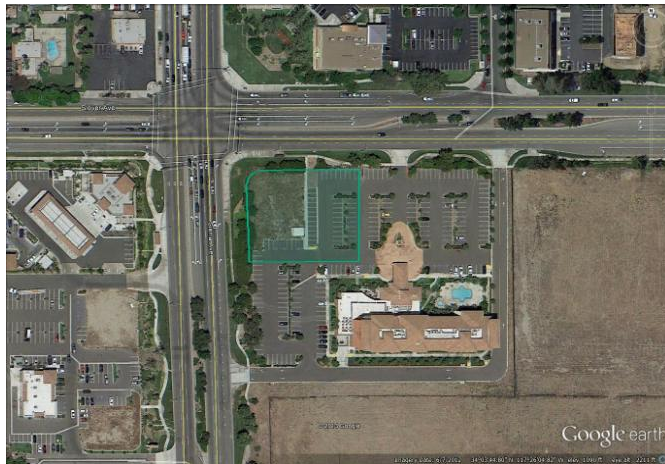


**PROPOSED RESTAURANT PAD AT HILTON GARDEN INN HOTEL (PROPERTY 99)**

<b>Address:</b>	<i>No situs address</i>
<b>APN:</b>	<i>19437124</i>
<b>Lot Size:</b>	<i>0.87 acres</i>
<b>Acquisition Date:</b>	<i>2/14/2007</i>
<b>Value at Time of Purchase:</b>	<i>N/A</i>
<b>Property Type (DOF Category)</b>	<i>Vacant Lot/Land</i>
<b>Property Type (City Proposed)</b>	<i>Transfer to City – Covered Agreement</i>
<b>Current Zoning:</b>	<i>M-1 Light Industrial</i>
<b>Estimated Current Value:</b>	<i>\$200,000</i>

The former Agency entered into an agreement the Sierra Hotel Group on June 1, 2007 to develop this property. This agreement was subsequently amended several times, with the most recent amendment being approved by the Oversight Board at its regular meeting in June 2012. The agreed upon price, based upon market value, is \$200,000. A copy of the approved agreement is provided as Attachment 12 to the PMP.

As such, this agreement represents an enforceable obligation for the Successor Agency to complete the sale of this property.





## **ATTACHMENTS**

- 1 - Property Inventory Data (DOF Form)**
- 2 - Valuation Methodology**
- 3 – Excerpt from 2009-2014 Implementation Plan (Central Park)**
- 4 – Excerpt from North Fontana Redevelopment Plan (Sports Park)**
- 5 – Excerpt from 2009-2014 Implementation Plan (Sports Park)**
- 6 – Excerpt from Implementation Plan (SCE Easements)**
- 7 – Delhi Sands Flower-Loving Fly Biological Opinion**
- 8 – Excerpt from 2009-2014 Implementation Plan (Fite Development)**
- 9 – Fite Development Plans**
- 10 – Letter of Intent (Walnut Village)**
- 11 – Letter of Intent for Property 104 (Westech College)**
- 12 – Hilton Gardens Restaurant Pad Agreement**



# Attachment 1 - Property Inventory Data (DOF Form)

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LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type (DOF Categories)	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)					SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		
		Permissible Use (Under Disposition Law)	Permissible Use Detail	Property Type (City's Categories)	Acquisition Date	Value at Time of Purchase *	Estimated Current Value	Value Basis (DOF Categories)	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)
1	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/19/2006	\$ 16,118,317	\$6,189,446	Market				210 Sports Park	6326 COOPER	22618217	0.89
2	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	8/13/2009	Total for all	Total for all	Market	5/13/2013	N/A	N/A	210 Sports Park	6327 KNOX	22618214	0.89
3	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	10/11/2005	Sports Park	Sports Park	Market	5/13/2013	N/A	N/A	210 Sports Park	6396 CATAWBA	22618419	0.89
4	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	7/1/2005	Properties	Properties	Market	5/13/2013	N/A	N/A	210 Sports Park	6389 COOPER	22618433	0.63
5	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/10/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6392 COOPER	22618220	0.89
7	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6364 CATAWBA	22618418	0.87
8	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	11/22/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6373 COOPER	22618410	0.87
9	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6364 COOPER	22618219	0.89
10	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/1/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6373 KNOX	22618212	0.87
11	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	1/26/2009	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6409 KNOX	22618210	0.83
12	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	8/16/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6314 CATAWBA	22618415	0.89
13	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	4/18/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6313 COOPER	22618414	0.89
14	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/6/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	15749 SIERRA LAKES	22618216	0.89
15	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/29/2007	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6326 CATAWBA	22618416	0.89
16	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	2/9/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6327 COOPER	22618413	0.44
17	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	11/13/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6313 KNOX	22618215	0.89
18	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/1/2007	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6371 KNOX	22618227	0.44
19	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6401 COOPER	22618438	0.58
23	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/8/2009	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6335 COOPER	22618412	0.44
24	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/22/2009	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6354 CATAWBA	22618417	0.87
25	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/25/2007	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6349 COOPER	22618411	0.89
26	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	6/5/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6354 COOPER	22618218	0.89
27	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	7/16/2007	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6377 KNOX	22618226	0.44
28	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	11/13/2006	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6429 KNOX	22618209	0.83
91	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6402 CATAWBA	22618420	0.87
94	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6406 COOPER	22618221	0.89
95	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6405 COOPER	22618437	0.57
96	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6430 COOPER	22618222	0.87
97	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6411 COOPER	22618407	0.81
98	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	5/2/2005	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	6428 CATAWBA	22618421	0.88
102	Vacant Lot/Land	Governmental Use	210 Sports Park	1-Transfer to City for Public Purpose	1/21/2011	See total for 1	See total for 1	Market	5/13/2013	N/A	N/A	210 Sports Park	210 FREEWAY	22618229	1.56
6	Vacant Lot/Land	Sale of Property	Sale of property	3-Properties For Sale	3/20/2009	See total for 1	\$204,030	Market	5/13/2013	N/A	N/A	210 Sports Park, as part of several parcels	6384 KNOX	22616419	0.87
47	Commercial	Sale of Property	Downtown restaurant	3-Properties For Sale	7/2/2003	See total for 49	See total for 49	Market	5/13/2013	Unknown	Unknown	Future Restaurant Space	8651 SIERRA	19215107	0.07
49	Commercial	Sale of Property	Downtown restaurant	3-Properties For Sale	7/2/2003	\$ 360,000	\$459,084	Market	5/13/2013	Unknown	Unknown	Future Restaurant Space	8647 SIERRA	19215108	0.07



**LONG RANGE PROPERTY MANAGEMENT PLAN**

No.	Property Type (DOF Categories)	H <sub>1</sub> (C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use (Under Disposition Law)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
1	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	\$6,189,446	0	N/A	N/A	None	<i>Project identified in North Fontana Redevelopment Plan and 2009-2014 Implementation Plan;</i> General Plan goal - "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City & Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City	RDA acquired properties and planned Sports Park for __ years. Process to develop park continuing and community input meetings concluded at the time of dissolution
2	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	Total for all	0	N/A	N/A	None	Same as 1	Same as 1
3	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	Sports Park	0	N/A	N/A	None	Same as 1	Same as 1
4	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	Properties	0	N/A	N/A	None	Same as 1	Same as 1
5	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
7	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
8	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
9	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
10	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
11	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
12	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
13	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
14	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
15	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
16	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
17	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
18	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
19	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
23	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
24	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
25	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
26	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
27	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
28	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
91	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
94	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
95	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
96	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
97	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
98	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
102	Vacant Lot/Land	Governmental Use	P-PF Public Facilities	See total for 1	0	N/A	N/A	None	Same as 1	Same as 1
6	Vacant Lot/Land	Sale of Property	R-3 Multi Family Residential	\$204,030	0	N/A	N/A	None		Same as 1
47	Commercial	Sale of Property	C-2 General Commercial	See total for 49	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay and General plans goals: "Our downtown promotes civic pride and provides ample opportunities for shopping, entertainment, recreation and community events, as well as "close-in" residential development" & "Expanded commercial development at key locations throughout the City serves the needs of the community and captures earlier revenue losses to surrounding areas."	
49	Commercial	Sale of Property	C-2 General Commercial	\$459,084	0	N/A	N/A	None	Same as above	

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type (DOF Categories)	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1)(A)			Value Basis (DOF Categories)	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(B)			
		Permissible Use (Under Disposition Law)	Permissible Use Detail	Property Type (City's Categories)	Acquisition Date	Value at Time of Purchase *			Estimated Current Value	Proposed Sale Value		Proposed Sale Date	Purpose for which property was acquired	Address	APN #
48	Parking Lot/Structure	Governmental Use	Public parking	1-Transfer to City for Public Purpose	7/2/2003	See total for 49	\$20,474	Market	5/13/2013	N/A	N/A	Future Restaurant Parking Lot	0 WHEELER	19215122	0.08
43	Public Building	Governmental Use	Historically preserved performance theater, addition	1-Transfer to City for Public Purpose	2/29/2000	\$ 203,043	See total for 44	Market	5/13/2013	N/A	N/A	Center Stage Theater	8457 SIERRA	19204105	0.11
44	Public Building	Governmental Use	Historically preserved performance theater	1-Transfer to City for Public Purpose	8/31/2004	\$ 652,000	\$401,979	Market	5/13/2013	N/A	N/A	Center Stage Theater	8463 SIERRA	19204104	0.27
45	Parking Lot/Structure	Governmental Use	Parking lot for public buildings	1-Transfer to City for Public Purpose	1/14/2004	\$ 728,482	\$0	Market	5/13/2013	N/A	N/A	Parking Lot	16940 ARROW	19204102	0.11
46	Public Building	Governmental Use	Community Services Building	1-Transfer to City for Public Purpose	4/11/2006	\$ 1,425,067	\$2,041,968	Market	5/13/2013	N/A	N/A	Community Services Building	16860 VALENCIA	19127437	0.25
93	Parking Lot/Structure	Governmental Use	Parking lot adjacent to Fire Station 71	1-Transfer to City for Public Purpose	12/1/2010	\$ 469,414	\$0	Market	5/13/2013	N/A	N/A	Additional parking for expanded/rebuilt Fire Station	16966 ARROW	19204221	0.20
105	Public Building	Governmental Use	Human Resources/Chamber of Commerce Building	1-Transfer to City for Public Purpose	10/24/2001	\$ 1,050,000	\$838,589	Market	5/13/2013	N/A	N/A	Human Resources/Chamber of Commerce Building	8491 SIERRA	19204103	0.43
106	Parking Lot/Structure	Governmental Use	Parking lot for public buildings	1-Transfer to City for Public Purpose	10/24/2001	included above	\$0	Market	5/13/2013	N/A	N/A	Parking Lot	16948 ARROW	19204101	0.50
39	Vacant Lot/Land	Governmental Use	Central Park	1-Transfer to City for Public Purpose	7/14/2009	\$ 1,495,000	\$1,116,304	Market	5/13/2013	N/A	N/A	Central Park	8320 CYPRESS	19107152	1.12
40	Vacant Lot/Land	Governmental Use	Central Park	1-Transfer to City for Public Purpose	7/2/2009	\$ 1,400,000	See total for 39	Market	5/13/2013	N/A	N/A	Central Park	0	19107154	3.42
41	Vacant Lot/Land	Governmental Use	Central Park	1-Transfer to City for Public Purpose	7/1/2009	\$ 415,000	See total for 39	Market	5/13/2013	N/A	N/A	Central Park	8334 CYPRESS	19107150	0.22
88	Vacant Lot/Land	Future Development	Chaffey College	4-Properties For Schools	7/2/2004	\$ 500,000	\$185,269	Market	5/13/2013	N/A	N/A	Phase IV expansion of Chaffey College	8985 OLIVE	19315119	0.79
54	Residential	Governmental Use	Option House - Housing Authority	2-Transfer to City Covered Agreement	9/12/2000	\$ 300,425	\$957,520	Market	5/13/2013	N/A	N/A	Multi-Family Housing/Fontana PD program run at this location	8996 OLIVE	19313114	0.43

**LONG RANGE PROPERTY MANAGEMENT PLAN**

No.	Property Type (DOF Categories)	H <sub>1</sub> (C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use (Under Disposition Law)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
48	Parking Lot/Structure	Governmental Use	C-2 General Commercial	\$20,474	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay and General Plan goal: "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City"	N/A
43	Public Building	Governmental Use	P-PF Public Facilities	See total for 44	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay & General Plan Goal of ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."	N/A
44	Public Building	Governmental Use	P-PF Public Facilities	\$401,979	0	N/A	N/A	None	Same as above	N/A
45	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay and General Plan goal: "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City"	N/A
46	Public Building	Governmental Use	P-PF Public Facilities	\$2,041,968	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay & General Plan Goal of ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."	N/A
93	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay and General Plan goal: "Our law enforcement and fire protection services meet our population's public safety needs and contribute to a sense of safety and high quality of life in our community"	N/A
105	Public Building	Governmental Use	P-PF Public Facilities	\$838,589	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay & General Plan Goal of ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."	N/A
106	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay	N/A
39	Vacant Lot/Land	Governmental Use	R-2 Medium Density Residential	\$1,116,304	0	N/A	N/A	None	General Plan goals: "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City", "Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City & "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	Park is planned redevelopment project per the Implementation Plan.
40	Vacant Lot/Land	Governmental Use	R-2 Medium Density Residential	See total for 39	0	N/A	N/A	None	Same as above	Same as above
41	Vacant Lot/Land	Governmental Use	R-2 Medium Density Residential	See total for 39	0	N/A	N/A	None	Same as above	Same as above
88	Vacant Lot/Land	Future Development	R-2 Medium Density Residential	\$185,269	0	N/A	N/A	None	Boulevard Overlay and General plan goals: "Our City, independently and in collaboration with school and community college districts, provides a comprehensive education, training and job placement program to develop and maintain a competitive workforce" & "High quality schools with adequate physical capacity are provided in all areas of our City"	City staff in negotiations with Chaffey College to transfer property
54	Residential	Governmental Use	R-2 Medium Density Residential	\$957,520	0	N/A	N/A	None		N/A

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

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		Permissible Use (Under Disposition Law)	Permissible Use Detail	Property Type (City's Categories)	Acquisition Date	Value at Time of Purchase *	Estimated Current Value	Value Basis (DOF Categories)	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Address	APN #	Lot Size (Acres)
20	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	11/9/2005	\$ 150,000	\$266,167	Market	5/13/2013	Unknown	Unknown	Theater Development	15957 HIGHLAND	22830106	0.20
21	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	7/3/2006	\$ 235,000	See total - 20	Market	5/13/2013	Unknown	Unknown	Theater Development	15929 HIGHLAND	22830103	0.20
22	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	12/2/2005	\$ 360,000	See total - 20	Market	5/13/2013	Unknown	Unknown	Theater Development	15919 HIGHLAND	22830102	0.20
29	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	3/13/2006	\$ 259,000	See total - 20	Market	5/13/2013	Unknown	Unknown	Theater Development	15977 HIGHLAND	22830108	0.20
30	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	10/18/2005	\$ 430,000	See total - 20	Market	5/13/2013	Unknown	Unknown	Theater Development	15967 HIGHLAND	22830107	0.20
100	Vacant Lot/Land	Future Development	Movie theater and retail	2-Transfer to City Covered Agreement	7/27/2011	\$ 20,900	See total - 20	Market	5/13/2013	Unknown	Unknown	Theater Development	HIGHLAND	22830152	0.04
59	Vacant Lot/Land	Governmental Use	Undevelopable parcel, transfer to City	5-Remnant Properties	9/21/1999	N/A	\$0	Market	5/13/2013	N/A	N/A	1-10 Slope	0 SIERRA	19338101	0.84
116	Roadway/Walkway	Governmental Use	Walnut Avenue ROW	5-Remnant Properties	1/21/2004	\$ 215,000	\$0	Market	5/13/2013	N/A	N/A	Walnut Avenue ROW	6898 ALMERIA	22807206	0.17
101	Roadway/Walkway	Governmental Use	Walnut Avenue ROW	5-Remnant Properties	12/17/2005	N/A	\$0	Market	5/13/2013	N/A	N/A	Walnut Avenue ROW	0	22806126	1.46
42	Parking Lot/Structure	Governmental Use	Art depot (historic building), rose garden, & parking lot	1-Transfer to City for Public Purpose	8/31/2004	\$ 272,153	\$0	Market	5/13/2013	N/A	N/A	Historic Building Preservation	0 SPRING	19116126	1.21
55	Vacant Lot/Land	Sale of Property	Near Westech College	3-Properties For Sale	11/8/2004	\$ 460,000	\$422,284	Market	5/13/2013	Unknown	Unknown	Vacant Lot Next to PAC	9432 SIERRA	19323409	1.02
56	Vacant Lot/Land	Sale of Property	Near Westech College	3-Properties For Sale	11/29/2006	w/ 193-243-04	See total for 55	Market	5/13/2013	Unknown	Unknown	Vacant Lot -West Tech Project	0	19324303	0.21
57	Vacant Lot/Land	Sale of Property	Near Westech College	3-Properties For Sale	11/29/2006	w/ 193-243-04	See total for 55	Market	5/13/2013	Unknown	Unknown	West Tech. Project	16844 HOLLY	19324305	0.21
58	Vacant Lot/Land	Sale of Property	Near Westech College	3-Properties For Sale	11/29/2006	\$ 1,081,000	See total for 55	Market	5/13/2013	Unknown	Unknown	West Tech. Project	16834 HOLLY	19324304	0.21
104	Vacant Lot/Land	Fulfill Enforceable Obligation	Sale to Westech for medical campus	2-Transfer to City Covered Agreement	7/9/2003	\$ 82,500	\$48,300	Appraised	10/11/2011	\$48,300	Unknown	Vacant Lot Next to PAC	0 SIERRA	19323412	0.38
50	Parking Lot/Structure	Governmental Use	Veteran Park West Parking Lot	1-Transfer to City for Public Purpose	9/27/2005	\$ 550,000	\$0	Market	5/13/2013	N/A	N/A	Veteran West Parking Lot	8955 MANGO	19404104	0.48
51	Parking Lot/Structure	Governmental Use	Veteran Park West Parking Lot	1-Transfer to City for Public Purpose	9/27/2005	\$ 475,000	\$0	Market	5/13/2013	N/A	N/A	Veteran West Parking Lot	8993 MANGO	19404101	0.86
52	Parking Lot/Structure	Governmental Use	Veteran Park West Parking Lot	1-Transfer to City for Public Purpose	9/27/2005	\$ 425,000	\$0	Market	5/13/2013	N/A	N/A	Veteran West Parking Lot	8967 MANGO	19404103	0.45
53	Parking Lot/Structure	Governmental Use	Veteran Park West Parking Lot	1-Transfer to City for Public Purpose	9/29/2006	\$ 475,000	\$0	Market	5/13/2013	N/A	N/A	Veteran West Parking Lot	8977 MANGO	19404102	0.48
32	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	\$675,000	Appraised	Dec-12	\$675,000	Unknown	North Mango	0 MANGO	24013205	0.67
33	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0	24013202	0.90
34	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	6982 MANGO	24013203	0.39
35	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	7006 MANGO	24013206	0.26



**LONG RANGE PROPERTY MANAGEMENT PLAN**

No.	Property Type (DOF Categories)	H <sub>1</sub> (C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use (Under Disposition Law)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
20	Vacant Lot/Land	Future Development	C-2 General Commercial	\$266,167	0	N/A	N/A	None	Planned project identified in the 2009-2014 Implementation Plan.	Fite Development project was planned at time of dissolution. Development will include movie theater & In 'N Out Burger. Other parcels that are part of the development are privately owned.
21	Vacant Lot/Land	Future Development	C-2 General Commercial	See total - 20	0	N/A	N/A	None	Same as 20	Same as 20
22	Vacant Lot/Land	Future Development	C-2 General Commercial	See total - 20	0	N/A	N/A	None	Same as 20	Same as 20
29	Vacant Lot/Land	Future Development	C-2 General Commercial	See total - 20	0	N/A	N/A	None	Same as 20	Same as 20
30	Vacant Lot/Land	Future Development	C-2 General Commercial	See total - 20	0	N/A	N/A	None	Same as 20	Same as 20
100	Vacant Lot/Land	Future Development	C-2 General Commercial	See total - 20	0	N/A	N/A	None	Same as 20	Same as 20
59	Vacant Lot/Land	Governmental Use	R-MU Regional Mixed Use	\$0	0	N/A	N/A	None		N/A
116	Roadway/Walkway	Governmental Use	R-1 Single Family Residential	\$0	0	N/A	N/A	None		N/A
101	Roadway/Walkway	Governmental Use	R-1 Single Family Residential	\$0	0	N/A	N/A	None		N/A
42	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay & General Plan Goal of ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."	N/A
55	Vacant Lot/Land	Sale of Property	C-2 General Commercial	\$422,284	0	N/A	N/A	None	Same as 104	N/A
56	Vacant Lot/Land	Sale of Property	C-2 General Commercial	See total for 55	0	N/A	N/A	None	Same as 104	N/A
57	Vacant Lot/Land	Sale of Property	C-2 General Commercial	See total for 55	0	N/A	N/A	None	Same as 104	N/A
58	Vacant Lot/Land	Sale of Property	C-2 General Commercial	See total for 55	0	N/A	N/A	None	Same as 104	N/A
104	Vacant Lot/Land	Fulfill Enforceable Obligation	C-2 General Commercial	\$48,300	N/A	N/A	N/A	None	General Plan goal - "Our City, independently and in collaboration with school and community college districts, provides a comprehensive education, training and job placement program to develop and maintain a competitive workforce." Boulevard Overlay	Dix Development has existing agreement with "first right of refusal" for property. Property is remnant parcel with utility easements. Existing agreement for proposed parking lot for Westech.
50	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	General Plan goal: "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
51	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Same as above	N/A
52	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Same as above	N/A
53	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	Same as above	N/A
32	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	\$675,000	0	N/A	N/A	None		Grand Pacific Communities proposes the development of single family homes
33	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
34	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
35	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type (DOF Categories)	HSC 34191.5 (c)(2)		Property Type (City's Categories)	HSC 34191.5 (c)(1)(A)			Value Basis (DOF Categories)	Date of Estimated Current Value	SALE OF PROPERTY		Purpose for which property was acquired	Address	APN #	Lot Size (Acres)
		Permissible Use (Under Disposition Law)	Permissible Use Detail		Acquisition Date	Value at Time of Purchase *	Estimated Current Value			Proposed Sale Value	Proposed Sale Date				
36	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0 EMERALD	24034174	0.18
37	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0 EMERALD	24034173	0.20
110	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0	24013201	1.77
111	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0	24013204	0.97
112	Vacant Lot/Land	Sale of Property	Walnut Village	3-Properties For Sale	1/17/2007	N/A	w/ 32	Appraised	Same as 32	Same as 32	Same as 32	North Mango	0 ACACIA	24034172	0.17
31	Vacant Lot/Land	Sale of Property	Potential Commercial/Retail Development, Auto Mall Property	3-Properties For Sale	12/16/2008	\$ 800,000	\$212,422	Market	5/13/2013	Unknown	Unknown	Auto mall property	6580 OLEANDER	24001132	0.83
38	Parking Lot/Structure	Governmental Use	Bill Martin Park parking lot	1-Transfer to City for Public Purpose	8/22/2005	\$ 600,000	\$0	Market	5/13/2013	N/A	N/A	Vacant Lot next Bill Martin Park	7871 CYPRESS	19010110	1.17
90	Public Building	Governmental Use	Fontana Community Senior Center	1-Transfer to City for Public Purpose	1/23/2008	N/A	\$4,344,500	Market	5/13/2013	N/A	N/A	Senior Center	16710 CERES	19129127	2.05
92	Roadway/Walkway	Governmental Use	I-10 interchange	2-Transfer to City Covered Agreement	5/22/2002	N/A	\$0	Market	5/13/2013	N/A	N/A	1-10 Slope	0	25120107	0.04
99	Vacant Lot/Land	Fulfill Enforceable Obligation	Restaurant pad in front of Hilton Gardens Hotel	2-Transfer to City Covered Agreement	2/14/2007	N/A	\$200,000	Market	5/13/2013	N/A	N/A	Restaurant pad / Hilton Gardens	0 SIERRA	19437124	0.87
103	Vacant Lot/Land	Governmental Use	Undevelopable parcel at I-15 interchange	5-Remnant Properties	5/16/2011	\$ 163,043	\$0	Market	5/13/2013	N/A	N/A	Duncan Canyon Interchange	DUNCAN CANYON	22607547	0.30
62	Public Building	Governmental Use	Shadow Hills Elementary, transfer to school district	4-Properties For Schools	6/2/1989	N/A	\$0	Market	5/13/2013	N/A	N/A	Shadow Park School	14300 SHADOW	23621147	6.00
61	Park	Governmental Use	Shadow Park, adjacent to school	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Shadow Park	0	23621145	5.89
64	Vacant Lot/Land	Governmental Use	Shadow Park, adjacent to school	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Shadow Park	0	23621146	6.54
81	Public Building	Governmental Use	Oak Park Elementary, transfer to school district	4-Properties For Schools	6/2/1989	\$ 70,359	\$0	Market	5/13/2013	N/A	N/A	Oak Park School	14200 LIVE OAK	23622539	6.00
60	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	5/31/1985	\$ 110,000	\$0	Market	5/13/2013	N/A	N/A	SCE /Southridge	0 CHERRY	23720106	10.31
63	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	11/20/1987	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / South ridge	0	19339129	18.78
65	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	11/20/1987	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / South ridge	0	19340125	12.70
66	Park	Governmental Use	Park space under power lines	1-Transfer to City for Public Purpose	11/20/1987	\$ 139,931	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	19340117	6.11
67	Park	Governmental Use	Park space under power lines	1-Transfer to City for Public Purpose	11/20/1987	\$ 271,847	\$0	Market	5/13/2013	N/A	N/A	SCE / South ridge	0	19340116	11.88
68	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	11/20/1987	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / South ridge	0	19340124	3.62
69	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23621143	3.73

**LONG RANGE PROPERTY MANAGEMENT PLAN**

No.	Property Type (DOF Categories)	H 1(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use (Under Disposition Law)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
36	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
37	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
110	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
111	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
112	Vacant Lot/Land	Sale of Property	Walnut Village Specific Plan	w/ 32	0	N/A	N/A	None		Same as 32
31	Vacant Lot/Land	Sale of Property	C-2 General Commercial	\$212,422	0	N/A	N/A	None	Auto Center Overlay	No formal proposal
38	Parking Lot/Structure	Governmental Use	P-PF Public Facilities	\$0	0	N/A	N/A	None	General Plan goal: "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
90	Public Building	Governmental Use	P-PF Public Facilities	\$4,344,500	0	N/A	N/A	None	Downtown Overlay, Boulevard Overlay & General Plan Goal of ". . . a multi-use community focal point, providing civic, educational, entertainment and cultural uses."	N/A
92	Roadway/Walkway	Governmental Use	C-2 General Commercial	\$0	0	N/A	N/A	None	Boulevard Overlay	N/A
99	Vacant Lot/Land	Fulfill Enforceable Obligation	M-1 Light Industrial	\$200,000	0	N/A	N/A	None		Amended and Restated Disposition and Development Agreement with Hilton Gardens to purchase property for restaurant
103	Vacant Lot/Land	Governmental Use	PC Residential Planned Communi	\$0	0	N/A	N/A	None		N/A
62	Public Building	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	General Plan goal of "high quality schools with adequate physical capacity are provided in all areas of our City"	N/A
61	Park	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	General Plan goals: "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City", "Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City & "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
64	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None		N/A
81	Public Building	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	General Plan goal of "high quality schools with adequate physical capacity are provided in all areas of our City",	N/A
60	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	ent holders, there are opportunities for recreational u	N/A
63	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as above	N/A
65	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
66	Park	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	General Plan goal: "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
67	Park	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
68	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as 60	N/A
69	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

No.	Property Type (DOF Categories)	HSC 34191.5 (c)(2)		Property Type (City's Categories)	HSC 34191.5 (c)(1)(A)			Value Basis (DOF Categories)	Date of Estimated Current Value	SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(B)		
		Permissible Use (Under Disposition Law)	Permissible Use Detail		Acquisition Date	Value at Time of Purchase *	Estimated Current Value			Proposed Sale Value	Proposed Sale Date		Purpose for which property was acquired	Address	APN #
70	Park	Governmental Use	Chaparral Park	1-Transfer to City for Public Purpose	7/19/1983	\$ 890,000	\$0	Market	5/13/2013	N/A	N/A	SCE /Southridge	0	23651162	5.97
115	Park	Governmental Use	Chaparral Park	1-Transfer to City for Public Purpose	7/19/1983	\$ 38,856	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23651258	2.01
71	Park	Governmental Use	Chaparral Park	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23651161	0.60
72	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	10/7/1999	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23741106	10.53
73	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	1/3/1985	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23738159	7.42
74	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	23621151	2.59
75	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	23621155	5.47
78	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	SCE / Southridge	0	23622532	1.96
79	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	10/19/1989	\$ 32,000	\$0	Market	5/13/2013	N/A	N/A	Southridge	0 BRONZE	23739183	0.43
80	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	23622525	5.68
83	Vacant Lot/Land	Governmental Use	Open space under power lines	1-Transfer to City for Public Purpose	7/19/1983	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	23622521	1.97
76	Vacant Lot/Land	Governmental Use	Southridge Hillside, open space	1-Transfer to City for Public Purpose	10/7/1999	N/A	\$0	Market	5/13/2013	N/A	N/A	Southridge Hillside	0	19355430	4.45
77	Vacant Lot/Land	Governmental Use	Southridge Hillside, open space	1-Transfer to City for Public Purpose	10/7/1999	\$ 75,697	\$0	Market	5/13/2013	N/A	N/A	Southridge Hillside	0	19319208	10.33
87	Vacant Lot/Land	Governmental Use	Southridge Hillside, open space	2-Transfer to City Covered Agreement	10/7/1999	\$ 385,816	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	19339134	50.00
89	Vacant Lot/Land	Governmental Use	Southridge Hillside, open space	1-Transfer to City for Public Purpose	10/7/1999	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	23741115	176.51
85	Roadway/Walkway	Governmental Use	Southridge Hillside, fire protection road	1-Transfer to City for Public Purpose	11/14/1986	N/A	\$0	Market	5/13/2013	N/A	N/A	Fire protection road in Southridge	0	23733154	0.31
86	Roadway/Walkway	Governmental Use	Southridge Hillside, fire protection road	1-Transfer to City for Public Purpose	6/30/1986	\$ 1,000	\$0	Market	5/13/2013	N/A	N/A	Fire protection road in Southridge	0	23733126	0.09
82	Vacant Lot/Land	Governmental Use	Transfer to City under Fish & Wildlife, Delhi Fly habitat preservation	6-Fish & Wildlife Properties	5/1/2006	N/A	\$0	Market	5/13/2013	N/A	N/A	Martin Tudor	0	19319227	29.15
84	Vacant Lot/Land	Governmental Use	Transferred to City for Open Space	1-Transfer to City for Public Purpose	1/3/1985	N/A	\$0	Market	5/13/2013	N/A	N/A	Southridge park	0	23721218	9.65
113	Vacant Lot/Land	Governmental Use	Transfer to City under Fish & Wildlife, Delhi Fly habitat preservation	6-Fish & Wildlife Properties	5/1/2006	N/A	\$0	Market	5/13/2013	N/A	N/A	Southridge	0 PECAN	19319231	14.60
114	Vacant Lot/Land	Governmental Use	Transferred to City for Open Space	1-Transfer to City for Public Purpose	2/15/2006	\$ 1,049,133	\$0	Market	5/13/2013	N/A	N/A	Southridge Hills behind Fiesta homes	None	19319234	150.00

\* - Value for Sports Park aggregated due to parcel changes. "N/A" indicates that information was unavailable.



**LONG RANGE PROPERTY MANAGEMENT PLAN**

No.	Property Type (DOF Categories)	H 1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)
		Permissible Use (Under Disposition Law)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/ Revenue	Contractual requirements for use of income/revenue	History of environmental contamination, studies, and/or remediation, and designation as a Brownfield site	Description of property's potential for transit oriented development	Advancement of planning objectives of the successor agency	History of previous development proposals and activity
70	Park	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	General Plan goals: "Our parks are developed in conjunction with school facilities and other agencies to maximize recreational facilities in our City", "Adequate parks, recreation facilities and after-school programs are provided in newly developed areas of our City & "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
115	Park	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
71	Park	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	General Plan goal: "Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City"	N/A
72	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
73	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
74	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
75	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
78	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
79	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as 60	N/A
80	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
83	Vacant Lot/Land	Governmental Use	P-UC Public Utility Corridors	\$0	0	N/A	N/A	None	Same as 60	N/A
76	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	General Plan goals: "Expand the open space and conservation system, where feasible, to include private and public lands that offer multi-use open space and cultural resource" & Preserve Natural Open Space in the San Gabriel Mountains and Jurupa Hills opportunities.	N/A
77	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
87	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	San Gabriel Valley Water Company for additional water reservoirs
89	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
85	Roadway/Walkway	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
86	Roadway/Walkway	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as above	N/A
82	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	Wildlife Habitat - environmentally protected property	None	General Plan goal: "Conserve Natural Habitat and Protect Rare, Threatened and Endangered Species"	Protected Delhi Sands Flower-loving Fly Habitat per US Dept. of Fish and Game
84	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A		None	Same as 76	N/A
113	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	Wildlife Habitat - environmentally protected property	None	Same as 82	Same as 82
114	Vacant Lot/Land	Governmental Use	Southridge Village Specific Plan	\$0	0	N/A	N/A	None	Same as 76	N/A

\* - Value for Sports Park aggregated due to parcel d

**RESOLUTION NO. FOB 2014-02**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING AND ADOPTING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, IN RESPONSE TO STATE OF CALIFORNIA DEPARTMENT OF FINANCE REQUESTS.**

**WHEREAS**, pursuant to Health and Safety Code section 34173(g), the Successor Agency to the Fontana Redevelopment Agency ("Successor Agency") is a public body, corporate and politic, separate and distinct from the City of Fontana; and

**WHEREAS**, the Oversight Board for the Successor Agency ("Oversight Board") was established pursuant to Health and Safety Code Section 34179(a); and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" ("LRPMP") addressing the future disposition and use of all real property of the former Fontana Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Oversight Board and the State of California Department of Finance ("DOF") for review and approval no later than six months following the issuance to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the Successor Agency prepared an LRPMP containing all of the information required by Health and Safety Code Section 34191.5 that was approved by the Oversight Board and submitted to DOF for review and approval, all in accordance with applicable law; and

**WHEREAS**, DOF objected to the classification of certain real property in the LRPMP; and

**WHEREAS**, the Successor Agency prepared and approved revisions to its LRPMP re-classifying these properties as requested by DOF and has submitted such LRPMP revisions to the Oversight Board for review and approval;

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

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

**Section 2. CEQA Compliance.** The approval of the LRPMP through this Resolution does not commit the Oversight Board 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"). The Oversight Board Secretary is authorized to file a Notice of Exemption in accordance with CEQA with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

**Section 3. Approval of Revisions to the LRPMP.** The Oversight Board hereby approves the following described revisions to the LRPMP:

Property No. 54 (APN 0193131140000), Option House, is re-classified from "Governmental Use" to "housing asset," pursuant to Health and Safety Code Section 34176(e), and will be transferred to the Fontana Housing Authority;

Property No. 48 (APN 0192151220000), Parking Lot-Downtown Restaurant, is re-classified from "Governmental Use" to "Sale of Property";

Property No. 103 (APN 0226075470000), Remnant Parcel-Duncan Canyon, is re-classified from "Governmental Use" to "Sale of Property";

Property No. 88 (APN 0193151190000), Chaffey College, is re-classified from "Future Development" to "Sale of Property"; and

Properties Nos. 20, 21, 22, 29, 30 and 100 (APNs 0228301060000, 0228301030000, 0228301020000, 0228301080000, 0228301070000 and 0228301520000), Fite Development, are re-classified from "Future Development" to "Sale of Property."

**Section 4. Oversight Board Acknowledgment of Distribution of Net Sale Proceeds.** Regarding all properties classified as "Fulfill Enforceable Obligation" or "Sale of Property" in the LRPMP (as revised by this Resolution), the Oversight Board acknowledges that the Successor Agency asserts no claim to the net proceeds from the sales of these properties, after deduction of the costs of sale, and that the Successor Agency intends to transmit such net sale proceeds to the County of San Bernardino Auditor-Controller for distribution to the affected taxing entities in accordance with applicable law.

**Section 5. Transmittal of LRPMP.** The Oversight Board Chairperson and the Successor Agency are hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the revised LRPMP, including submitting the revised LRPMP to DOF for review and approval and posting the revised LRPMP on the Successor Agency's website.

**Section 6. Effectiveness.** Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by DOF and,

therefore, this Resolution shall become effective five (5) business days after the date of its adoption, except to the extent that a request for review of the actions taken in this Resolution is made by DOF.

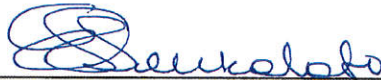
**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Oversight Board for the Successor Agency to the Fontana Redevelopment Agency on the 4<sup>th</sup> day of April, 2014, by the following vote:

**AYES:** Chair Ssenkoloto and OSB Members Bishop, Brann and Mancha  
Vice Chair Warren and OSB Member Roberts

**NOES:**

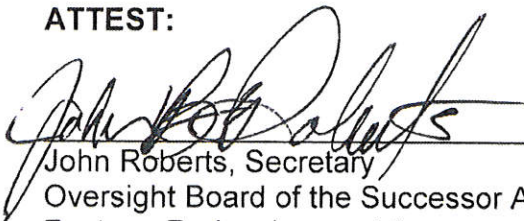
**ABSENT:** OSB Member Killian

**ABSTAIN:**



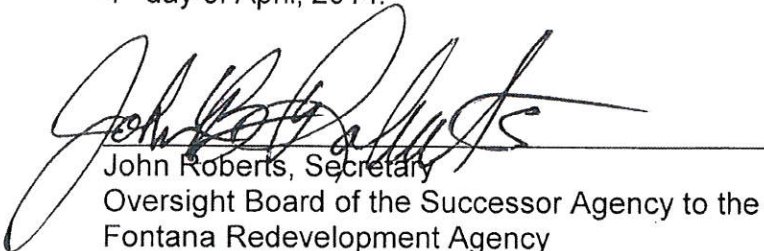
\_\_\_\_\_  
Evelyne Ssenkoloto, Chairperson  
Oversight Board of the Successor Agency to  
the Fontana Redevelopment Agency

**ATTEST:**



\_\_\_\_\_  
John Roberts, Secretary  
Oversight Board of the Successor Agency to the  
Fontana Redevelopment Agency

I, John Roberts, acting as the Secretary of the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency at a regular meeting on the 4<sup>th</sup> day of April, 2014.



\_\_\_\_\_  
John Roberts, Secretary  
Oversight Board of the Successor Agency to the  
Fontana Redevelopment Agency



**FONTANA LONG RANGE PROPERTY MANAGEMENT PLAN First Review**

X = MISSING INFORMATION, NEED FOR APPROVAL

LGU No.	No.	APN	Land Use	Governmental Use	Permissible Use	Reason for Denial	Missing Information					
							Compensation Agreement w/ taxing entities pursuant to HSC 34180 (f)	Intended use of sale proceeds (12)	Purchase Value (9)	Estimated Current Value	Estimate of Current Parcel Value	Proposed Sale Value/Date
2	106	0192041010000	Parking Lot - Center Stage Theater	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a)						
4	90	0191291270000	Senior Community Center	Governmental Use				\$2,850,000				
5	62	0236211470000	Shadow Hill's Elementary School	Governmental Use				\$677,305	\$4,421,787	\$4,421,787		
6	61	0236211450000	Shadow Park	Governmental Use				\$230,267	\$761,054	\$761,054		
7	64	0236211480000	Vacant Land - SCE Utility Easement	Sale of Property	D	Not governmental use pursuant to HSC 34181 (a)		X	\$25,568	\$83,689	\$83,689	July, 2015
8	81	0236225390000	Oak Park Elementary School	Governmental Use					\$3,734,301	\$3,734,301		
9	42	0191161280000	Art Depot & Rose Garden	Governmental Use					\$166,000	\$166,000		
12	66	0193401170000	Vacant SCE Land - Catawba Park	Governmental Use					\$230,209	\$230,209		
67	0193401190000											
13	70	0236511620000	Chaparral Park	Governmental Use						\$2,211,572	\$2,211,572	
71	0236511610000											
115	0236512580000											
14	50	0194041040000	Veteran's Park West	Governmental Use						\$2,009,000	\$2,009,000	
51	0194041010000											
52	0194041030000											
53	0194041020000											
15	93	0192042210000	Parking Lot - Fire Station #71	Governmental Use					\$177,000	\$177,000		
16	38	0190101100000	7871 Cypress	Governmental Use					\$1,036,000	\$1,036,000		
17	45	0192041020000	16940 Arrow Blvd.	Governmental Use					\$97,000	\$97,000		
18	48	0192151220000	Parking Lot - Downtown Restaurant	Sale of Property	D	Not governmental use pursuant to HSC 34181 (a)		X				July, 2015
19	54	0193131140000	House of Ruth Property	Governmental Use	D	Oversight Board Action must specify City entity to receive property will be Housing Authority						
20	43	0192041050000	Center Stage Theater	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a)						
44	0192041040000											

**FONTANA LONG RANGE PROPERTY MANAGEMENT PLAN First Review**

X = MISSING INFORMATION, NEED FOR APPROVAL

LGU No.	No.	APN	Land Use	Permissible Use	Reason for Denial	Missing Information						
						Compensation Agreement w/ taxing entities pursuant to HSC 34180 (f)	Intended use of sale proceeds (12)	Purchase Value (9)	Estimated Current Value	Estimate of Current Parcel Value	Proposed Sale Value/Date	
21	60 63 65 68 69 72 73 74 75 78 79 80 83	0237201060000 0193391290000 0193401240000 0236211430000 0237411060000 0237381590000 0236211510000 0236211550000 0236225320000 0237391830000 0236225250000 0236225210000	Vacant Land - SCE Utility Easement	Sale of Property	D	Not designated as open space, not governmental use pursuant to HSC 34181 (a). Property use potentially mis-categorized - intended to be future park? Need City plan with intention in order to be governmental use. Or is property meant to be disposed of to City for future development?		X		\$1,090,133	\$1,090,133	December, 2015
22	59	0193381010000	Remnant Parcel - Sierra Avenue	Governmental Use				\$5,236	\$10,749	\$10,749		
23	92	0251201070000	Remnant Parcel - I10 Freeway	Governmental Use				\$195	\$512	\$512		
24	103	0228075470000	Remnant Parcel - Duncan Canyon	Sale of Property	D	Not governmental use pursuant to HSC 34181 (a).	X		\$76,779	\$76,779	December, 2014	
25	101 116	0228072060000 0229081260000	Roadway - Walnut Avenue	Governmental Use					\$20,858	\$20,858		
26	76 77 84 87 89 114	0193554300000 0193192080000 0193391340000 0237411150000 0237212180000 0193192340000	Southridge Hillside Fire Road & C	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a).			\$5,130,623	\$5,130,623		
27	85 86	0237331540000 0237331260000	Southridge Hillside Fire Road & C	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a).			\$5,119	\$5,119		
28	82 113	0193192270000 0193192310000	Delhi Sand's Fly Habitat	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a); Documentation required to support specific parcels are designated as wildlife habitat		\$398,755	\$223,938	\$223,938		
29	88	0193151190000	Chaffey College	Sale of Property	D	Cannot transfer property to third party for future development pursuant to HSC 34191.5 (c) (2) (A)	X				December, 2014	



**FONTANA LONG RANGE PROPERTY MANAGEMENT PLAN First Review**

X = MISSING INFORMATION, NEED FOR APPROVAL

LGU No.	No.	APN	Land Use	Sale of Property	Permissible Use	Reason for Denial	Missing Information					
							Compensation Agreement w/ taxing entities pursuant to HSC 34180 (f)	Intended use of sale proceeds (12)	Purchase Value (9)	Estimated Current Value	Estimate of Current Parcel Value	Proposed Sale Value/Date
30	20 21 22 29 30 100	0228301060000 0228301020000 0228301020000 0228301080000 0228301070000 0228301520000	File Development	Sale of Property	D	No intended or existing Comensation Agreement	X	X				December, 2015
31	47 48	0192151070000 0192151080000	Downtown Restaurant	Sale of Property	D	Specific documentation required to support estimated current value/proposed sale value		X				December, 2014
32	32 33 34 35 36 37 110 111 112	0240132050000 0240132020000 0241032030000 0240132060000 0240341740000 0240341730000 0240132010000 0240132040000 0240341720000	Walnut Village	Sale of Property	D			X	\$397,000			December, 2014
33	55 56 57 58	0193234090000 0193243030000 0193243050000 0193243040000	Near Westech College	Sale of Property	D	Specific documentation required to support estimated current value/proposed sale value		X				December, 2014
34	31	0240011320000	Auto Center Parcel	Sale of Property	D	Specific documentation required to support estimated current value/proposed sale value		X				December, 2014
35	6	0226164190000	Near 210 Sport's Park	Sale of Property	D	Specific documentation required to support estimated current value/proposed sale value		X				December, 2014
36	104	0193234120000	Westech College	Fulfill Enforceable Obligation	D			X				June, 2014
37	99	0194371240000	Hilton Garden Inn	Fulfill Enforceable Obligation	D	Specific documentation required to support estimated current value/proposed sale value. Second Amendment to DDA executed after June 27, 2011		X	\$295,812			May, 2014

**RESOLUTION FOB NO. 2014-03**

**A RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY APPROVING AND ADOPTING A REVISED LONG-RANGE PROPERTY MANAGEMENT PLAN, PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5, IN RESPONSE TO STATE OF CALIFORNIA DEPARTMENT OF FINANCE REQUESTS.**

**WHEREAS**, pursuant to Health and Safety Code section 34173(g), the Successor Agency to the Fontana Redevelopment Agency ("Successor Agency") is a public body, corporate and politic, separate and distinct from the City of Fontana; and

**WHEREAS**, the Oversight Board for the Successor Agency ("Oversight Board") was established pursuant to Health and Safety Code Section 34179(a); and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires the Successor Agency to prepare a "long-range property management plan" ("LRPMP") addressing the future disposition and use of all real property of the former Fontana Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the LRPMP to the Oversight Board and the State of California Department of Finance ("DOF") for review and approval no later than six months following the issuance to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7; and

**WHEREAS**, the Successor Agency prepared an LRPMP containing all of the information required by Health and Safety Code Section 34191.5 that was approved by the Oversight Board and submitted to DOF for review and approval, all in accordance with applicable law; and

**WHEREAS**, DOF objected to the classification of certain real property in the LRPMP; and

**WHEREAS**, the Successor Agency prepared and approved revisions to its LRPMP re-classifying these properties as requested by DOF and has submitted such LRPMP revisions to the Oversight Board for review and approval;

**NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE FONTANA REDEVELOPMENT AGENCY DOES HEREBY FIND AND RESOLVE AS FOLLOWS:**

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



**Section 2. CEQA Compliance.** The approval of the LRPMP through this Resolution does not commit the Oversight Board 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"). The Oversight Board Secretary is authorized to file a Notice of Exemption in accordance with CEQA with the appropriate official of the County of San Bernardino, California, within five (5) days following the date of adoption of this Resolution.

**Section 3. Approval of Revisions to the LRPMP.** The Oversight Board hereby approves the following described revisions to the LRPMP:

Property No. 54 (APN 0193131140000), Option House, is re-classified from "Governmental Use" to "housing asset," pursuant to Health and Safety Code Section 34176(e), and will be transferred to the Fontana Housing Authority;

Property No. 48 (APN 0192151220000), Parking Lot-Downtown Restaurant, is re-classified from "Governmental Use" to "Sale of Property";

Property No. 103 (APN 0226075470000), Remnant Parcel-Duncan Canyon, is re-classified from "Governmental Use" to "Sale of Property";

Property No. 88 (APN 0193151190000), Chaffey College, is re-classified from "Future Development" to "Sale of Property"; and

Properties Nos. 20, 21, 22, 29, 30 and 100 (APNs 0228301060000, 0228301030000, 0228301020000, 0228301080000, 0228301070000 and 0228301520000), Fite Development, are re-classified from "Future Development" to "Sale of Property."

Properties Nos. 66-67 60, 63 - 65, 68-69, 72-75, 78-80 and 83 (APN's 023720106, 019339129, 019340124-25, 023621143,023741106, 023621146, 023738159, 023621151, 023621155, 023622532, 023739183, 023622525, 023622521, Southern California Edison Easement, are re-classified from "Government Use" to "Sale Property".

Property No. 99 (APN 019437124), Restaurant Parcel – Hilton Garden Inn Hotel, is re-classified from "Enforceable Obligation" to "Sale of Property".

Property No. 104 (APN 019323412), Westech College Expansion, is re-classified from "Enforceable Obligation" to "Sale of Property".

**Section 4. Oversight Board Acknowledgment of Distribution of Net Sale Proceeds.** Regarding all properties classified as “Fulfill Enforceable Obligation” or “Sale of Property” in the LRPMP (as revised by this Resolution), the Oversight Board acknowledges that the Successor Agency asserts no claim to the net proceeds from the sales of these properties, after deduction of the costs of sale, and that the Successor Agency intends to transmit such net sale proceeds to the County of San Bernardino Auditor-Controller for distribution to the affected taxing entities in accordance with applicable law.

**Section 5. Establishment of Values.** The Oversight Board acknowledges and approves the Purchase Values, Estimates of Current Value, Estimates of Parcel Value and Proposed Sale Values included on the DOF Requested Information – LRPMP Chart attached to this Resolution as Exhibit “A”. Those estimates were established through a methodology developed by Rosenow Spevek Group (RSG), the Successor Agency and the local Real Estate Community. The Oversight Board further acknowledges that the Proposed Sale Values are only estimates and that actual values will be determined by local real estate market factors at the time of sale.

**Section 6. Transmittal of LRPMP.** The Oversight Board acknowledges and approves the changes proposed by DOF as part of their review of the Successor Agency LRPMP. To that end, the Oversight Board Chairperson and the Successor Agency are hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the revised LRPMP, including submitting the revised LRPMP to DOF for review and approval and posting the revised LRPMP on the Successor Agency’s website.

**Section 7. Effectiveness.** Pursuant to Health and Safety Code section 34179(h), all actions taken by the Oversight Board may be reviewed by DOF and, therefore, this Resolution shall become effective five (5) business days after the date of its adoption, except to the extent that a request for review of the actions taken in this Resolution is made by DOF.

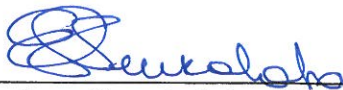
**PASSED, APPROVED AND ADOPTED** at a regular meeting of the Oversight Board for the Successor Agency to the Fontana Redevelopment Agency on the 16<sup>th</sup> day of May, 2014, by the following vote:

**AYES:** Chair Ssenkoloto, Vice Chair Warren and OSB Members Roberts and Bishop

**NOES:**

**ABSTAIN:**

**ABSENT:** OSB Members Brann, Killian and Mancha




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Evelyne Ssenkoloto, Chairperson  
Oversight Board of the Successor Agency to  
the Fontana Redevelopment Agency

I, John Roberts, acting as the Secretary of the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency, do hereby certify that the foregoing Resolution is the actual Resolution duly and regularly adopted by the Oversight Board of the Successor Agency to the Fontana Redevelopment Agency at a regular meeting on the 16<sup>th</sup> day of May, 2014.

**ATTEST:**

  
\_\_\_\_\_  
John Roberts, Secretary  
Oversight Board of the Successor Agency  
to the Fontana Redevelopment Agency

**Exhibit "A"**  
(LRPMP Chart)



**DOF Requested Information - LRPMP**

X = MISSING INFORMATION, NEED FOR APPROVAL

LGU No.	No.	APN	Land Use	Governmental Use	Permissible Use	Reason for Denial	Missing Information						
							Compensation Agreement w/ taxing entities pursuant to HSC 34180 (f)	Intended use of sale proceeds (12)	Purchase Value (9)	Estimated Current Value	Estimate of Current Parcel Value	Proposed Sale Value/Date	
2	106	0192041010000	Parking Lot - Center Stage Thea	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a)							
4	90	0191291270000	Senior Community Center	Governmental Use					\$2,850,000				
5	62	0236211470000	Shadow Hill's Elementary Schoo	Governmental Use					\$677,305	\$4,421,787	\$4,421,787		
6	61	0236211450000	Shadow Park	Governmental Use					\$230,267	\$761,054	\$761,054		
7	64	0236211460000	Vacant Land - SCE Utility Easer	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a)		X	\$25,568	\$83,689	\$83,689	July, 2015	
8	81	0236225390000	Oak Park Elementary School	Governmental Use						\$3,734,301	\$3,734,301		
9	42	0191161260000	Art Depot & Rose Garden	Governmental Use						\$166,000	\$166,000		
12	66	0193401170000	Vacant SCE Land - Catawba Pa	Governmental Use						\$230,209	\$230,209		
13	70	0236511620000	Chaparral Park	Governmental Use						\$2,211,572	\$2,211,572		
71	0236511610000												
115	0236512580000												
14	50	0194041040000	Veteran's Park West	Governmental Use						\$2,009,000	\$2,009,000		
51	0194041010000												
52	0194041030000												
53	0194041020000												
15	93	0192042210000	Parking Lot - Fire Station #71	Governmental Use						\$177,000	\$177,000		
16	38	0190101100000	7871 Cypress	Governmental Use						\$1,036,000	\$1,036,000		
17	45	0192041020000	16940 Arrow Blvd.	Governmental Use						\$97,000	\$97,000		
18	48	0192151220000	Parking Lot - Downtown Restaur	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a)		X				July, 2015	
19	54	0193131140000	House of Ruth Property	Governmental Use	D	Oversight Board Action must specify City entity to receive property will be Housing Authority							
20	43	0192041050000	Center Stage Theater	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a)							
44	0192041040000												

**DOF Requested Information - LRPMP**

X = MISSING INFORMATION, NEED FOR APPROVAL

LGU No.	No.	APN	Land Use	Permissible Use	Reason for Denial	Missing Information						
						Compensation Agreement w/ taxing entities pursuant to HSC 34180 (f)	Intended use of sale proceeds (12)	Purchase Value (9)	Estimated Current Value	Estimate of Current Parcel Value	Proposed Sale Value/Date	
21	60 63 65 68 69 72 73 74 75 78 79 80 83	0237201060000 0193391290000 0193401250000 0193401240000 0236211430000 0237411060000 0237381590000 0236211510000 0236211550000 0236225320000 0237391830000 0236225250000 0236225210000	Vacant Land - SCE Utility Easem	Governmental Use	D	Not designated as open space; not governmental use pursuant to HSC 34181 (a). Property use potentially mis-categorized - intended to be future park? Need City plan with intention in order to be governmental use. Or is property meant to be disposed of to City for future development?		X		\$1,090,133	\$1,090,133	December, 2015
22	59	0193381010000	Remnant Parcel - Sierra Avenue	Governmental Use				\$5,236	\$10,749	\$10,749		
23	92	0251201070000	Remnant Parcel - I10 Freeway	Governmental Use				\$195	\$512	\$512		
24	103	0226075470000	Remnant Parcel - Duncan Canyon	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a)		X	\$76,779	\$76,779	December, 2014	
25	101 116	0228072060000 0228061260000	Roadway - Walnut Avenue	Governmental Use					\$20,858	\$20,858		
26	76 77 84 87 89 114	0193554300000 0193192080000 0193391340000 0237411150000 0237212180000 0193192340000	Southridge Hillside Fire Road &	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a)			\$5,130,623	\$5,130,623		
27	85 86	0237331540000 0237331260000	Southridge Hillside Fire Road &	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a)			\$5,119	\$5,119		
28	82 113	0193192270000 0193192310000	Delhi Sand's Fly Habitat	Governmental Use	D	Not governmental use pursuant to HSC 34181 (a); Documentation required to support specific parcels are designated as wildlife habitat		\$398,755	\$223,938	\$223,938		

**DOF Requested Information - LRPMP**

X = MISSING INFORMATION, NEED FOR APPROVAL

											Missing Information			
LGU No.	No.	APN	Land Use		Permissible Use	Reason for Denial	Compensation Agreement w/ taxing entities pursuant to HSC 34180 (f)	Intended use of sale proceeds (12)	Purchase Value (9)	Estimated Current Value	Estimate of Current Parcel Value	Proposed Sale Value/Date		
29	88	0193151190000	Chaffey College	Future Development	D	Cannot transfer property to third party for future development pursuant to HSC 34180 (f)		X				December, 2014		
30	20 21 22 29 30 100	0228301060000 0228301030000 0228301020000 0228301080000 0228301070000 0228301520000	File Development	Future Development	D	No intended or existing Comensation Agreement	X	X				December, 2015		
31	47 49	0192151070000 0192151080000	Downtown Restaurant	Sale of Property	D	Specific documentation required to support estimated current value/proposed sale value		X				December, 2014		
32	32 33 34 35 36 37 110 111 112	0240132050000 0240132020000 0241032030000 0240132060000 0240341740000 0240341730000 0240132010000 0240132040000 0240341720000	Walnut Village	Sale of Property	D			X	\$397,000			December, 2014		
33	55 56 57 58	0193234090000 0193243030000 0193243050000 0193243040000	Near Westech College	Sale of Property	D	Specific documentation required to support estimated current value/proposed sale value		X				December, 2014		
34	31	0240011320000	Auto Center Parcel	Sale of Property	D	Specific documentation required to support estimated current value/proposed sale value		X				December, 2014		



**DOF Requested Information - LRPMP**

X = MISSING INFORMATION, NEED FOR APPROVAL

LGU No.	No.	APN	Land Use	Sale of Property	Permissible Use	Reason for Denial	Missing Information					
							Compensation Agreement w/ taxing entities pursuant to HSC 34180 (f)	Intended use of sale proceeds (12)	Purchase Value (9)	Estimated Current Value	Estimate of Current Parcel Value	Proposed Sale Value/Date
35	6	0226164190000	Near 210 Sport's Park	Sale of Property	D	Specific documentation required to support estimated current value/proposed sale value		X				December, 2014
36	104	0193234120000	Westech College	Sale of Property	D			X			\$48,300	June, 2014
37	99	0194371240000	Hilton Garden Inn	Sale of Property	D	Specific documentation required to support estimated current value/proposed sale value; Second Amendment to DDA executed after June 27, 2011		X	\$295,812		\$200,000	June, 2014