

**OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE  
VICTORVILLE REDEVELOPMENT AGENCY  
SPECIAL MEETING AGENDA**

City of Victorville  
14343 Civic Drive, Conference Room "D"  
Victorville, CA 92392

Thursday, December 17, 2015  
**1:30 P.M.**

**CALL TO ORDER**

ITEM 1 PUBLIC COMMENT

**DISCUSSION AGENDA**

ITEM 2 APPROVE MINUTES FROM NOVEMBER 12, 2015 REGULAR MEETING.

ITEM 3 RESOLUTION NO. OB-VRDA-15-008 OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE VICTORVILLE REDEVELOPMENT AGENCY AUTHORIZING THE TRANSFER OF GOVERNMENTAL USE PROPERTIES TO THE CITY OF VICTORVILLE PURSUANT TO THE APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN

ITEM 4 COMMENTS FROM OVERSIGHT BOARD, LEGAL COUNSEL AND STAFF

ITEM 5 ADJOURNMENT

**MINUTES OF THE  
REGULAR MEETING OF THE  
OVERSIGHT BOARD FOR SUCCESSOR AGENCY  
TO THE VICTORVILLE REDEVELOPMENT AGENCY  
November 12, 2015**

**CALL TO ORDER**

The regular meeting of the Oversight Board for the Successor Agency to the Victorville Redevelopment Agency was called to order at 1:33 p.m. by Chairman Metzler in Conference Room "D", Victorville City Hall, at 14343 Civic Drive, Victorville, California.

**ROLL CALL**

**PRESENT:** Board Members Debbie Betts, Karen Hardy, Janice Lindsay, Keith Metzler, Mary O'Toole, Doug Robertson, and Anita Tuckerman

**ABSENT:** None

Also present was Economic Development Administrator, Sophie Smith; Varner & Brandt, Attorneys, Kristin Varner and Nathan Heyde, and Recording Secretary, Heidi Roche.

**1. PUBLIC COMMENT**

There was no public comment.

**DISCUSSION AGENDA**

**2. APPROVE MINUTES FROM OCTOBER 22, 2015 REGULAR MEETING**

It was moved by Board Member O'Toole, seconded by Board Member Betts to approve; motion carried with Board Member Tuckerman abstaining.

**3. DISCUSSION: TAX INCREMENT PASS-THROUGH PAYMENT OBLIGATIONS SET FORTH IN COOPERATION AGREEMENTS BETWEEN THE FORMER VICTORVILLE REDEVELOPMENT AGENCY AND CERTAIN LOCAL EDUCATION AGENCIES**

Mr. Metzler introduced the item and Mr. Heyde provided an overview of the firm's position as it relates to the analysis of the 1993 Cooperation Agreements between the Successor Agency and the four local education entities. He then requested board member questions or comments.

Ms. Lindsay spoke to the memo's analysis as being thorough and in favor of the Successor Agency's calculations.

Ms. O'Toole inquired as to what impact the analysis will have on the upcoming Recognized Obligation Payment Schedule (ROPS) and discussion ensued with regards to the current reporting procedure of listing the cooperation agreements as placeholders with no requested payment disbursement.

Ms. Hardy expressed her frustration and disappointment at the outcome of the analysis and indicated that she still does not agree with the Successor Agency calculations and interpretation.

Ms. Varner indicated that current statutory requirements do not apply to contracts entered into prior to the AB 1290 legislation.

Mr. Metzler addressed the need for accurate ROPS representation of the cooperation agreements based on the outcome of the analysis.

Discussion ensued in which it was recommended that the cooperation agreements be listed on the next ROPS cycle as retired or fully satisfied and that, if future litigation results in a settlement or court order, the settlement or order be added to the ROPS as a new item as settlements are considered enforceable obligations.

Ms. O'Toole spoke to the original intent and 20-year calculations of the cooperation agreements as following through to the present.

Ms. Lindsay requested the next ROPS be provided to the Board prior to a "must approve" date.

Ms. Smith indicated the next ROPS is due to the Department of Finance (DOF) by February 1<sup>st</sup> and that a draft of the ROPS would be provided at the regularly scheduled meeting on January 14<sup>th</sup> or at a special meeting date not yet determined but before the January 28<sup>th</sup> regularly scheduled meeting.

Mr. Robertson requested the educational entities provide advance notice of intent if they plan to litigate the cooperation agreements.

No Board action was required as the item was discussion only.

#### 4. COMMENTS FROM OVERSIGHT BOARD AND STAFF

Ms. Smith announced the approval of the Long Range Property Management Plan and indicated that the Agency will move forward with the property transfers for the government use properties first and items will be brought before the Board in January.

She further discussed the DOF's findings on ROPS 14/15B as outlined in a memo sent to the Board Wednesday and announced that the Successor Agency would request a meet and confer with the DOF on their findings.

5. ADJOURNMENT

It was moved by Board Member Tuckerman, seconded by Board Member Robertson to adjourn the meeting at 2:15 p.m.; motion carried unanimously.

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CHAIRMAN OF THE BOARD OF ADMINISTRATORS

ATTEST:

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RECORDING SECRETARY

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CLIENT MEMORANDUM

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**TO:** OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE VICTORVILLE REDEVELOPMENT AGENCY

**FROM:** VARNER & BRANDT LLP

**SUBJECT:** TRANSMITTAL OF DECEMBER 17, 2015 OVERSIGHT BOARD MEETING AGENDA ITEM #3

**DATE:** DECEMBER 15, 2015

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The following memorandum provides the seven board members (“Board Members”) of the Oversight Board (“Oversight Board”) for the Successor Agency to the Victorville Redevelopment Agency (“Successor Agency”) with pertinent information in order for each Board Member to make an informed decision on the matters before the Oversight Board.

**Agenda Item No.:** 3

**Subject:** *Approval of Disposition of Governmental Use Property.* The Successor Agency seeks the approval of the Oversight Board for the disposition of eleven (11) properties designated as “governmental use” on the approved Long-Range Property Management Plan (“LRPMP”) to the City of Victorville (the “City”).

**Legislative Authority of the Oversight Board:**

1. *California Health and Safety Code Section 34177(e):* The Successor Agency must dispose of assets and properties of the former redevelopment agency as directed by the Oversight Board; provided, however that the Oversight Board may direct the Successor Agency to transfer ownership of certain assets pursuant to Section 34181(a). The disposal of the assets and properties is to be completed expeditiously and in a manner aimed at maximizing value.
2. *California Health and Safety Code Section 34177(h):* The Successor Agency must expeditiously wind down the affairs of the Former Agency in accordance with the direction of the Oversight Board.
3. *California Health and Safety Code Section 34181(a):* The Oversight Board must direct the Successor Agency to dispose of all assets and properties of the former redevelopment agency; provided, however that the Oversight Board may instead direct the Successor Agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, to the appropriate public jurisdiction pursuant to any existing agreements relating to this construction or use of such an asset. Disposal must be completed expeditiously and in a manner aimed at maximizing value.

4. *California Health and Safety Code Section 34191.3*: The disposition authority of the Successor Agency and the Oversight Board under Sections 34177(e) and 34181(a), respectively, is suspended, except as to transfers for governmental use, until the Department of Finance has approved a long-range property management plan, at which point the long-range property management plan will govern the disposition and use of real property assets of the former redevelopment agency.

**Discussion:** On October 28, 2015, the Department of Finance (“DOF”) approved the Successor Agency’s LRPMP. In accordance with Health and Safety Code section 34191.3, the LRPMP governs and supersedes all other provisions of the Health and Safety Code relating to the disposition and use of real property assets of the former redevelopment agency. Permissible uses of the Successor Agency properties include (i) the transfer of properties for governmental use pursuant to Health and Safety Code section 34181(a), (ii) retention of properties for future development, (iii) the sale of the property or (iv) the use of the property to fulfill an enforceable obligation.

Of the twenty-nine (29) properties held by the Successor Agency, a total of eleven (11) are designated in the LRPMP as governmental use, as permitted by Section 34191.5(c)(2). The governmental use properties consist of the following:

- LRPMP Property No. 11 – Library Property
  - Consisting of eight (8) parcels
- LRPMP Property No. 12 – Airport Runway Extension Property
  - Consisting of two (2) parcels
- LRPMP Property No. 13 – Miscellaneous Assets
  - Consisting of one (1) parcel

The Oversight Board previously approved the disposition of the foregoing properties when the Oversight Board approved the LRPMP. The properties are currently before the Oversight Board as required by Section 34181(a). The formal transfer of the governmental use properties identified above was approved by the Successor Agency at its December 1, 2015 meeting and acceptance of the properties by the City was approved by the City Council via Resolution No. 15-074.

It does not appear that any formal transfer agreement between the Successor Agency, as the transferor, and the City, as the transferee, is contemplated. Rather, the parties intend to transfer the properties pursuant to the form of grant deed included with your board packet. The Oversight Board may consider recommending that the grant deed include a deed restriction requiring the use of the property for only governmental use or public use, as appropriate.

Note we assume the accuracy of the legal description contained in the grant deed, but have not independently reviewed the legal description for accuracy.

Based on the DOF-approved LRPMP, information provided by Successor Agency staff, and the authority of the Health and Safety Code, we find the proposed disposition of the properties permissible and proper.

END OF MEMO

### **AGENDA ITEM #3**

OVERSIGHT BOARD FOR SUCCESSOR AGENCY TO THE  
VICTORVILLE REDEVELOPMENT AGENCY  
SPECIAL MEETING OF: DECEMBER 17, 2015

SUBJECT: Resolution OB-VRDA-15-008 authorizing the transfer of Governmental Use properties to the City of Victorville pursuant to the approved Long Range Property Management Plan

RECOMMENDATION: That Your Honorable Board adopts Resolution OB-VRDA-15-008 approving the transfer of Governmental Use properties pursuant to the Long Range Property Management Plan (LRPMP)

FISCAL IMPACT: None at this time

DISCUSSION: As you know, California Redevelopment Agencies were abolished as of February 1, 2012, as a result of legislation, ABx1 26, enacted on June 29, 2011, and upheld by the California Supreme Court on December 29, 2011. On February 1, 2012, all real properties of the former Redevelopment Agency transferred to the control of the Successor Agency by operation of law.

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency was required to prepare a Long-Range Property Management Plan (LRPMP) that addressed the disposition and use of the real properties of the former redevelopment agency. The LRPMP had to be submitted to the Oversight Board and the Department of Finance (DOF) for approval no later than six months following the issuance of a Finding of Completion. The Successor Agency to the Victorville Redevelopment Agency received its Finding of Completion on June 12, 2013. On December 3, 2013, the Successor Agency Board approved the LRPMP via Resolution R-SA-13-007. Subsequently, at its December 5, 2013 meeting, the Oversight Board approved the LRPMP via Resolution OB-VRDA-13-008. Accordingly, the LRPMP was submitted to the Department of Finance on December 12, 2013. After a series of revisions, on October 22, 2015, the revised LRPMP was submitted to the DOF and approved on October 28, 2015 (DOF approval letter attached).

As you may recall, the LRPMP addresses the disposition of 29 properties that are grouped into 12 property sites in order to make the plan more manageable. The original plan was over 600 pages because it included Exhibits that served as supporting documentation to the narrative. The approved LRPMP now consists of 46 pages and incorporates suggested changes from the DOF.

Overall, the DOF approved 11 properties for transfer to the City from the Successor Agency for governmental use purposes. Attached are the relevant pages from the

LRPMP, including site maps, for the 11 parcels to be transferred. The disposition of the remaining 18 parcels will be brought before the Successor Agency Board, and then to the Oversight Board, in accordance with the approved LRPMP in subsequent meetings.

Because the transfer of such properties for governmental use is consistent with the approved LRPMP, staff is recommending approval of Resolution No. OB-VRDA-15-008.

Staff remains available for any questions or comments.

Attachments:

Successor Agency and City of Victorville staff reports for Resolutions No. R-SA-15-004 and 15-074

Notice of Public Meeting published December 4, 2015

Oversight Board Reso No. OB-VRDA-15-008

Submitted by: Sophie Smith, Successor Agency/Economic Development Division Head,  
City of Victorville



**AGENDA ITEM**

**WRITTEN COMMUNICATIONS**

**SUCCESSOR AGENCY BOARD OF DIRECTORS/ CITY COUNCIL**

MEETING OF: December 1, 2015

**SUBMITTED BY:** SOPHIE L. SMITH *[Signature]* **DATE:** 11/24/15  
ECONOMIC DEVELOPMENT DIVISION HEAD

**ATTACHMENT:** RESOLUTIONS NO. R-SA-15-004 AND 15-074

**SUBJECT:** AUTHORIZATION AND ACCEPTANCE OF THE TRANSFER OF GOVERNMENTAL USE PROPERTIES FROM THE SUCCESSOR AGENCY TO THE CITY OF VICTORVILLE PURSUANT TO THE APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN

**RECOMMENDATION:**  
THAT YOUR HONORABLE BOARDS ADOPT RESOLUTIONS NO. R-SA-15-004 AND 15-074 APPROVING THE TRANSFER AND ACCEPTANCE OF PROPERTIES FOR GOVERNMENTAL USE

**FISCAL IMPACT:** NONE

PROJECT BUDGET:	\$	-
PROJECT COST:	- \$	-
PROJECT BALANCE:	\$	-

BUDGET ACCT NO: N/A

— Finance Use Only —

Additional Expense:

\_\_\_\_\_ No  
\_\_\_\_\_ Yes / Amount

Additional Revenue:

\_\_\_\_\_ No  
\_\_\_\_\_ Yes / Amount

Finance Review

**DISCUSSION:**

As you know, California Redevelopment Agencies were abolished as of February 1, 2012, as a result of legislation, ABx1 26, enacted on June 29, 2011, and upheld by the California Supreme Court on December 29, 2011. On February 1, 2012, all real

properties of the former Redevelopment Agency transferred to the control of the Successor Agency by operation of law.

Pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency was required to prepare a Long-Range Property Management Plan (LRPMP) that addressed the disposition and use of the real properties of the former redevelopment agency. The LRPMP had to be submitted to the Oversight Board and the Department of Finance (DOF) for approval no later than six months following the issuance of a Finding of Completion. The Successor Agency to the Victorville Redevelopment Agency received its Finding of Completion on June 12, 2013. On December 3, 2013, the Successor Agency Board approved the LRPMP via Resolution R-SA-13-007. Subsequently, at its December 5, 2013 meeting, the Oversight Board approved the LRPMP via Resolution OB-VRDA-13-008. Accordingly, the LRPMP was submitted to the Department of Finance on December 12, 2013.

Since that time, Successor Agency staff had worked with several DOF analysts who have reviewed the plan and provided comment as to the proposed disposition of each property. After a series of revisions, on October 22, 2015, the revised LRPMP was submitted to the DOF and approved on October 28, 2015 (DOF approval letter attached).

As you may recall, the LRPMP addresses the disposition of 29 properties that are grouped into 12 property sites in order to make the plan more manageable. The original plan was over 600 pages because it included Exhibits that served as supporting documentation to the narrative. The approved LRPMP now consists of 46 pages and incorporates suggested changes from the DOF.

Overall, the DOF approved 11 properties for transfer to the City from the Successor Agency for governmental use purposes. Attached are the relevant pages from the LRPMP, including site maps, for the 11 parcels to be transferred. The disposition of the remaining 18 parcels will be brought before the Successor Agency Board in accordance with the approved LRPMP in subsequent meetings.

Because the transfer of such properties for governmental use is consistent with the approved LRPMP, staff is recommending approval of Resolutions No. R-SA-15-004 and 15-074. If approved, Phase I environmental site assessments for each parcel will be conducted prior to the actual transfer of property.

Staff remains available for any questions or comments.

**Attachments:**

Letter from Department of Finance dated 10/28/15 approving LRPMP  
LRPMP - Subject Properties Sections  
Resolutions No. R-SA-15-004 and 15-074



DEPARTMENT OF  
**FINANCE**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

October 28, 2015

Ms. Sophie Smith, Economic Development Division Head  
City of Victorville  
14343 Civic Drive  
Victorville, CA 92392

Dear Ms. Smith:

Subject: Long-Range Property Management Plan

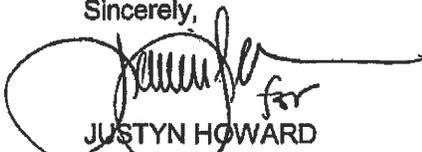
Pursuant to Health and Safety Code (HSC) section 34191.5 (b), the City of Victorville Successor Agency (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on December 12, 2013. The Agency subsequently submitted a revised LRPMP to Finance on October 22, 2015. Finance has completed its review of the LRPMP, which may have included obtaining clarification for various items.

The Agency received a Finding of Completion on June 12, 2013. Further, based on our review and application of the law, we are approving the Agency's use or disposition of all the properties listed on the LRPMP.

In accordance with HSC section 34191.4 (a), upon receiving a Finding of Completion from Finance and approval of a LRPMP, all real property and interests in real property shall be transferred to the Community Redevelopment Property Trust Fund of the Agency, unless that property is subject to the requirements of an existing enforceable obligation. Pursuant to HSC section 34191.3 (a) the approved LRPMP shall govern, and supersede all other provisions relating to, the disposition and use of all the real property assets of the former redevelopment agency.

Please direct inquiries to Nichelle Thomas, Supervisor, or Michael Barr, Lead Analyst at (916) 445-1546.

Sincerely,

  
for  
JUSTYN HOWARD  
Program Budget Manager

cc: Mr. Keith Metzler, Assistant City Manager, City of Victorville  
Ms. Linda Santillano, Property Tax Manager, San Bernardino County

Victorville Successor Agency

## Library Property

### PARCEL INFORMATION

Listed below are parcels within the Library Property area:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	0396-131-01	11,440 sq. ft.	Vacant Land	11/28/2005	\$1,585,000
N/A	0396-131-02	22,676 sq. ft.	Vacant Land		
N/A	0396-131-03	11,354 sq. ft.	Vacant Land		
N/A	0396-131-04	10,725 sq. ft.	Vacant Land		
N/A	0396-172-05	10,725 sq. ft.	Vacant Land		
N/A	0396-172-06	10,725 sq. ft.	Vacant Land	2/08/2006	\$308,000
N/A	0396-172-07	10,725 sq. ft.	Vacant Land		
N/A	0396-172-08	10,725 sq. ft.	Vacant Land		

**Purpose of Acquisition:** Construction of a new library facility on Civic Drive, across the street from Victorville City Hall.

**Current Zoning:** C-A (Administrative Professional Offices District)

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

**Estimated Current Value:** \$1,895,090 (6/30/13 book value, includes acquisition fees)

**Proposed Sale Value:** Property to be transferred to the City of Victorville for governmental use

**Proposed Sale Date:** Within 90 days of LRPMP approval by DOF

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

**Estimate of Lease/Rental/  
Other:** \$0

**Contractual Requirements  
for Use of Income/Revenue:** N/A

## HISTORY OF ENVIRONMENTAL CONTAMINATION

APN	Brownfield Status	Studies Conducted	Remediation Efforts
0396-131-01	Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on these subject properties.	None Known	N/A
0396-131-02		None Known	N/A
0396-131-03		None Known	N/A
0396-131-04		None Known	N/A
0396-172-05		None Known	N/A
0396-172-06		None Known	N/A
0396-172-07		None Known	N/A
0396-172-08		None Known	N/A

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

The former Victorville Redevelopment Agency (RDA) in accordance with the Victor Valley Redevelopment Plan desired to purchase property within the Civic Drive area in order to secure property necessary for the development of a public library. This process led to two acquisitions to meet that objective and are listed below:

**Acquisition for APN 0396-131-01,02,03,04; 0396-172-05 and 06:** Listed parcels were formerly owned by Civic Drive Commercial Partners, LLC. Negotiations took place to acquire these parcels and eventually were purchased in the amount of \$1,585,00 on November 28, 2005 (Exhibit "A").

**Acquisition for APN 0396-172-07 and 08:** These two parcels were formerly owned by Seira de la Croix and were acquired by the RDA on February 8, 2006 in the amount of \$308,000 (Exhibit "B").

All the listed properties were purchased with monies from a fund holding the proceeds from the issuance of a 2005 bond by the Southern California Logistics Airport Authority (SCLAA) with the understanding that such funding would take the form of a short-term, inter-fund loan transaction. The RDA took title to the property due to its broader real estate powers. However, some time after acquisition of the properties, the City and SCLAA determined that the inter-fund loan would be best re-structured as a formal loan by and between both parties. On October 5, 2010, the City Council approved a loan agreement setting forth the terms and conditions of the purchase of properties and the repayment by the City to the 2005 SCLA Bond Fund. Attached as Exhibit "C" is the SCLAA Board meeting and Amended and Restated Loan Agreement by and between the City and SCLAA, including the Promissory Note. With the loan form SCLAA to the City formally in place, the only remaining step was to have the RDA transfer title to the City (since the City rather than RDA now had a financial obligation for the property).

However, with the enactment of ABx1 26 on June 27, 2012, this transfer was prohibited and never effectuated.

## POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

The subject lots are located in the civic center area of the City of Victorville. The neighborhood is a developing area which includes the county courts building and the Victorville City Hall. The civic center is designed as pedestrian friendly, with planned paseos which connect the various businesses and services in the area. Bus stops currently exist directly across the street from the subject site.

## ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The Successor Agency plans to transfer the properties to the City of Victorville for governmental use. Construction funds for the library are being accumulated in the appropriate DIF fund or Development Impact Fee to construct such public facility as the library. Such transfer is supported by the VVEDA redevelopment plan (Exhibits "E" and "F")

## USE OR DISPOSITION OF PROPERTY

**Property Option Selected: The transfer of the property to the City of Victorville for governmental use.**

The Victorville Successor Agency proposes to transfer the properties to the City of Victorville for governmental use. The properties were purchased using SCLAA's 2005 bond proceeds. The original structure for the properties' acquisition, which is documented in Exhibits "A" & "B", was the RDA purchased (took title) to the properties due to its broader real estate powers, the SCLAA funded the purchases with its bond funds, and the City intended to be the ultimate purchaser of the property for a public library. Unfortunately, funding for the actual construction of the library became scarce, so the City and the SCLAA documented its lender/borrower relationship in the form of the Loan Agreement and Promissory Note included as Exhibit "C".

The City intends to use the property for future development of a public library.



Courthouse

City Hall

I-15 Freeway

West Sage Street

P a r k A v e n u e

Civic Drive

0396-172-05

0396-172-06

0396-131-01

0396-131-02

0396-172-08

0396-172-07

0396-131-04

0396-131-03

MAP #11

Google earth

Imagery Date: 3/21/2019 34°50'41.61" N 117°19'24.02" W elev 2007 ft eye alt 4847 ft

Victorville Successor Agency

## Airport Runway Extension Project

### PARCEL INFORMATION

Listed below are properties near the Airport Runway:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	0460-381-36	5 Acres	Vacant Land	8/20/2002	\$67,500
N/A	0460-122-30	21.7 Acres	Vacant Land	2/13/2004	\$152,040

**Purpose of Acquisition:** Southern California Logistics Airport Runway Extension

**Current Zoning:** Industrial / Southern California Logistics Airport (SCLA) Specific Plan

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

**Estimated Current Value:** \$223,613 (combined book value as of June 30, 2013)  
**Proposed Sale Value:** Transfer to the City of Victorville for governmental use  
**Proposed Sale Date:** Within 90 days of LRPMP approval

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

**Estimate of Lease/Rental/  
Other:** \$0

**Contractual Requirements  
for Use of Income/Revenue:** N/A

## HISTORY OF ENVIRONMENTAL CONTAMINATION

APN	Brownfield Status	Studies Conducted	Remediation Efforts
0460-381-36	Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on the subject properties.	None Known	N/A
0460-122-30			

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

**Acquisition of APN 0460-381-36:** On August 20, 2002, the property was acquired for the construction of public improvement described as the construction of a main runway extension project for the Southern California Logistics Airport (Exhibit "A"). This is the extent of the records that exist for this acquisition.

**Acquisition of APN 0460-122-30:** Very few records exist for this acquisition as well. Staff located a few documents from the time of the acquisition and determined the property was also purchased for a runway extension (Exhibit "B"). The property was purchased for \$152,040 from previous owner, John C. Caley.

It appears the properties were vested in the name of the RDA rather than the Southern California Logistics Airport Authority (SCLAA) because it funded such acquisitions in whole or in part.

## POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT

Due to the specific use of the property, the potential for transit-oriented development does not exist.

## ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY

The proposed disposition of the property advances the planning objectives of the Successor Agency as demonstrated in the Victor Valley Five Year Implementation Plan. More specifically, the goals outlined in the plan that are being met are "Facilitate Reuse" and "Promote Compatible Development" (Exhibit "C")

## USE OR DISPOSITION OF PROPERTY

**Property Option Selected:** The retention of the property for governmental use

The Successor Agency proposes to transfer both properties to the City of Victorville for governmental use.

Pursuant to HSC section 34181 (a), the OB may direct the agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings to the appropriate public jurisdiction.

N

Colusa Road

0460-381-36



Airport Runway

Calleja Road

0460-122-30



Bella Vista Road



M e s s a L i n d a S t r e e t

Southern California  
Logistics Airport



Google earth

MAP #12

1994

Imagery Date: 1/20/2018

34°57'18.80" N 117°00'42.15" W elev: 2816 ft

eye alt: 10000 ft

Victorville Successor Agency

## Eucalyptus Interchange Property

### PARCEL INFORMATION

Listed below is the property reserved for the Eucalyptus Interchange:

Address	APN	Lot Size	Property Type	Acquisition Date	Value At Acquisition
N/A	3072-251-29	14.29 Acres	Vacant Land	11/21/2006	\$3,703,710

**Purpose of Acquisition:** Right-of-Way for Eucalyptus Interchange

**Current Zoning:** C-2 (General Commercial)

### ESTIMATE OF CURRENT PROPERTY VALUE

(If available, any appraisal information)

**Estimated Current Value:** \$3,708,824 based on June 30, 2013 booked value

**Proposed Sale Value:** Transfer to City of Victorville for governmental purposes

**Proposed Sale Date:** Within 120 days of LRPMP approval

**Past Appraisal History** \$3,703,000 Broker Opinion of Value by CPI Capital Properties dated July 27, 2006.

### ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES

(Plus any contractual requirements for the disposition of those funds)

**Estimate of Lease/Rental/  
Other:** \$0

**Contractual Requirements  
for Use of Income/Revenue:** N/A

### HISTORY OF ENVIRONMENTAL CONTAMINATION

Brownfield Status	Studies Conducted	Remediation Efforts
Staff researched the Environmental Protection Agency (both Superfund and Brownfield website records) as well as the Geotracker tool used by the California Water Board. No records were found on the subject property No Records Available	None Known	N/A

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

In July 2006, the City was contacted by Mr. Donald Clauson regarding the sale of his property. The property owner made the offer to sell because of his limited ability to develop the property due to the future location of a freeway overpass, known as the Eucalyptus Interchange. The owner provided a Broker Opinion of Value at the time which amounted to approximately \$5.95 per square foot (Exhibit "A"). At that time, such offers to sell were quickly acted upon by the City and/or RDA in an effort to avoid the costly and lengthy condemnation process sometimes necessary to secure such right of way. The RDA purchased the subject property from Victorville Storage, LLC on November 21, 2006, for \$3,703,710 (Exhibit "B").

## **POTENTIAL FOR TRANSIT-ORIENTED DEVELOPMENT**

Because this proposed disposition for this property is for the construction of a freeway interchange, it does not appear to have potential for transit-oriented development.

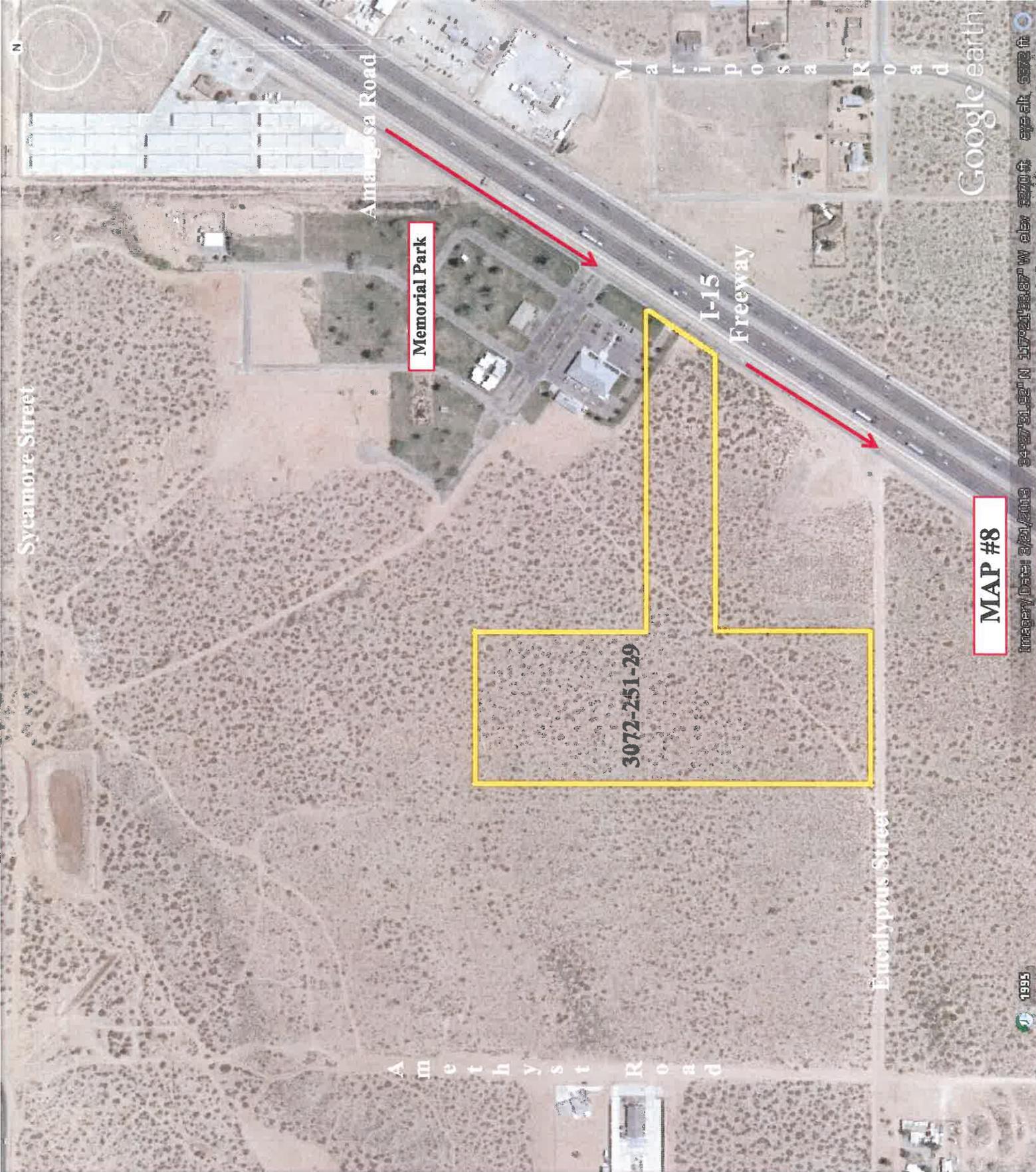
## **ADVANCEMENT OF PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY**

The Successor Agency proposes to transfer this property to the City of Victorville for governmental use, more specifically for future right of way necessary for the Eucalyptus interchange. Such proposed disposition is consistent with the planning objectives of the Successor Agency as outlined in the most recent Five-Year Implementation Plan for the Victor Valley Project Area. The goal to "Emphasize Infrastructure Improvements...to provide adequate access to freeways..." will be met with the proposed transfer (Exhibit C").

## **USE OR DISPOSITION OF PROPERTY**

**Property Option Selected: The retention of the property for governmental use**

The Successor Agency proposes to transfer the property to the City of Victorville for governmental use. The property was originally purchased by the RDA with the intent to secure right of way for the future Eucalyptus Interchange. The City of Victorville's General Plan details the Eucalyptus interchange as a planned major traffic circulation component (Exhibit "D"). A Project Study Report/Project Development Support for this interchange was approved by Caltrans on May 18, 2005 (Exhibit "E"). Because the final footprint for the interchange has yet to be determined, the various alternative plans demonstrate the need to retain the subject parcel for governmental use.



Sycamore Street

Anahoga Road

Memorial Park

3072-251-29

Amethyst Road

I-15 Freeway

Eucalyptus Street

Mariposa Road

Google earth

MAP #8

1995

Imagery Date: 8/20/2013 34°27'51.92" N 117°21'33.67" W elev: 1270 ft eye alt: 6872 ft

**RESOLUTION NO. R-SA-15-004**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VICTORVILLE SITTING AS THE GOVERNING BOARD OF THE SUCCESSOR AGENCY TO THE VICTORVILLE REDEVELOPMENT AGENCY AUTHORIZING THE TRANSFER OF GOVERNMENTAL USE PROPERTIES TO THE CITY OF VICTORVILLE PURSUANT TO THE APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN CONTINGENT UPON RECEIPT OF OVERSIGHT BOARD APPROVAL**

**WHEREAS**, the Victorville Redevelopment Agency (the "Redevelopment Agency") was duly created and activated pursuant to the provisions of the California Community Redevelopment Law, Health and Safety Code section 33000 *et seq.* (the "CRL") by a duly adopted Ordinance of the City of Victorville, California (the "City"); and

**WHEREAS**, pursuant to Assembly Bill ("AB") X1 26 (passed in June 2011) and subsequently modified by the California Supreme Court's decision in *California Redevelopment Association v. Matosantos* (2011) 53 Cal. 4th 231, certain sections of the CRL were repealed, restricted or revised and the Redevelopment Agency was dissolved as of February 1, 2012; and

**WHEREAS**, pursuant to CRL section 34173 and in accordance with Resolution No. R-12-002, the Board of Commissioners of the Redevelopment Agency confirmed that the City of Victorville would serve as the successor agency to the Redevelopment Agency (the "Successor Agency"), and the City Council of the City ("City Council") confirmed such designation by adopting Resolution No. 12-005; and

**WHEREAS**, pursuant to CRL section 34179(a), each successor agency was required to have an oversight board and the Successor Agency Oversight Board ("Oversight Board") was subsequently formed; and

**WHEREAS**, the Successor Agency is expeditiously winding down the affairs of the Redevelopment Agency in accordance with AB x1 26 and subsequent legislation (collectively hereinafter the "Dissolution Laws") and as directed by the Oversight Board in accordance with CRL section 34177(h); and

**WHEREAS**, pursuant to CRL sections 34175(b) and 34176, and City Council Resolution No. 12-007, title to all non-housing property that was owned by the Redevelopment Agency passed by operation of law to the Successor Agency ("Properties") on February 12, 2012; and

**WHEREAS**, pursuant to the Dissolution Laws, within six months of receiving a finding of Completion ("FOC") from the California State Department of Finance ("DOF"), which FOC was received on June 12, 2013, the Successor Agency was required to adopt a Long-Range Property Management Plan ("LRPMP") addressing the proposed use, retention or disposition of all such Properties pursuant to CRL section 34191.5; and

**WHEREAS**, the Successor Agency previously prepared the LRPMP, which was approved by the City Council, sitting as the governing board of the Successor Agency (“Successor Agency Governing Board”) on December 3, 2013 pursuant to Resolution No. R-SA-13-007; and

**WHEREAS**, the Oversight Board adopted Resolution No. OB-VRDA-13-008 on December 5, 2013, approving the LRPMP, and the Successor Agency thereafter submitted the LRPMP to the DOF on December 12, 2013; and

**WHEREAS**, the Successor Agency subsequently worked with the DOF to address various concepts, data, and designations made in the LRPMP and thereafter prepared and approved certain revisions thereto (“Revised LRPMP”), which was submitted to and approved by the Oversight Board on October 22, 2015 by Resolution No. OB-VRDA-15-007 in accordance with the provisions of CRL section 34191.5(b); and

**WHEREAS**, the Successor Agency subsequently submitted the Revised LRPMP to the DOF for approval on October 22, 2015 and received the DOF’s approval by letter dated October 28, 2015; and

**WHEREAS**, pursuant to CRL section 34191.3(a) and the DOF’s approval letter, the DOF-approved LRPMP shall govern and supersede all other provisions of the Dissolution Laws relating to, the disposition and use of the real property assets of the former Redevelopment Agency; and

**WHEREAS**, the DOF-approved LRPMP provides for transfer to the City of eleven (11) Properties/parcels (collectively, the “Governmental Use Properties”) as identified in the approved LRPMP and set forth in Section 2 of this Resolution, below; and

**WHEREAS**, subject to and following receipt of both City Council concurrence and Oversight Board direction/approval, it is proposed that the Successor Agency Governing Board authorize the transfer of the Governmental Use Properties to the City.

**NOW, THEREFORE, THE GOVERNING BOARD OF THE SUCCESSOR AGENCY TO THE VICTORVILLE REDEVELOPMENT AGENCY DOES HEREBY FIND, RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1. Recitals**

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

**Section 2. Transfer of Governmental Use Properties**

That the transfer of eleven (11) properties to the City of Victorville, listed below and more fully described in the Grant Deed attached hereto as **Exhibit "A"** and incorporated herein by this reference, is hereby authorized, subject to the provisions of Section 3, below:

- (a) **Library Property** - Parcel Nos. 0396-131-01, 0396-131-02, 0396-131-03, 0396-131-04, 0396-172-05, 0396-172-06, 0396-172-07, and 0396-172-08 (8 Parcels);
- (b) **Airport Runway Extension Properties** - Parcel Nos. 0460-381-36 and 0460-122-30 (2 Parcels)
- (c) **Eucalyptus Interchange Property** – Parcel No. 3072-251-29 (1 Parcel).

**Section 3. Implementation**

Provided that the City Council of the City of Victorville adopts Resolution No. 15-074 accepting the transfer of the Governmental Use Properties, the Successor Agency staff is directed to submit the transfer of the above properties to the Oversight Board for approval by resolution. Once Oversight Board approval has been received, the Chairman or Vice Chairman of the Successor Agency is authorized to execute and deliver to the City of Victorville for acceptance the Grant Deed substantially in the form attached hereto as **Exhibit "A."**

**Section 4. CEQA**

That the transfer of these properties is categorically exempt pursuant to California Environmental Act ("CEQA") Guidelines section 15061(b)(3), since the changes in ownership will not result in a significant impact on the environment.

**Section 5. Effective Date**

That this Resolution shall take effect immediately upon its adoption.

**Section 6. Certification**

That the Secretary shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolutions; and shall make a minute of passage and adoption thereof in the records of the proceedings, in the minutes of the meeting at which this Resolution is passed and adopted.

Exhibit "A"  
GRANT DEED

RECORDING REQUESTED BY: )  
 )  
**CITY OF VICTORVILLE** )  
 )  
 )  
AND WHEN RECORDED RETURN TO: )  
 )  
CITY OF VICTORVILLE )  
14343 CIVIC DRIVE )  
VICTORVILLE, CA 92393 )  
ATTN: CITY CLERK )

---

(Space above for Recorder's Use)

Exempt from recording fees pursuant to California Government Code section 6103 and/or 27383

**GRANT DEED**

For valuable consideration, the receipt of which is hereby acknowledged, **THE SUCCESSOR AGENCY TO THE VICTORVILLE REDEVELOPMENT AGENCY**, a California public entity ("Grantor"), pursuant to and in accordance with the California Community Redevelopment Law (Health and Safety Code section 33000 *et seq.*), hereby grants to the **CITY OF VICTORVILLE**, California municipal corporation ("Grantee"), the real property (the "Property") legally described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

The Property is conveyed in accordance with Successor Agency Resolution No. R-SA-15-004, approved and adopted on \_\_\_\_\_ (attached hereto as **Exhibit "B"** and incorporated herein by this reference); Victorville City Council Resolution No. 15-074, approved and adopted on \_\_\_\_\_ (attached hereto as **Exhibit "C"** and incorporated herein by this reference); and Oversight Board to the Successor Agency Resolution No. \_\_\_\_\_ adopted on \_\_\_\_\_ (attached hereto as **Exhibit "D"** and incorporated herein by this reference).

[Remainder of Page Intentionally Blank]

[Signatures on Following Pages]

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed on their behalf by their respective officers thereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 2015.

**GRANTOR**

SUCCESSOR AGENCY TO THE VICTORVILLE REDEVELOPMENT AGENCY

By: \_\_\_\_\_  
Its Chairman

ATTEST:

By: \_\_\_\_\_  
Secretary,  
Successor Agency to the Victorville Redevelopment Agency

APPROVED AS TO FORM:

By: \_\_\_\_\_  
General Counsel,  
Successor Agency to the Victorville Redevelopment Agency

## CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within instrument to the City of Victorville, County of San Bernardino, State of California, a body corporate and politic, is hereby accepted by order of the City Council by Resolution No. 71-38 adopted by the City Council on October 4, 1971, and the Grantee consents to the recordation thereof by its duly authorized officer.

APNs: 0396-131-01, 0396-131-02, 0396-131-03, 0396-131-04, 0396-172-05, 0396-172-06, 0396-172-07, 0396-172-08, 0460-381-36, 0460-122-30 and 3072-251-29.

Dated: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Deputy City Clerk

**EXHIBIT "A" to GRANT DEED**

**DESCRIPTION OF PROPERTY**

**All that certain real property situated in the County of San Bernardino, State of California, described as follows:**

LOTS 15, 16, 17, 18, 216, 217, 219 AND 220, TRACT M.5.100/8-10 CIVIC CENTER UNIT NO. 1, SAN BERNARDINO COUNTY, CALIFORNIA

ASSESSOR'S PARCEL NUMBERS: 0396-131-01, 0396-131-02, 0396-131-03, 0396-131-04, 0396-172-05, 0396-172-06, 0396-172-07 and 0396-172-08.

**All that certain real property situated in the County of San Bernardino, State of California, described as follows:**

PARCEL 3 OF PARCEL MAP NO. 2892, AS PER PLAT RECORDED IN BOOK 26 OF PARCEL MAPS, PAGE(S) 29, RECORDS OF SAID COUNTY

ASSESSOR'S PARCEL NUMBER: 0460-122-30.

**All that certain real property situated in the City of Adelanto, County of San Bernardino, State of California, described as follows:**

THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 6 NORTH, RANGE S WEST, SAN BERNARDINO BASE AND MERIDIAN

ASSESSOR'S PARCEL NUMBER: 0460-381-36.

**All that certain real property situated in the County of San Bernardino, State of California, described as follows:**

PARCEL 2 OF PARCEL MAP NO. 16301, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 203 OF PARCEL MAPS, PAGES 59 AND 60, RECORDS OF SAID COUNTY

ASSESSOR'S PARCEL NUMBER: 3072-251-29.

EXHIBIT "B" TO GRANT DEED

SUCCESSOR AGENCY RESOLUTION NO. R-SA-15-004

EXHIBIT "C" TO GRANT DEED

CITY COUNCIL RESOLUTION NO. 15-074

EXHIBIT "D" TO GRANT DEED  
**OVERSIGHT BOARD RESOLUTION**

**CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF \_\_\_\_\_ }

On before me , \_\_\_\_\_ Notary Public,  
(here insert name and title of the officer)

personally appeared \_\_\_\_\_

\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_ (Seal)

\_\_\_\_\_ OPTIONAL \_\_\_\_\_

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_

**RESOLUTION NO. 15-074**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY VICTORVILLE, CALIFORNIA AUTHORIZING THE ACCEPTANCE OF TITLE TO CERTAIN GOVERNMENTAL USE PROPERTIES FROM THE SUCCESSOR AGENCY TO THE VICTORVILLE REDEVELOPMENT AGENCY PURSUANT TO THE SUCCESSOR AGENCY'S LONG RANGE PROPERTY MANAGEMENT PLAN CONTINGENT UPON RECEIPT OF OVERSIGHT BOARD APPROVAL**

**WHEREAS**, the City Council of the City of Victorville, ("City Council"), acting in its capacity as the Governing Board of the Successor Agency to the Victorville Redevelopment Agency ("Successor Agency"), adopted Resolution No. R-SA-15-004 authorizing the transfer of eleven (11) Successor Agency properties to the City ("Governmental Use Properties") pursuant to the Long-Range Property Management Plan ("LRPMP") subject to the contingencies set forth in Resolution No. R-SA-15-004; and

**WHEREAS**, accepting title to the Governmental Use Properties from the Successor Agency would secure these properties for governmental use as set forth in the LRPMP which was approved by the Successor Agency Oversight Board ("Oversight Board") on October 22, 2015 by Resolution No. OB-VRDA-15-00, and by the California Department of Finance by letter dated October 28, 2015; and

**WHEREAS**, the City Council, subject to and contingent upon receipt by the Successor Agency of an Oversight Board resolution approving and directing the transfer, wishes to accept the conveyance of the Governmental Use Properties from the Successor Agency to the City of Victorville, and authorize execution of the Certificate of Acceptance and recordation of the Grant Deed.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VICTORVILLE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 1. Recitals**

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

**Section 2. Acceptance of Transfer of Governmental Use Properties**

That the City Council, on behalf of the City of Victorville and subject to the contingencies set forth in Section 3 below, accepts title to the eleven (11) Governmental Use properties transferred by the Successor Agency to the Redevelopment Agency of the City of Victorville, described as follows:

- (a) **Library Property** - Parcel Nos. 0396-131-01, 0396-131-02, 0396-131-03, 0396-131-04, 0396-172-05, 0396-172-06, 0396-172-07, and 0396-172-08 (8 Parcels);

- (b) **Airport Runway Extension Properties - Parcel Nos. 0460-381-36 and 0460-122-30 (2 Parcels)**
- (c) **Eucalyptus Interchange Property – Parcel No. 3072-251-29 (One Parcel).**

**Section 3. Implementation**

Contingent upon receipt of approval by the Oversight Board and subsequent execution of the Grand Deed by the Successor Agency, the Deputy City Clerk is authorized to execute the Certificate of Acceptance for the Grant Deed on behalf of the City of Victorville as Grantee, which Grant Deed is attached as **Exhibit "A"** to Successor Agency Resolution No. R-SA-15-004. The officers and staff of the City are hereby authorized and directed, jointly and severally, to execute such other instruments and do any and all things which they may deem necessary or advisable to effectuate this Resolution, including but not limited to, recordation of the fully-executed Grant Deed.

**Section 4. CEQA**

That the acceptance of the transfer of the Governmental Use Properties is categorically exempt pursuant to California Environmental Act Guidelines ("CEQA") section 15061(b)(3) since the changes in ownership will not result in a significant impact on the environment.

**Section 5. Effective Date**

That this Resolution shall take effect immediately upon its adoption.

**Section 6. Certification**

That the City Clerk shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolutions; and shall make a minute of passage and adoption thereof in the records of the proceedings, in the minutes of the meeting at which this Resolution is passed and adopted.

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LRPMP, including site maps, for the 11 parcels to be transferred. The disposition of the remaining 18 parcels will be brought before the Successor Agency Board, and then to the Oversight Board, in accordance with the approved LRPMP in subsequent meetings.

Because the transfer of such properties for governmental use is consistent with the approved LRPMP, staff is recommending approval of Resolution No. OB-VRDA-15-008.

Staff remains available for any questions or comments.

Attachments:

Successor Agency and City of Victorville staff reports for Resolutions No. R-SA-15-004 and 15-074

Notice of Public Meeting published December 4, 2015

Oversight Board Reso No. OB-VRDA-15-008

Submitted by: Sophie Smith, Successor Agency/Economic Development Division Head,  
City of Victorville

**NOTICE OF PUBLIC MEETING OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE VICTORVILLE REDEVELOPMENT AGENCY TO CONSIDER A RESOLUTION AUTHORIZING THE TRANSFER OF CERTAIN SUCCESSOR AGENCY-OWNED PROPERTY TO THE CITY OF VICTORVILLE FOR GOVERNMENTAL USE UNDER THE LONG RANGE PROPERTY MANAGEMENT PLAN**

**NOTICE IS HEREBY GIVEN** that the Oversight Board for the Successor Agency to the Victorville Redevelopment Agency ("Oversight Board") will hold a public meeting on Thursday, December 17, 2015 at 1:30, in Conference Room D, Victorville City Hall, 14343 Civic Center Drive, Victorville, CA 92393, to consider adoption of a resolution approving the transfer to the City of Victorville ("City") certain properties currently owned by the Successor Agency to the Victorville Redevelopment Agency ("Successor Agency") for governmental use pursuant to the Long Range Property Management Plan.

Pursuant to Health and Safety Code ("HSC") section 34191.5, the Successor Agency has prepared a Long Range Property Management Plan ("LRPMP") which has been approved by both the Oversight Board and the Department of Finance. In accordance with the LRPMP, the following eleven (11) properties are proposed to be transferred to the City by the Successor Agency for governmental use:

- (a) **Library Property:** Parcel Nos. 0396-131-01, 0396-131-02, 0396-131-03, 0396-131-04, 0396-172-05, 0396-172-06, 0396-172-07, and 0396-172-08 (8 Parcels);
- (b) **Airport Runway Extension Properties:** Parcel Nos. 0460-381-36 and 0460-122-30 (2 Parcels);
- (c) **Eucalyptus Interchange Property:** Parcel No. 3072-251-29 (1 Parcel).

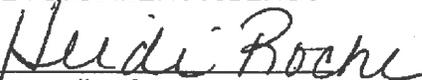
This Notice is being given pursuant to HSC section 34181(f) at least ten (10) days prior to the meeting at which the Oversight Board will consider adoption of a resolution approving the transfer.

Copies of the approved LRPMP and related documents are available for public review and copying at 14343 Civic Drive Victorville, CA 92392 or on the City's Website at [www.ci.victorville.ca.us](http://www.ci.victorville.ca.us). Interested persons may submit written comments addressed to the Oversight Board for the Victorville Redevelopment Agency c/o the City of Victorville, 14343 Civic Drive, Victorville, CA, 92392, prior to the hour of 5:30 p.m. on December 16, 2015.

At the time and place noted above, all persons interested in the above matter may appear and be heard.

DATED: December 4, 2015

OVERSIGHT BOARD FOR THE SUCCESSOR  
AGENCY TO THE VICTORVILLE  
REDEVELOPMENT AGENCY

By:   
Recording Secretary

Publish: December 4, 2015

**RESOLUTION NO. OB-VRDA-15-008**

**RESOLUTION OF THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE VICTORVILLE REDEVELOPMENT AGENCY AUTHORIZING THE TRANSFER OF GOVERNMENTAL USE PROPERTIES TO THE CITY OF VICTORVILLE PURSUANT TO THE APPROVED LONG RANGE PROPERTY MANAGEMENT PLAN**

**WHEREAS**, pursuant to Health and Safety Code section 34172, the Victorville Redevelopment Agency is deemed dissolved; and

**WHEREAS**, pursuant to California Health and Safety Code Section 34173 and in accordance with Resolution No. R-12-002, the Board of Commissioners of the Victorville Redevelopment Agency confirmed that the City of Victorville shall serve as the successor agency to the Victorville Redevelopment Agency (the “Successor Agency”), and the City of Victorville confirmed the designation pursuant to Resolution 12-005; and

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

**WHEREAS**, the Successor Agency must expeditiously wind down the affairs of the former redevelopment agency as directed by the Oversight Board in accordance with California Health and Safety Code Section 34177(h); and

**WHEREAS**, the Successor Agency is required to adopt a long-range property management plan (“LRPMP”) that provides for the use and/or disposition of properties of the former Victorville Redevelopment Agency; and

**WHEREAS**, the LRPMP must provide an inventory of all properties of the former Victorville Redevelopment Agency held by the Successor Agency, including specific property data, valuation, current use, and current or future development, and also address the proposed use, retention or disposition of all the properties held, as required by Health and Safety Code Section 34191.5(c); and

**WHEREAS**, the Oversight Board approved the LRPMP on October 22, 2015 via Resolution OB-VRDA-15-007; and

**WHEREAS**, the LRPMP was approved by the Department of Finance on October 28, 2015; and

**WHEREAS**, pursuant to Health and Safety Code section 34181(f), any specific actions taken pursuant to a Department of Finance-approved LRPMP are subject to Oversight Board approval; and

**WHEREAS**, California Health and Safety Code Section 34179(e) requires the Oversight Board to adopt resolutions for any action taken by the Oversight Board; and

**WHEREAS**, on December 1, 2015, the Governing Board of the Successor Agency, adopted Resolution No. R-SA-15-004 authorizing the transfer of eleven (11) Successor Agency properties, designated as governmental use, to the City of Victorville (“Governmental Use Properties”) pursuant to the LRPMP and subject to Oversight Board approval; and

**WHEREAS**, the City Council of the City of Victorville, via the adoption of Resolution 15-074 on December 1, 2015, subject to and contingent upon receipt by the Successor Agency of an Oversight Board resolution approving and directing the transfer, wishes to accept the conveyance of the Governmental Use Properties from the Successor Agency and authorize execution of the Certificate of Acceptance and recordation of the Grant Deed; and

**WHEREAS**, a Notice of Public Meeting was published on December 4, 2015, pursuant to Health and Safety Code section 34181(f), which requires notice at least ten (10) days prior to the meeting at which the Oversight Board will consider adoption of a resolution approving the transfer of property.

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

**Section 1. Recitals**

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

**Section 2. Authorization of Transfer of Governmental Use Properties**

That the Oversight Board authorizes transfer of title to the eleven (11) Governmental Use Properties from the Successor Agency to the City of Victorville, described as follows, pursuant to the Department of Finance-approved LRPMP:

- (a) **Library Property** - Parcel Nos. 0396-131-01, 0396-131-02, 0396-131-03, 0396-131-04, 0396-172-05, 0396-172-06, 0396-172-07, and 0396-172-08 (8 Parcels);
- (b) **Airport Runway Extension Properties** - Parcel Nos. 0460-381-36 and 0460-122-30 (2 Parcels)
- (c) **Eucalyptus Interchange Property** – Parcel No. 3072-251-29 (One Parcel).

**Section 3.    Implementation**

Upon approval of this resolution (“Resolution”), the Oversight Board hereby authorizes and directs Successor Agency staff to execute and deliver such documents and instruments and do such things which may be necessary or proper to effectuate the purposes of this Resolution.

**Section 4.    CEQA**

The Oversight Board, under Title 14 of the California Code of Regulations, Section 15378(b)(4), finds that this Resolution is exempt from the requirements of the California Environmental Quality Act (“CEQA”) in that it is not a “project,” but instead consists of a plan for the future disposition of property, and does not commit funds to any specific project or program.

**Section 5.    Effective Date**

This Resolution shall take effect in accordance with California Health and Safety Code Section 34179(h).

**Section 6.    Certification**

The Secretary of the Oversight Board shall certify to the passage and adoption of this Resolution; shall enter the same in the book of original Resolutions; and shall make a minute of passage and adoption thereof in the records of the proceedings, in the minutes of the meeting at which this Resolution is passed and adopted.